

# MOVE-IN HOME MAINTENANCE CHECKLIST

Moving into a new home is a big deal! There are so many things to take care and keep track of when you move in. This home maintenance checklist will help keep your home safe, comfortable, and well-maintained all year round.

## ● **CHANGE THE LOCKS & SECURITY CODES**

All locks should be changed when you move in including the entry, side doors, and doors either into the home from the garage, or the side door from the garage to your yard. If your home has an existing security system, change all security codes including garage pass codes.

## ● **SMOKE ALARMS**

Replace the batteries and test the fire alarms to make sure they work. If not, buy new ones and install them preferably before you move in. Set a reminder on your phone to check the batteries once a year. I would recommend buying smoke detectors that have 10-year battery life. You should still check them every year, but you won't need to change the batteries as often.

## ● **FURNACE FILTERS**

Clean furnace filters reduce the allergens and pollutants in your home, and also keep your HVAC system working efficiently. When you move in, change the air filters and then replace them every three to four months. I always recommend HEPA filters as they are better at collecting small particles for improved air quality however depending on your furnace they aren't always the most energy efficient. If you aren't sure what filters you need, just bring your old filter to your local home improvement store and they can help you find the right one.

## ● **HVAC & DUCT SERVICING SCHEDULE**

Your HVAC system should be serviced every 1-2 years unless otherwise directed by your HVAC professional. This ensures it is in working order and reduces risk for carbon monoxide leaks. You can also have your ducts cleaned every two or three years to improve air quality. This is especially important if you suffer from allergies or asthma. Duct cleanings are also strongly recommended following home renovations.

# NEW HOMEOWNER'S HOME MAINTENANCE CHECKLIST

## HOT WATER HEATER

Your water heater should be serviced every few years unless otherwise instructed by your service professional.

## DEHUMIDIFIER/HUMIDIFIER

Dry air can lead to issues with your sinuses, skin and home furnishings, while moist air can lead to issues with mold and mildew. Therefore, damp basements require a dehumidifier, especially in the summer. If your home has forced air, consider installing a whole home humidifier with your furnace when it's turned on, or at least have a free-standing humidifier you can run in the winter.

## EAVESTROUGHS

Your eavestroughs should be cleaned every year, ideally in the spring. Debris in the eavestroughs leads to run off issues which can cause foundation damage. It also puts your roof at risk for leaks in the winter.

## WOOD BURNING FIREPLACE MAINTENANCE

Wood burning fireplaces should be inspected and cleaned once a year. You can also use creosote cleaning logs to remove build-up that increases risk for chimney fires.

## CAULKING/SILICONE CHECKS & REPLACEMENT

Monitor caulk/silicone around bathtubs, sinks and shower stalls to reduce risk for leaks. If anything appears cracked or peeling, apply a fresh bead of caulk/silicone to improve the seal.

## DOORS & WINDOWS

Keep an eye on exterior windows and doors for signs of cracked caulking, air flow, moisture, condensation or damaged panes and frames. All these issues can lead to costly water damage, while also reducing the efficiency of your doors and windows. Be sure to make repairs or replacements as needed.

## WATER SHUT OFF

Locate the water shut off for your home so that in case of a flood, you're prepared to act quickly. It's also prudent to shut it off before being away for an extended period of time to prevent major water damage from leaks.