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WELCOME HOME

Your first-year homeowner checklist

The jobs that keep a new house in good shape, in the order to do them.

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FIRST WEEK

- [ ] Find and label the main water shut-off; make sure it turns
- [ ] Find the gas shut-off (if you have gas); use it only in an emergency
- [ ] Test every smoke and CO alarm; check the dates on the back
- [ ] Find the electrical panel; label the breakers if they are not
- [ ] Change or rekey the exterior locks; change the garage code

FIRST MONTH

- [ ] Check the HVAC filter size and condition; buy spares
- [ ] Read the inspection report again; list the "monitor" and "maintain" items
- [ ] Test the garage door auto-reverse
- [ ] Write down the age of the furnace/AC, water heater and roof (labels and the inspection report)
- [ ] Clean the dryer vent duct (you don’t know when it was last done)

FIRST YEAR

- [ ] Check the water heater's age; ask a plumber whether it needs flushing
- [ ] Do the seasonal jobs once: spring and fall

AFTER THE FIRST YEAR: THE RHYTHM

Every month	Check the HVAC filter · test smoke & CO alarms · look under sinks for leaks · test the garage door auto-reverse
Spring	Clean gutters · cooling check-up · start up sprinklers · walk the outside of the house
Fall	Heating check-up · clean gutters · drain outdoor faucets and sprinklers · store the mower
Every year	Have the water heater checked · clean the dryer vent · replace alarm batteries

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