Pre-Warranty Expiration Checklist

Use this 30–60 days before your builder warranty expires (and again before closing on a resale, if applicable).

Tip: Take photos and video. Put everything in writing. Submit claims before the warranty deadline—even if the builder can't schedule repairs until later.

Policy Review

☐ For new builds, confirm the warranty expiration date

☐ Note covered systems, appliances, and structural items

☐ Check exclusions, limitations, and claim caps

Systems & Appliances

☐ HVAC: test operation, thermostat, filters, ductwork

☐ Plumbing: check for leaks, drains, and water heater

☐ Electrical: outlets, GFCIs, breakers, and switches

☐ Kitchen & laundry appliances: test all

☐ Water heater: flush and inspect

Structural & Exterior

☐ Foundation & slab: cracks, settling, and drainage

☐ Walls & ceilings: cracks and water stains

☐ Floors: uneven areas or damage to tile/wood/laminate

☐ Roof & gutters: shingles, flashing, and downspouts

☐ Windows & doors: alignment, seals, and operation

Workmanship & Finishes

☐ Cabinetry, trim, and molding: gaps or defects

☐ Grout/caulking in bathrooms and kitchen

☐ Doors, drawers, and hardware: smooth operation

Safety & Compliance

☐ Smoke and carbon monoxide detectors

☐ Handrails, guardrails, and stair integrity

☐ GFCI/AFCI outlets and breakers (as applicable)

Documentation & Claims

☐ List and photograph all issues

☐ Submit claims before warranty expiration

☐ Keep all correspondence and receipts

Preventive Maintenance

☐ Schedule HVAC, plumbing, and filter maintenance as required for coverage

Renewal & Planning

☐ Decide on renewal or a new warranty provider

☐ Compare coverage, limits, and exclusions