

LENNAR® home maintenance checklist



A new home is a substantial investment. Protecting this investment with regular care and maintenance is critical to proper functioning and continued upkeep. That's why Lennar has created this list of Home Maintenance Tips to assist you in this endeavor. If you have any questions or need additional assistance, please visit the "Care For Your Home" section of Lennar.com to find the contact information for your local Customer Care Department.

This page contains general home maintenance tips. See the following pages for maintenance tips specific to homes in Cold Regions, Florida, Northern California, Southern California and Desert Regions of the U.S.

On A Monthly Basis:

- Clean or replace air conditioning filters. If you have an energy recovery system (air exchange system), remember that these filters also need to be cleaned or replaced.
- Inspect, clean or replace kitchen vent hood filters (non-charcoal filters).
- Flush all toilets and run water through all sinks, especially in bathrooms that are not used on a regular basis.

On A Quarterly Basis:

- Check the exterior drainage conditions to ensure that nothing is causing water to stand in puddles for more than 24 hours, and that water from any source is not draining toward your foundation.
- Check your GFCIs (ground fault circuit interrupters) for proper operations by tripping the circuit interrupter buttons and then resetting them. If they will not trip and reset, contact your Customer Care Department for service or information on what to do.
- Inspect, lubricate and clean all of your exterior vents. Make sure that air flows freely and that each has an operable damper to prevent back flow of outside air and to keep small animals from entering your home.
- Inspect and clean all weep holes for water drainage (windows).

On A Seasonal Basis:

- Every six months, inspect and service either your heating or air conditioning system, depending on the season.
- Twice a year, you should inspect and repair the following caulked areas, as necessary.
 - Kitchen and bath wet areas
 - Flushing areas
 - Window and door seals
 - Around all penetrations (hose, faucets, duct work from vents, fireplace and chimney vents)
 - Vinyl, aluminum or wood siding
 - Stucco or mortar cracks
 - Interior settling or shrinkage sheetrock cracks
- If you have a basement and it has a sump pump, check to make sure it is operating properly, clean the pump screen and remove any soil buildup from the well.
- Clean and repair gutters. Make sure gutters are free of material that could prevent free flow of water. Make sure you have splash deflectors at the base of the downspout to deflect water away from the home.
- Inspect and adjust sprinkler systems. Set your timers for the proper season to ensure enough, but not too much water per station.

On An Annual Basis:

- Drain and refill your hot water heater(s). This may be necessary on a more frequent basis if you live in an area with extremely hard water.
- Inspect and test your hot water heater safety valve.
- Inspect your garage door(s), rails and lock system; adjust and lubricate, as necessary. Consider changing your garage door opener code as a security precaution.
- Service your lawn mower and yard equipment (blowers, edgers and trimmers).
- Clean your faucet aerators & inspect your plumbing for leaks.
- Clean and sharpen your garbage disposal by running a tray of ice cubes and depositing a cleaning (foaming) product into the disposal.
- Inspect or have your home fire extinguishers tested.
- Replace smoke alarm batteries.

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For Cold Regions

On A Monthly Basis:

- Clean or replace air conditioning filters. If you have an energy recovery system (air exchange system), remember that these filters also need to be cleaned or replaced.
- Inspect, clean or replace kitchen vent hood filters (non-charcoal filters).
- Flush all toilets and run water through all sinks, especially in bathrooms that are not used on a regular basis.

On A Quarterly Basis:

- Check the exterior drainage conditions to ensure that nothing is causing water to stand in puddles for more than 24 hours, and that water from any source is not draining toward your foundation.
- Check your GFCIs (ground fault circuit interrupters) for proper operations by tripping the circuit interrupter buttons and then resetting them. If they will not trip and reset, contact your Customer Care Department for service or information on what to do.
- Inspect, lubricate and clean all of your exterior vents. Make sure that air flows freely and that each has an operable damper to prevent back flow of outside air and to keep small animals from entering your home.
- Inspect and clean all weep holes for water drainage (windows).

On A Seasonal Basis:

- Every six months, inspect and service either your heating or air conditioning system, depending on the season.
- If you have a basement and it has a sump pump, check to make sure it is operating properly, clean the pump screen and remove any soil buildup from the well.

