

12 MONTH HOMEOWNER CHECKLIST

*your complete guide to caring for
your best (real estate) investment*

—@therealtorerikafarmer



So you bought a house...

Let's pop some confetti! Congratulations, Homeowner!

Becoming a homeowner is a HUGE accomplishment! Now comes the fun stuff like decorating your home and hosting parties. Oh yea, and keeping your gutters clear and your HVAC system in pristine condition...but that's why I created this list! Print (or save) it, hang it on your refrigerator or in your office, and refer to it each month as your guide to taking great care of your best (real estate) investment! I know first hand how deferred home maintenance can sneak up on homeowners. My goal is to help you navigate your home to-dos in a fun, organized way and keep your home in tip-top shape! I post reminders on Instagram, so make sure you're following me @therealtorerikafarmer so you don't miss a thing!

Cheers!
Erika





12 MONTH HOMEOWNER CHECKLIST

JANUARY

- STORE HOLIDAY DECOR IN LABELED BINS ☐
- CHECK SMOKE + CARBON ALARM BATTERIES ☐
- CLEAN OUT FRIDGE AND WIPE DOWN SHELVES ☐
- CREATE OR UPDATE HOME INVENTORY LIST ☐
- (TAKE VIDEO IN CASE OF A FUTURE INSURANCE CLAIM)
- DECIDE ON HOME PROJECTS TO TACKLE THIS YEAR ☐
- REPLACE FRIDGE/ICE MAKER/SINK WATER FILTERS ☐
- ORGANIZE DRESSER DRAWERS AND CLOSETS ☐
- DEEP CLEAN THE OVEN ☐
- REMOVE DUST FROM AIR VENTS + CHECK FILTERS ☐
- MAKE A LIST OF HOUSEHOLD SUPPLIES TO RE-STOCK ☐
- ♥ MAKE A DREAM HOME VISION BOARD ☐

APRIL

- RE-PAINT OR STAIN THE FRONT DOOR ☐
- WASH SIDING AND TACKLE EXTERIOR REPAIRS ☐
- CHECK EXTERIOR PATHS AND DRIVEWAY ☐
- CHECK DRAINAGE AROUND FOUNDATION ☐
- MAINTAIN WOOD DECKS AND FENCES ☐
- TEST SPRINKLERS AND IRRIGATION SYSTEM ☐
- DISINFECT DOOR KNOBS, LIGHT SWITCHES, AND REMOTE CONTROLS ☐
- WIPE DOWN PATIO FURNITURE ☐
- SPRUCE UP PORCHES AND PATIOS TO BOOST CURB APPEAL ☐
- WASH BATHROOM RUGS ☐
- ♥ MAKE YOUR HOME A CALMING PLACE ☐

MAY

- DEEP CLEAN FLOORS ☐
- CLEAN FAUCET AERATORS AND SHOWERHEADS ☐
- CLEAN WALLS AND TOUCH UP PAINT ☐
- SERVICE HVAC FOR THE WARMER MONTHS ☐
- CHECK AND REPAIR EXTERIOR LIGHTING ☐
- WIPE DOWN LIGHT BULBS AND LIGHT FIXTURES ☐
- WASH LINENS, BLANKETS, AND DUVETS ☐
- CHECK AND CLEAN YOUR OUTSIDE GRILL ☐
- CHECK ELECTRICAL CORDS FOR SAFETY ☐
- CHECK LAWN EQUIPMENT ☐
- MULCH GARDEN BEDS ☐
- ♥ ADD A HOUSEPLANT (OR 2) ☐

JUNE

- UPDATE EMERGENCY AND FIRST AID KITS ☐
- POWER WASH YOUR DECKS AND PATIO FURNITURE ☐
- CLEAN DOOR AND WINDOW TRACKS/SILLS ☐
- ORGANIZE SHEDS AND ADD SHELVING ☐
- PLANT BEE FRIENDLY FLOWERS ☐
- TRIM TREES AND SHRUBS ☐
- DUMP ANY STANDING OUTDOOR WATER ☐
- LIGHTEN UP DECOR - EXAMPLE: BREEZY CURTAINS ☐
- UPGRADE HOME SECURITY FOR SUMMER TRAVEL ☐
- ♥ CELEBRATE HOMEOWNERSHIP ☐


FEBRUARY

- WIPE DOWN BASEBOARDS ☐
- DUST BLINDS AND CEILING FANS ☐
- RECYCLE ANY E-WASTE ☐
- CHECK FOR LEAKS AT SINK + TOILET SUPPLY LINES ☐
- CHECK + REPAIR CAULK AROUND SINKS, SHOWERS AND TUBS ☐
- CHECK FOR LINT BUILD UP IN YOUR DRYER VENT ☐
- REFRESH AND ORGANIZE THE LAUNDRY ROOM ☐
- CLEAN GARBAGE DISPOSAL ☐
- TEST + RESET ELECTRICAL GFCI RECEPTACLES ☐
- ♥ SNAP A PIC OF YOUR FAVE SPOT IN YOUR HOME + TAG ME IN IT! ☐


MARCH

- WASH WINDOWS AND WINDOW SCREENS ☐
- CHECK THE ROOF, CLEAR THE GUTTERS, AND COMPLETE ANY NECESSARY ROOF MAINTENANCE ☐
- FLIP MATTRESSES ☐
- CLEAN KITCHEN BACKSPLASH AND HOOD ☐
- CLEAN OUT AND WIPE DOWN KITCHEN CABINETS ☐
- CLEAN UNDER APPLIANCES ☐
- ORGANIZE PANTRY + TOSS EXPIRED PRODUCTS ☐
- MAKE A PLAN FOR YOUR GARDEN ☐
- ♥ PLANT SUMMER BULBS ☐


