

MAKING ILM HOME

A GIFT FOR YOU, FROM YOUR REALTOR

Your Home, All Year Long

The Annual Home Maintenance Checklist — one small job (or two) each month.

Twelve months, nothing here takes more than fifteen minutes. **Bookmark it, print it, or stick it on the fridge** — it's my gift to you as a past client, and a good excuse to check in about something other than real estate.

01 January

- ☐ **Put away the holiday decor.** Pack it up sorted & labeled as you take it down.
- ☐ **Organize your pantry.** Toss anything expired, group like with like.

02 February

- ☐ **Change your HVAC filter.** Protects your system, keeps your power bill down.
- ☐ **Check outside faucets.** Hard freezes are rare here, but worth a quick look.

03 March

- ☐ **Turn on your irrigation.** Check zones and heads, reset the timer.
- ☐ **Clean your gutters.** Clear winter debris before spring rain.

04 April

- ☐ **Enjoy Azalea Festival.** No maintenance — just plan around downtown parking.
- ☐ **Prune azaleas & camellias.** Right after they finish blooming — shapes them without cutting off next year's buds.
- ☐ **Give them a light feeding.** Helps them recover and sets up next year's show.

05 May

- ☐ **Test your generator.** Before you actually need it.
- ☐ **Stock fresh batteries.** Flashlights, radios, a few days' worth.
- ☐ **Service your AC.** Before the summer heat and the appointment rush.
- ☐ **Check hurricane supplies.** Water, non-perishables, medications, pet needs.

06 June

- ☐ **Test your smoke detectors.** Press test on every one; swap weak batteries.
- ☐ **Flush your water heater.** Clears sediment, extends its life.
- ☐ **Change your HVAC filter.**

07 July

- ☐ **Clean your dryer vent.** Lint buildup is a leading cause of house fires.
- ☐ **Check gutters & downspouts.** Before peak storm season.

08 August

- ☐ **Change your HVAC filter.**
- ☐ **Do a quick house reset.** Entryway, pantry, fridge — before school starts.
- ☐ **Sort through the kids' closets.** Check what still fits before you shop.

09 September

- ☐ **Confirm your insurance is current.** Coverage, deductible, and recent photos/video saved off your phone.

10 October

- ☐ **Enjoy Riverfest.** A great weekend downtown.
- ☐ **Clean your gutters again.** As fall leaves really start dropping.
- ☐ **Pull out the Halloween decor.** Check string lights before they go up outside.

11 November

- ☐ **Turn off your irrigation.** Before the first hard frost — prevents cracked pipes.
- ☐ **Check smoke detector batteries.** Easy to remember — clocks just changed.
- ☐ **Change your HVAC filter.** One more before heating season.

12 December

- ☐ **Get your holiday décor organized.** Sort what's still good from what needs replacing before setup weekend.
- ☐ **Give your fireplace a once-over.** If it's getting extra use, make sure the damper's open and the area's clear.

QUICK REFERENCE

HVAC filter — February, June, August, November

Gutters — March, July, October

Smoke detectors — June & November

Hurricane prep — May & September

Irrigation — on in March, off in November

Once a year only — faucet check (Feb), water heater flush (Jun), dryer vent (Jul), pantry reset (Jan)

Have questions about any of these, or need a trusted local pro? I'm always happy to point you to someone great — just reach out.

Tabetha Klein, REALTOR®

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