- Twice a year, you should inspect and repair the following caulked areas, as necessary.
 - Kitchen and bath wet areas
 - Flushing areas
 - Window and door seals
 - Around all penetrations (hose, faucets, duct work from vents, fireplace and chimney vents)
 - Vinyl, aluminum or wood siding
 - Stucco or mortar cracks
 - Interior settling or shrinkage sheetrock cracks
- Clean and repair gutters. Make sure gutters are free of material that could prevent free flow of water. Make sure you have splash deflectors at the base of the downspout to deflect water away from the home.
- Inspect and adjust sprinkler systems. Set your timers for the proper season to ensure enough, but not too much water per station.
- If you live in a cold climate, your sprinkler system should be winterized before the temperature drops below freezing.
- Anti-frost sill cocks will not function as designed if hoses are left attached. Disconnect all hoses from exterior sill cocks before the temperature drops below freezing.

On An Annual Basis:

- Drain and refill your hot water heater(s). This may be necessary on a more frequent basis if you live in an area with extremely hard water.
- Inspect and test your hot water heater safety valve.
- Inspect your garage door(s), rails and lock system; adjust and lubricate, as necessary. Consider changing your garage door opener code as a security precaution.
- Service your lawn mower and yard equipment (blowers, edgers and trimmers).
- Clean your faucet aerators & inspect your plumbing for leaks.
- Clean and sharpen your garbage disposal by running a tray of ice cubes and depositing a cleaning (foaming) product into the disposal.
- Inspect or have your home fire extinguishers tested.
- Replace smoke alarm batteries.



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For Florida

A new home is a substantial investment. Protecting this investment with regular care and maintenance is critical to proper functioning and continued upkeep. That's why Lennar has created this list of Home Maintenance Tips to assist you in this endeavor. If you have any questions or need additional assistance, please visit the "Care For Your Home" section of Lennar.com to find the contact information for your local Customer Care Department.

On A Monthly Basis:

- Clean or replace air conditioning filters. If you have an energy recovery system (air exchange system), remember that these filters also need to be cleaned or replaced.
- Inspect, clean or replace kitchen vent hood filters (non-charcoal filters).
- Flush all toilets and run water through all sinks, especially in bathrooms that are not used on a regular basis.

On A Quarterly Basis:

- Check the exterior drainage conditions to ensure that nothing is causing water to stand in puddles for more than 24 hours, and that water from any source is not draining toward your foundation.
- Check your GFCIs (ground fault circuit interrupters) for proper operations by tripping the circuit interrupter buttons and then resetting them. If they will not trip and reset, contact your Customer Care Department for service or information on what to do.
- Inspect, lubricate and clean all of your exterior vents. Make sure that air flows freely and that each has an operable damper to prevent back flow of outside air and to keep small animals from entering your home.
- Lubricate all overhead garage door hinges with white lithium spray.
- Inspect and clean all weep holes for water drainage (windows).

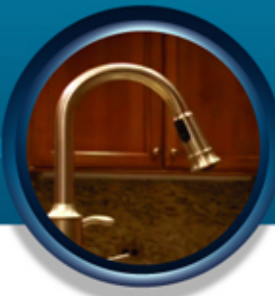
On A Seasonal Basis:

- Every six months, inspect and service either your heating or air conditioning system, depending on the season.
- Twice a year, you should inspect and repair the following caulked areas, as necessary.
 - Kitchen and bath wet areas
 - Flushing areas
 - Window and door seals
 - Around all penetrations (hose, faucets, duct work from vents, fireplace and chimney vents)
 - Vinyl, aluminum or wood siding
 - Stucco or mortar cracks
 - Interior settling or shrinkage sheetrock cracks
- If you have a basement and it has a sump pump, check to make sure it is operating properly, clean the pump screen and remove any soil buildup from the well.
- Clean and repair gutters. Make sure gutters are free of material that could prevent free flow of water. Make sure you have splash deflectors at the base of the downspout to deflect water away from the home.
- Inspect and adjust sprinkler systems. Set your timers for the proper season to ensure enough, but not too much water per station.

On An Annual Basis:

- Drain and refill your hot water heater(s). This may be necessary on a more frequent basis if you live in an area with extremely hard water.
- Inspect and test your hot water heater safety valve.
- Inspect your garage door(s), rails and lock system; adjust and lubricate, as necessary. Consider changing your garage door opener code as a security precaution.
- Service your lawn mower and yard equipment (blowers, edgers and trimmers).
- Clean your faucet aerators & inspect your plumbing for leaks.
- Clean and sharpen your garbage disposal by running a tray of ice cubes and depositing a cleaning (foaming) product into the disposal.
- Inspect or have your home fire extinguishers tested.
- Replace smoke alarm batteries.

