

Toolkit 7

First 12 Months: New Home Maintenance Calendar

Protect Your Warranty & Your Investment

A new home settles, shifts, and adjusts during its first year.

This schedule helps you catch small issues before they become warranty disputes.

Month 1 — The Settling Period

- ☐ Replace HVAC filters (construction dust clogs them fast)
- ☐ Test all GFCI outlets
- ☐ Inspect grading after heavy rain

Month 3 — Quarterly Check

- ☐ Clean range hood filters
- ☐ Test sump pump (if applicable)
- ☐ Inspect caulking in wet areas

Month 6 — Midyear Review

- ☐ Inspect exterior paint and siding
- ☐ Re-torque cabinet hardware
- ☐ Clean faucet aerators

Month 12 — Warranty Milestone

- ☐ Compile one-year repair list (nail pops, squeaks, cracks)
- ☐ Flush water heater sediment
- ☐ Inspect attic for leaks or insulation movement

Contractor-Proven Tip

Warranty claims go smoother when:

- Issues are documented

- Dates are recorded
Requests are submitted before deadlines