



Addendum 2-AP **Home Maintenance Guide**

In order to optimize the maximum enjoyment and investment of your home, below is a list of preventative home maintenance items. The following maintenance items require an annual inspection by the homeowner. Homeowners must perform maintenance of these items, as needed, to ensure proper performance.

- Review and repair as necessary all caulking on exterior windows, doors, siding. Review and replace weather-stripping at all exterior doors (if necessary).
- Review and repair as necessary all caulking at sinks, toilets, and shower pan at tile junction, and bathtub tile, countertops at backsplash joints. Sealing of grout is a recommended maintenance item. Refer to the maintenance section of your homeowner manual.
- Clean gutters of any debris and inspect downspouts to insure proper drainage. Review and repair as necessary joint leaks. Clean all debris from roofs, especially flashing at valleys and skylights. We recommend a professional contractor should be used to perform this work.
- We recommend professional winterization of irrigation system. Winterize exterior hose faucets.
- Inspect perimeter of home to ensure 6" clearance between siding and earth.
- Prune all plantings (trees and shrubs) to proper distance from home.
- Adjust irrigation system to avoid under or over watering and water hitting house.
- Review exterior masonry and stucco surfaces for cracks, deterioration, etc. Consult a professional for repairs if necessary.

Buyer Signature/Date

Buyer Signature/Date

Annual and long-term maintenance items are thoroughly covered in your Bridges at Talus LLC Homeowners Manual.