



## Homeowner Maintenance Summary

The following list summarizes minimum maintenance requirements that you should perform, along with the tear-out maintenance schedule. For more specific details, each maintenance item is referenced to a section within the Manual. All maintenance work should be done either by you, if you are experienced and comfortable performing the maintenance, or by a maintenance person who is experienced and insured. A maintenance person who holds a contractor's license is typically better qualified. If you are interested in performing your own maintenance, many local home improvement stores offer classes and instructional seminars.

- **Bathroom Caulk.** The caulk joints in bathrooms need to be inspected and re-caulked (if necessary) every six months. This includes the joint at the bottom of the shower, the joint between the tub and the wall, the joint where the tub or shower pan meets the floor, and vertical inside corners and seats. It is very important that these joints do not pass any water; otherwise dryrot can accumulate progress unseen for years. Refer to **Chapter Seven, Plumbing** for additional details. Joints should be cleaned of old caulk before re-caulking. Any mold or mildew found growing in bathrooms (or other places in the house) should be removed immediately with a mildewcide, available at most hardware stores. The cause of the mold or mildew should be discovered (for example a leaky window or failure to use vent fan while bathing) and the cause subsequently eliminated.
- **Ceramic Tile Grout.** RegROUT or color caulk all cracks after the first year. Once the house frame reaches equilibrium (in less than two years), regROUTing or caulking should not be required. Tile grout should initially be sealed with a silicone based sealer and thereafter every two years. Refer to **Chapter Six, Countertops** for additional details.
- **Chimney Cleaning.** The chimney flue should be professionally cleaned every two years if there are more than 50 fires per year or if two cords of hardwood (like oak) or one cord of softwood (like pine) are burned, subject to any restrictions or requirements of the manufacturer. Refer to **Chapter Five, Chimneys and Flues** for additional details.
- **Doors.** Patio sliding doors should have their tracks (bottom sill) swept and vacuumed monthly. The weep holes should also be inspected and cleaned as needed. Dust and dirt build-up in slider door tracks will interfere with the proper operation of the small wheels that the doors slide on. For swing doors, the hinges and latches should be lubricated annually with a dry lubricant specifically made for locks and latches. Refer to **Chapter Five, Windows and Patio Doors** for additional details.
- **Drains**
  - **Deck.** Deck drains should be flushed with a garden hose and should show evidence of free-flow prior to the start of each rainy season. Refer to **Chapter Five, Decks** for details.
  - **Yard.** Yard drains should be flushed with a garden hose prior to the start of the rainy season and should show evidence of free flow at the curb or at the sump (if applicable). Refer to **Chapter Eight, Drainage** for additional details.