Driscoll Homes Homeowner Warranty Repair

Date:	
Contractor:	
Contractor Email:	**Contractor Fax:**
Project/Lot #	**Subdivision:**
Address:	
Homeowner:	
Homeowner Contact #	**Homeowner Email:**
Warranty Work To Be Performed	

Before placing a request for service work, please refer to the Builder Warranty section of this Guidebook for specific warranty coverage information.

Semi-Annual Checklist

Please use this list to perform routine maintenance checks and repairs to your home. Routine maintenance is the responsibility of the homeowner. In addition to this list please refer to the “Your New Home and How To Take Care Of It”.

Spring/Summer

- Clean condensate lines.
- Check ceramic tile and reseal/re-grout as needed. Check granite counter tops and reseal as needed. Adjust and clean door thresholds.
- Check weather-stripping and sweeps, replace as needed. Clean all window tracks especially the egress windows.
- Inspect all doors for proper operation. Tighten any loose doorknobs.
- Clean weep holes on all windows and door sliders. Caulk/paint exterior trim as needed.
- Test the air conditioner- have a trial run early in the spring. Caulk around all windows, doors, countertops, sinks as needed.
- Shut-off outside spigot and turn on supply line in house to use for outside water. Inspect the roof for snow/ice damage- repair as required.
- Test the smoke detector for proper operation by removing battery and testing battery for strength. Before reinstalling depress test button to reset detector and then reinstall battery.
- Clean and wax cabinets. This will prevent the wood from warping, cracking, and drying out.

- Check and clean dryer vents and the vent duct to remove any lint or obstructions, which could spark a fire or trap moisture that could promote mold growth.
- When using a humidifier, follow the recommendations as set by the manufacturer. Settings will change as the weather fluctuates.
- Adjust the registers for cooling on two story homes. Because warm air rises, close registers on the 1st floor and open registers on the 2nd floor. This will allow the cold air coming out on the 2nd floor to sink to the 1st floor.
- Check alignment of gutters and downspouts to ensure water is properly diverted away from the home.

Monthly

- Check the garage door safety mechanism.
- Clean/replace furnace filters. It is important this be done monthly.
- A dirty furnace filter can cause damage to your furnace/HVAC unit and any damages incurred are not covered under warranty.

Fall/Winter

- Remove hoses from all outdoor spigots and shut off supply to and drain spigot. Clean gutters.
- Adjust and clean door thresholds.
- Check weather-stripping and sweeps on doors and replace as needed. Caulk/paint exterior trim as needed.
- Caulk tubs, showers and sinks.
- Check ceramic tile- seal/re-grout as needed. Test the furnace- have a trial run early in the Fall.
- Caulk around all windows, doors, countertops, sinks as needed. Inspect fireplace.
- Clean and wax cabinets. This will prevent warping, cracking and drying out of the wood.
- When using a humidifier, follow the recommendations as set by the manufacturer. Settings will change as the weather fluctuates.
- Adjust the registers for heating on two story homes. Because warm air rises, open registers on the 1st floor and close or partially close registers on the 2nd floor. This will allow the warm air coming out on the 1st floor to rise to the 2nd floor and distribute the heat evenly throughout your home.
- Check alignment of gutters, downspouts and splash blocks to ensure water is properly diverted away from the home.

Monthly

- Check the garage door safety mechanism.
- Clean/replace furnace filters. It is important this be done monthly.
- A dirty furnace filter can cause damage to your furnace/HVAC unit and any damages incurred are not covered under warranty.
- GFCI electrical outlets should be tested.