

First Year

HOME MAINTENANCE CHECKLIST

Do the seasons in the order they arrive after you move in



MONTHS 1–2: SETTLING IN

- ☐ Sort the inspection report into now, this year and watch
- ☐ Fix the "now" items first: safety and water
- ☐ Start a notes page and photograph existing cracks and stains
- ☐ Find out where the range hood vents and how to air out the house
- ☐ Read the manuals of the appliances that came with the house
- ☐ Put the warranty deadline in your phone
- ☐ Ask a neighbor about flooding, leaf pickup and a good plumber



THE FIRST HEAVY RAINS

- ☐ Walk outside during a heavy rain: gutters, downspouts and puddles
- ☐ Check the basement, attic and windows a few hours later
- ☐ Note any damp spot and check it again after the next storm



THE FIRST HOT WEEKS

- ☐ Note the hottest rooms on the first hot afternoon
- ☐ Open the vents, close blinds on the sunny side and check the filter
- ☐ Mention rooms that stay hot at the next AC service



MY NOTES



THE FIRST COLD WEEKS

- ☐ Note cold rooms and drafty windows and doors on the first cold night
- ☐ Find the pipes on exterior walls, in the garage or in the crawl space
- ☐ Protect exposed pipes before the first freeze



ALL YEAR

- ☐ Keep every utility bill and compare them every few months
- ☐ Look into any jump in the bills that the weather doesn't explain
- ☐ Consider a home energy assessment if the bills feel high
- ☐ Note noise problems and the fixes that worked



MONTH 11

- ☐ Walk through every room looking for warranty defects
- ☐ Send the repair list in writing before the deadline



MONTH 12

- ☐ Read your notes from the top and look for patterns
- ☐ Adjust your annual maintenance calendar for year two



IMPORTANT DATES

Moved in _____

Inspection date _____

Warranty ends _____

Next AC / heating service _____