

Homeowners Maintenance Checklist

MARACAY

MONTHLY
QUARTERLY
SEMIANNUALLY
ANNUALLY
EVERY OTHER YEAR
AS NEEDED

| MAINTENANCE ITEM | PURPOSE | ACTION | MONTHLY | QUARTERLY | SEMIANNUALLY | ANNUALLY | EVERY OTHER YEAR | AS NEEDED |
|------------------------------|---|--|---------|-----------|--------------|----------|------------------|-----------|
| AIR CONDITIONER FILTER | Helps your home's AC units cool and clean the air more efficiently. | Change the filter each time you pay your electric bill. We recommend using a MERV 8 filter. | ● | | | | | |
| SINK/DRAIN INSPECTION | Prolongs the life and beauty of your cabinets. | Check under the sinks for evidence of leaks. | ● | | | | | |
| LANDSCAPING & IRRIGATION | Eliminates excess watering, staining of exterior and block walls, and/or dry rot of structure. | Direct water spray properly. Do not over-water next to home or block wall foundations. Protect frost- sensitive plants when temperatures approach freezing. | | ● | | | | |
| CAULKING KITCHEN/BATHROOM | Prevents leaks, dry rot, mold and mildew. | Cover your landscaping backflow preventer to protect it from frost damage. Landscaping around the home will keep rain water flowing off the roof from splashing mud onto the sides of the home, which can permanently stain the paint. Stained paint is not a warrantied item.* | | | ● | | | |
| AIR CONDITIONER CONDENSATE | Helps prevent costly water leaks within the home. | Seal joints that are subject to being exposed to water. Inspect and repair as needed countertops, sinks, shower doors and enclosures, tub enclosures and cultured marble. | | | ● | | | |
| CERAMIC & STONE FLOORING | Maintains the appearance of tile and grout, prevents leaks in showers & baths. | Water should always drip from the bottom condensate pipe. If you notice water dripping from the upper pipe, the primary line (lower pipe) may be clogged. | | | ● | | | |
| DOOR WEATHER STRIPPING | Sustains your home's energy efficiency. | Seek attention from a qualified HVAC contractor promptly.* | | | ● | | | |
| GATES | Retains privacy and security. | Repair cracked grout around the baseboards or door thresholds with grout caulk. Cracked or missing grout in the middle of the floor should be touched up with regular grout. Remember to only use a PH- neutral stone cleaning product for your stone floors. Grout is porous and can stain. Vacuum, then mop with clean water. Do not use steam cleaners, as they will soften grout over time. | | | ● | | | |
| GARAGE DOOR SYSTEM | Promotes smoother, less noisy operation, extends the life of the system. | Check the weather stripping around all four sides and adjust, repair or replace as needed. | | | ● | | | |
| AC & FURNACE OPERATION | Keeps your heating and air conditioning systems running efficiently. | Paint metal, adjust and lubricate gate hinges and latch, as needed.* | | | ● | ● | | |
| COUNTERTOPS | Maintains the beauty of your granite and engineered stone. | Lubricate regularly per manufacturer recommendations. Test downward force setting & safety eye beams to help ensure safety and/or eliminate potential for costly damage to vehicles. For further information please consult a professional. | | | | ● | ● | |
| BLOCK WALL | Retains privacy and security and prolongs the life of the block wall. | Operate the air conditioning system in early spring before temperatures are uncomfortably high, and the furnace in early fall before temperatures drop. If systems do not function properly, seek the help of a professional. Additionally, hire a professional to perform an annual inspection and tune up. | | | | ● | | |
| WALK OUT DECKS & PATIO ROOFS | Extends deck life & helps avoid costly water damage to the building components below | Cleanse regularly with an appropriate, neutral-PH stone cleaner and seal annually. Do not sit on or place a heavy weight on counter tops, as even stone may break. | | | | ● | | |
| DRYWALL (CRACKS & NAIL POPS) | Helps with the home's overall aesthetics and appeal. Improves appearance of finished interior wall surfaces. | Inspect and repair minor cracks and paint as needed. Maintain grading so that water flows away from walls. Constant contact with water will deteriorate walls.* | | | | ● | | |
| EXTERIOR FACIA & DOOR TRIM | Improves appearance, extends major maintenance periods and reduces chances of water intrusion that may lead to mold and mildew. | Inspect deck surfaces & patio roofs for cracks in coating and loose boards.. Make minor maintenance and repairs as needed. | | | | ● | | |
| FOUNDATION | Contributes to the overall health of the home. | Avoid large air temperature swings in your home, which can create drywall cracks and nail pops. Set nails, fill cracks with drywall compound, caulk corners and paint as needed. | | | | ● | | |
| GUTTER & DOWNSPOUTS | Prevents water overflow onto walls, prevents eave leaks, extends gutter life. | Caulk and paint to keep your home water-tight. Inspect annually, then repair and/or paint as needed.* | | | | ● | | |
| PLUMBING SHUTOFF VALVES | Ensures proper operation, keeps your whole-house water shutoff and irrigation backflow valves in prime working order. | Check for standing water at foundation. Do not dam flow of water on side yards with sidewalks, curbing or other materials. Repaint any flaking or peeling paint. | | | | ● | | |