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For Northern California

On A Monthly Basis:

- Clean or replace air conditioning filters. If you have an energy recovery system (air exchange system), remember that these filters also need to be cleaned or replaced.
- Inspect, clean or replace kitchen vent hood filters (non-charcoal filters).
- Flush all toilets and run water through all sinks, especially in bathrooms that are not used on a regular basis.
- Check and clean dryer vent.

On A Quarterly Basis:

- Check the exterior drainage conditions to ensure that nothing is causing water to stand in puddles for more than 24 hours, and that water from any source is not draining toward your foundation.
- Check your GFCIs (ground fault circuit interrupters) for proper operations by tripping the circuit interrupter buttons and then resetting them. If they will not trip and reset, contact your Customer Care Department for service or information on what to do.
- Inspect, lubricate and clean all of your exterior vents. Make sure that air flows freely and that each has an operable damper to prevent back flow of outside air and to keep small animals from entering your home.
- Inspect attic area for obstructed roof vents and signs of vermin. Level out insulation as needed.
- Inspect and clean all weep holes for water drainage (windows).

On A Seasonal Basis:

- Every six months, inspect and service either your heating or air conditioning system, depending on the season.
- If you have a basement and it has a sump pump, check to make sure it is operating properly, clean the pump screen and remove any soil buildup from the well.
- Clean fireplace glass.

- Twice a year, you should inspect and repair the following caulked areas, as necessary.
 - Kitchen and bath wet areas
 - Flushing areas
 - Window and door seals
 - Around all penetrations (hose, faucets, duct work from vents, fireplace and chimney vents)
 - Vinyl, aluminum or wood siding
 - Stucco or mortar cracks
 - Interior settling or shrinkage sheetrock cracks
- Clean and repair gutters. Make sure gutters are free of material that could prevent free flow of water. Make sure you have splash deflectors at the base of the downspout to deflect water away from the home.
- Inspect and adjust sprinkler systems. Set your timers for the proper season to ensure enough, but not too much water per station.
- Clean and inspect chimney system. Fire safety dictates that the chimney system be checked after each cord of wood is burned.

On An Annual Basis:

- Drain and refill your hot water heater(s). This may be necessary on a more frequent basis if you live in an area with extremely hard water.
- Inspect and test your hot water heater safety valve.
- Inspect your garage door(s), rails and lock system; adjust and lubricate, as necessary. Consider changing your garage door opener code as a security precaution.
- Service your lawn mower and yard equipment (blowers, edgers and trimmers).
- Clean your faucet aerators & inspect your plumbing for leaks.
- Clean and sharpen your garbage disposal by running a tray of ice cubes and depositing a cleaning (foaming) product into the disposal.
- Inspect or have your home fire extinguishers tested.
- Replace smoke alarm batteries.
- Check roof vents for bird nests or beehives.
- Vacuum the coils behind refrigerator and freezer.
- Seal grout.

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For Southern California

On A Monthly Basis:

- Clean or replace the HVAC filters (typically located at your fresh air return). If you have an energy recovery system (air exchange system), remember that these filters also need to be cleaned or replaced.
- Inspect, clean or replace kitchen vent hood filters (non-charcoal filters).
- Flush all toilets and run water through all sinks, especially in bathrooms that are not used on a regular basis.

On A Quarterly Basis:

- Check the exterior drainage conditions to ensure that nothing is causing water to stand in puddles for more than 24 hours, and that water from any source is not draining toward your foundation.
- Check your GFCIs (ground fault circuit interrupters) for proper operations by tripping the circuit interrupter buttons and then resetting them. If they will not trip and reset, contact your Customer Care Department for service or information on what to do.
- Inspect, lubricate and clean all of your exterior vents. Make sure that air flows freely and that each has an operable damper to prevent back flow of outside air and to keep small animals from entering your home.
- Lubricate all overhead garage door hinges with white lithium spray.
- Inspect and clean all weep holes for water drainage (windows).

On A Seasonal Basis:

- Every six months, inspect and service your HVAC system.
- If you have a basement and it has a sump pump, check to make sure it is operating properly, clean the pump screen and remove any soil buildup from the well.