JULY

- ☐ CLEAN EXTERIOR LIGHTS
- ☐ LIGHTEN UP LINENS - EXAMPLE: CRISP WHITES
- ☐ ADD SHADE TO THE YARD - PERGOLA/ UMBRELLA
- ☐ CHECK FOR AND FIX ANY CLOGGED DRAINS
- ☐ CHECK WINDOW SCREENS FOR HOLES/RIPS
- ☐ CHECK DUCTWORK FOR LEAKS
- ☐ DEEP CLEAN WASHING MACHINE
- ☐ EXAMINE WATER HEATER FOR LEAKS/RUST
- ☐ DRAIN WATER HEATER OF SEDIMENT
- ☐ TACKLE ANY EXTERIOR PAINTING
- ☐ STAY ON TOP OF POOL OR SPA MAINTENANCE
- ☐  MAKE A RECIPE WITH VEGGIES FROM THE GARDEN


OCTOBER

- ☐ HAVE DRYER VENT CLEANED
- ☐ SEAL OUTDOOR SURFACES
- ☐ CHECK ROOF FOR ANY NECESSARY MAINTENANCE
- ☐ INSPECT AND CLEAN GUTTERS
- ☐ CHECK AND CLEAN GUTTER SPOUTS
- ☐ CAULK CRACKS AND GAPS ON EXTERIOR
- ☐ REPLACE WORN WEATHER STRIPPING + THRESHOLDS
- ☐ REPLACE ANY BURNT OUT LIGHT BULBS
- ☐ GIVE YOUR FRONT PORCH A FALL MAKEOVER
- ☐ VISIT A PUMPKIN PATCH OR AN APPLE ORCHARD
- ☐  START A GIFT LIST


AUGUST

- ☐ CLEAN AND STORE SUMMER ESSENTIALS
- ☐ CLEAN BATHROOM EXHAUST FANS
- ☐ CLEAN REFRIGERATOR COILS
- ☐ CLEAN CARPETS AND FLOORS
- ☐ CHECK PLUMBING SHUT OFF VALVES AND ANGLE
- ☐ STOPS FOR LEAKS AND CALCIFICATION
- ☐ CREATE DEFENSIBLE SPACE AROUND THE HOUSE IN
- ☐ CASE OF A FIRE
- ☐ MAKE AN EMERGENCY PLAN IN CASE OF A WILDFIRE
- ☐ ORGANIZE THE GARAGE
- ☐ PREP CLOSETS FOR FALL WARDROBES
- ☐  HAVE AN OUTDOOR MOVIE NIGHT

NOVEMBER

- ☐ CHECK PATHS, STAIRS AND RAILINGS FOR SAFETY
- ☐ DEEP-CLEAN BATHROOMS
- ☐ CHECK CAULK AND GROUT, REPAIR IF NEEDED
- ☐ LUBRICATE DOOR LOCKS
- ☐ CHECK EXTERIOR DRAINS FOR DEBRIS & PROPER FLOW
- ☐ CLEAN+ CHECK OVEN
- ☐ CLEAN (AND FLIP) ALL MATTRESSES
- ☐ REMOVE ANY FALLEN FALL LEAVES.
- ☐ ORDER HOLIDAY CARDS + UPDATE YOUR CONTACT LIST
- ☐  MAKE A DONATION TO A LOCAL FOOD PANTRY OR OUR
- ☐ VERDE REALTY ANNUAL FOOD DRIVE

SEPTEMBER

- ☐ SERVICE HVAC SYSTEM FOR THE COOLER MONTHS
- ☐ INSPECT FIRE EXTINGUISHERS
- ☐ CLEAN GARAGE DOOR AND TRACK
- ☐ CHECK SAFETY SENSORS ON GARAGE DOOR
- ☐ INSPECT THE CHIMNEY FOR LOOSE FLASHING OR
- ☐ MISSING MORTAR
- ☐ HAVE CHIMNEY CLEANED AND INSPECTED
- ☐ MAKE SURE WINDOWS & DOORS ARE SEALED TIGHT
- ☐ CLEAN AND TEST REFRIGERATOR DOOR SEAL
- ☐ MAKE A FALL GARDEN PLAN
- ☐ PLANT MUMS IN POTS BY THE FRONT DOOR
- ☐  STOCK UP ON YOUR FAVORITE FALL CANDLE SCENTS

DECEMBER

- ☐ SWITCH OUT OLD LIGHT BULBS WITH LED
- ☐ INSPECT/ UPGRADE ATTIC INSULATION + VENTILATION
- ☐ CONSIDER INSTALLING A SMART THERMOSTAT
- ☐ CLEAN GARBAGE DISPOSAL
- ☐ RE-STOCK ANY EMERGENCY ESSENTIALS,; WATER,
- ☐ NON-PERISHABLES, AND CANDLES
- ☐ LOOK FOR HOLIDAY SEASON DEALS ON ALL THINGS
- ☐ SMART HOME: LIGHTING, DOOR LOCKS, THERMOSTATS,
- ☐ CAMERAS + SECURITY, DOORBELLS, + AIR PURIFIERS
- ☐ SET-UP A GIFT WRAPPING STATION
- ☐  ENJOY THE HOLIDAY SEASON





2024 HOME GOALS

To do:

ITEMS TO BUDGET FOR

MINOR REPAIRS OR UPDATES