| SLIDING GLASS DOOR & WINDOWS | Keeps doors and windows sliding freely. | Hairline cracks are normal. Fill and repair cracks as needed. Contact a professional for any cracks larger than 1/4". | | | | ● | | |
| SINK TRAP | Avoids backups and plugged drains, promotes sanitation and reduces odors. | Inspect and clean safely by using the correct ladder.* | | | | ● | | |
| SMOKE ALARM BATTERIES | Keeps smoke alarms in working order. | Close valves, then open again. This helps reduce the occurrence of hard-water mineral buildup that can lock valves in place after years of not being used. | | | | ● | | |
| STUCCO | Improves appearance and extends the life of the stucco. | Clean lower door and window tracks with a vacuum so they will operate efficiently and glide smoothly. Properly lubricate window and door tracks with Pledge to help them perform better. Pledge is friendly to vinyl and helps repel the dust that interferes with proper opening and closing. | | | | ● | | |
| TERMITES | Prevents structural damage through early detection and treatment. | Use only cleansers recommended by the manufacturer and be careful not to damage sink or drain finishes. Occasionally, removing and cleaning the P-trap may be necessary. | | | | ● | | |
| WATER HEATER (PARTIAL DRAIN) | Extends water heater life, provides more efficient operation, uses less energy. | Replace the battery in every alarm annually and clean according to manufacturer recommendations. | | | | ● | | |
| ROOF INSPECTION/MAINTENANCE | Detects and corrects conditions that can lead to leaks and premature roof replacement. | Inspect, touch up and paint as needed. Hairline cracks are normal in stucco, caused by large seasonal temperature and humidity changes. Prompt repair of damaged stucco will extend the life of the stucco system.* | | | | | ● | |
| EXTERIOR PAINT | Helps improve home's appearance. | Watch for signs of infestation, including termite shelter tubes and hollow wood. If found, have a professional treat promptly. Each Maracay Home comes with a 5 year termite warranty. It is recommended to have the home retreated for termites every 5 years.* | | | | | | ● |
| GRADING & DRAINAGE | Maintains compliance with city-approved grading plans. | Drain a portion of the water to help remove sediment buildup on the bottom of the unit, making it run more efficiently. Contact a plumber for any leaks or water discharge from the temperature and pressure release valves. If you have a tankless water heater, please familiarize yourself with its specific maintenance procedures, as they differ from those of traditional water heaters. | | | | | | ● |
| TOILETS | Saves water and provides piece of mind. | Hire a professional to inspect your roof every other year or after any storm damage. Roof damage from storms is not covered under warranty. Avoid walking on roof tiles. Areas of your roof that are not covered with roof tiles, such as patios, receive punishing sunlight each and every day. Promptly fixing sun-damaged areas will save you costly future repairs.* | | | | | | ● |
| PAINT TOUCH UP | Keeps painted surfaces looking fresh and new. | Inspect and repaint as needed. (Arizona homes typically need to be repainted every 5 – 7 years.) Your home was painted with Frazee or Sherwin Williams paint. For the best possible color match, please visit your local home improvement store. Exposed wood may need more frequent touch up.* | | | | | | ● |
| CONCRETE PAVERS | Maintains attractive appearance and proper performance. | Inspect for standing water that remains 48 hours after a storm. Do not plant trees, flowers or shrubs close to the foundations of your home or block wall. Any alteration to the grading and drainage on your lot may void part or all of your warranty. Large storms will erode soil from the back yard, which will cause areas of ponding. Soil erosion is a maintenance item and not warrantied. Placing landscape rock on side yards helps to minimize erosion by slowing runoff water, and reduces the occurrence of rain water splashing mud that can stain the home.* | | | | | | ● |

MaracayHomes.com/warranty

*Multi-Family Homes – After 1 year, Call HOA for Repairs & Maintenance
This maintenance guide does not include all features and options available in all homes. Some items may not be applicable for the type of home and home features you have. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. A link to a third-party website does not imply endorsement of that site nor any ability to control that site's privacy practices. For full details consult all guides, warranties and literature, as well as specific appliances warranties and manuals. Final Subdivision Disclosure Report (Public Report) is available at the AZ Real Estate Department's website. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and/or its subsidiaries. ROC No. 172120. AZ Broker, Maracay Realty, LLC (AZ DRE# LC538443000) © 2018 Maracay Homes, LLC, a member of the TRI Pointe Group. All rights reserved.

● Easy
● Some Skill Required
● Instruction Recommended
● Contact a Professional