- Twice a year, you should inspect and repair the following caulked areas, as necessary.
 - Kitchen and bath wet areas: Ensure that the caulked areas are not cracked and separating. If they are, you will need to re-seal those areas.
 - Bathroom/commode areas: Check the sealant where the stool meets the floor to insure the sealant is intact.
 - Window and door seals
 - Around all penetrations (hose, faucets, duct work from vents, fireplace and chimney vents)
 - Vinyl, aluminum or wood siding
 - Stucco or mortar cracks
 - Interior settling or shrinkage sheetrock cracks
- Clean and repair gutters. Make sure gutters are free of material that could prevent free flow of water. Make sure you have splash deflectors at the base of the downspout to deflect water away from the home.
- Inspect and adjust sprinkler systems. Set your timers for the proper season to ensure enough, but not too much water per station.

On An Annual Basis:

- Drain and refill your hot water heater(s). This may be necessary on a more frequent basis if you live in an area with extremely hard water.
- Inspect and test your hot water heater safety valve (T&P Valve typically located on the top or near the top part of the water heater).
- Inspect your garage door(s), rails and lock system; adjust and lubricate, as necessary. Consider changing your garage door opener code as a security precaution.
- Service your lawn mower and yard equipment (blowers, edgers and trimmers).
- Clean your faucet aerators and inspect your plumbing for leaks (includes all p-traps [waste line at sinks] and angle stops [shut-offs at commodes and sinks]).
- Clean and sharpen your garbage disposal by running a tray of ice cubes and depositing a cleaning (foaming) product into the disposal.
- Inspect or have your home fire extinguishers tested.
- Replace smoke alarm batteries.

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For Desert Regions

On A Monthly Basis:

- Clean or replace the HVAC filters (typically located at your fresh air return). If you have an energy recovery system (air exchange system), remember that these filters also need to be cleaned or replaced.
- Inspect, clean or replace kitchen vent hood filters (non-charcoal filters).
- Flush all toilets and run water through all sinks, especially in bathrooms that are not used on a regular basis.

On A Quarterly Basis:

- Check the exterior drainage conditions to ensure that nothing is causing water to stand in puddles for more than 24 hours, and that water from any source is not draining toward your foundation.
- Check your GFCIs (ground fault circuit interrupters) for proper operations by tripping the circuit interrupter buttons and then resetting them. If they will not trip and reset, contact your Customer Care Department for service or information on what to do.
- Inspect, lubricate and clean all of your exterior vents. Make sure that air flows freely and that each has an operable damper to prevent back flow of outside air and to keep small animals from entering your home.
- Lubricate all overhead garage door hinges with white lithium spray.
- Inspect and clean all weep holes for water drainage (windows).

On A Seasonal Basis:

- Every six months, inspect and service your HVAC system.
- If you have a basement and it has a sump pump, check to make sure it is operating properly, clean the pump screen and remove any soil buildup from the well.

- Twice a year, you should inspect and repair the following caulked areas, as necessary.
 - Kitchen and bath wet areas: Ensure that the caulked areas are not cracked and separating. If they are, you will need to re-seal those areas.
 - Bathroom/commode areas: Check the sealant where the stool meets the floor to insure the sealant is intact.
 - Window and door seals
 - Around all penetrations (hose, faucets, duct work from vents, fireplace and chimney vents)
 - Vinyl, aluminum or wood siding
 - Stucco or mortar cracks
 - Interior settling or shrinkage sheetrock cracks
- Clean and repair gutters. Make sure gutters are free of material that could prevent free flow of water. Make sure you have splash deflectors at the base of the downspout to deflect water away from the home.
- Inspect and adjust sprinkler systems. Set your timers for the proper season to ensure enough, but not too much water per station.

On An Annual Basis:

- Drain and refill your hot water heater(s). This may be necessary on a more frequent basis if you live in an area with extremely hard water.
- Inspect and test your hot water heater safety valve (T&P Valve typically located on the top or near the top part of the water heater).
- Inspect your garage door(s), rails and lock system; adjust and lubricate, as necessary. Consider changing your garage door opener code as a security precaution.
- Service your lawn mower and yard equipment (blowers, edgers and trimmers).
- Clean your faucet aerators and inspect your plumbing for leaks (includes all p-traps [waste line at sinks] and angle stops [shut-offs at commodes and sinks]).
- Clean and sharpen your garbage disposal by running a tray of ice cubes and depositing a cleaning (foaming) product into the disposal.
- Inspect or have your home fire extinguishers tested.
- Replace smoke alarm batteries.