

Toolkit 5

Warranty & 30-Day Follow-Up Checklist

Protect Your Warranty — Document Issues Early

Why This Matters:

The first 30 days of occupancy are critical. Many issues don't appear until the home is lived in. This checklist helps you document problems while they are still fully covered.

Walls, Ceilings & Trim

- ☐ New cracks or nail pops noted
- ☐ Settlement-related drywall issues documented
- ☐ Trim separating from walls or ceilings
- ☐ Caulk shrinkage or visible gaps

Doors & Windows

- ☐ Doors sticking or misaligned
- ☐ Latches no longer aligning
- ☐ Windows difficult to open or close
- ☐ New air drafts noticed

Flooring

- ☐ Squeaks or movement noted
- ☐ Gaps developing in wood or laminate
- ☐ Cracked tile or grout separation
- ☐ Carpet seams loosening

Plumbing

- ☐ Drips or leaks observed
- ☐ Slow drains developing
- ☐ Changes in water pressure
- ☐ Noises in pipes

Electrical

- ☐ Outlets or switches not working consistently
- ☐ Breakers tripping unexpectedly
- ☐ Flickering lights
- ☐ Exterior outlets tested

HVAC

- ☐ Uneven heating or cooling
- ☐ Excessive system noise
- ☐ Thermostat accuracy confirmed
- ☐ Condensation or moisture concerns

Exterior

- ☐ Caulk cracking or separating
- ☐ Soil settling near foundation
- ☐ Water pooling after rain
- ☐ Siding or trim movement

Documentation & Follow-Up

- ☐ Issues photographed
- ☐ Dates recorded
- ☐ Builder notified in writing
- ☐ Warranty response tracked
- ☐ Repairs confirmed complete

Contractor-Proven Tip

Small issues ignored early often become major warranty disputes later.
Document everything—early, clearly, and in writing.