

BLACKROCK H O M E S

Homeowner Maintenance Responsibilities

Address: _____

Homebuyer(s): _____

Just like an automobile, there are many items in your home that require regular maintenance and/or inspection. The following table details many such items, and it is your responsibility as the homeowner to see that these tasks are performed. Failure to perform the tasks as indicated may void certain aspects of your home warranty.

Item	Task	Frequency
Furnace filters	clean or replace	every 2-3 months
Water heater	drain 5-10 gallons	every 4 months
Crawlspace	check entire area	Spring, Summer, Fall
Water Connections (dishwasher, toilets, sinks)	check under and behind, retighten as necessary	weekly for the 1st month, then twice a year
Sprinkler Heads	check & adjust	weekly during watering season
Sprinkler Main Filter	remove & clean	start-up & mid-summer
Sprinkler System	blow out water	October 1st
Smoke Detectors	replace batteries	twice a year with daylight savings
Trees and Shrubs	deep water	weekly for the 1st month, then twice a year (Nov & March)
Tree Trunks	remove twine	12-18 months after planting

Refrigerator/Icemaker & Clothes Washer

Leaks from the water connections of these appliances can result in extensive and costly damage to your home. Regardless of who performed the installation, we recommend that you treat these connections with a high level of concern. Hourly checks during the first day after installation would be time well-spent, then daily checks for the first week. Certainly do not install these appliances and then leave with the water turned on. The use of water alarms is **HIGHLY RECOMMENDED**.

Homebuyer _____

Date _____