



**Warranty and Homeowner Maintenance Guide**

Closing Date \_\_\_\_\_ Warranty Expiration \_\_\_\_\_

Hurricane Shutter Demonstration Date:	The Minto MasterCare <sup>SM</sup> Department will demonstrate how to properly install your Hurricane Shutters. At this time you will also receive the hardware necessary to install your shutters.	
Complimentary Paint and Drywall Touch Up	Within 30 days of Closing, minor paint and drywall touch up will be performed at the homeowner's request.	
Year End Maintenance Orientation / Courtesy Caulking	A one time courtesy caulking and maintenance orientation will be performed at the homeowner's request prior to warranty expiration.	

Service Contact Phone Numbers	Maintenance Item	Frequency	Date Last Serviced												
			Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
	Replace A/C Filter (See manufacturers specifications)	Monthly or as needed													
Minto MasterCare <sup>SM</sup> Department:	Recaulk Kitchen Counter / Backsplash	As Needed	Hairline separations due to normal settlement could allow water intrusion and swell the countertop.												
	Recaulk Shower Pan to Tile	As Needed	Hairline separations due to normal settlement should be caulked to prevent leaks into areas adjacent and below.												
Appliances:	Replace Smoke Detector Batteries	As Needed	Detectors will "chirp" when batteries are low. All batteries should be changed as they are interconnected.												
	Clean Out Lint from Roof Dryer Exhaust	As Needed	When the exhaust needs to be cleaned, the dryer will not dry clothes.												
Plumber:	Inspect Front Door Weather Stripping	As Needed	If light can be seen around your exterior doors, air conditioning is escaping creating high-energy bills.												
	Service Air Conditioning & Heating System	Every 6 Months	Should be performed by a licensed air conditioning service company to include cleaning condensate lines, checking Freon level, checking all connections, calibrating thermostat, etc.												
Electrician:	Inspect & Repair Stucco Settlement Cracks	Yearly	Settlement cracks could eventually cause leaks and should be caulked or repaired with an elastomeric sealer and												
	Inspect & Recaulk All Exterior Protrusions	Yearly	With normal settlement, any exterior protrusions into the home that separates from the stucco should be sealed or caulked to prevent leakage into the house. (light fixtures, hose spigot, A/C pipes, hose reels, etc.)												
Air Conditioning:	Inspect & Recaulk Hurricane Shutter Tracks	Yearly	With normal settlement and weathering, hurricane shutter track caulking could separate or shrink and should be sealed or caulked to prevent leakage into the house.												
	Inspect & Recaulk Front Entry Door Frame	Yearly	Upon completion of the home, the doorframe is caulked and painted to prevent deterioration from the elements. Recaulking around the front door frame and threshold will prevent leakage into your home and wood doorframes												
Rofer:	Inspect & Repair Settlement Crack at Privacy Wall	Yearly	Settlement cracks could eventually cause leaks and should be caulked or repaired with an elastomeric sealer and repainted.												
	Clean Out & Caulk Corners of Sliding Glass Doors	Yearly	The corners of the sliding glass doors are caulked on the backside, but normal settlement may eventually break the seal. All corners should be cleaned and inspected yearly.												
Alarm System:	Inspect & Recaulk Exterior Window Frames	Yearly	With normal settlement and weathering, window caulking will separate and shrink and should be sealed or caulked to prevent leakage into the house.												
	Lubricate Overhead Garage Door Tracks	Yearly	Lubricating the overhead door tracks will prevent the door from sticking, becoming noisy and possibly coming off the tracks.												
Pest Control:	Lubricate Door Hardware and Lock Sets	Yearly	Lubrication will prevent locks from sticking and prematurely wearing out.												
	Annual Termite Treatment & Inspection	Yearly	Inspection and Treatment of perimeter foundation.												