

the Move-In Ready Checklist

Your First 30 Days as a New Homeowner

Day 1 | Week 1 | Week 2 | Month 1 | Utilities | Safety | Maintenance

WELCOME HOME

You got the keys! Now what? This checklist covers everything you need to do in your first 30 days as a homeowner -- from changing the locks to setting up utilities to filing your homestead exemption. Print it, work through it, and settle in with confidence.

DAY 1: IMMEDIATE PRIORITIES

- ❑ Change all exterior door locks (or re-key them)
- ❑ Set up utilities: electric, gas, water, sewer, trash
- ❑ Set up internet service (schedule installation if needed)
- ❑ Test all smoke detectors and CO detectors (replace batteries)
- ❑ Locate the main water shut-off valve
- ❑ Locate the electrical breaker panel and label all breakers
- ❑ Locate the gas shut-off valve (if applicable)
- ❑ Test all door and window locks
- ❑ Check that garage door opener works (reprogram codes)
- ❑ Do a thorough walkthrough: note any damage not caught during inspection

WEEK 1: ESSENTIAL SETUP

- ❑ Set up USPS mail forwarding from old address
- ❑ Update your address: bank, credit cards, employer, insurance, DMV, voter registration
- ❑ File homestead exemption with your county (saves on property taxes!)
- ❑ Set up homeowner's insurance auto-pay
- ❑ Transfer or set up home warranty (if applicable)
- ❑ Meet your immediate neighbors and introduce yourself
- ❑ Deep clean the entire house before unpacking
- ❑ Change HVAC filters (check size and buy extras)
- ❑ Program the thermostat to your schedule
- ❑ Test the water heater (adjust temperature to 120°F)
- ❑ Check all faucets and toilets for leaks
- ❑ Inspect the attic and crawl space (look for leaks, pests, insulation)

WEEK 2: HOME OPTIMIZATION

- ❑ Set up a home maintenance calendar (digital or physical)
- ❑ Schedule pest control service (especially in FL!)
- ❑ Schedule lawn care or set up equipment (mower, edger, blower)
- ❑ Install smart home devices if desired (smart lock, thermostat, plugs)
- ❑ Set up a home security system or cameras (if desired)
- ❑ Organize garage and storage areas
- ❑ Check exterior: gutters, downspouts, grading, drainage
- ❑ Inspect the roof from ground level (binoculars work)
- ❑ Test all appliances and note any issues under warranty
- ❑ Childproof if needed (outlet covers, cabinet locks, gate for stairs)

MONTH 1: LONG-TERM SETUP

- Create a home binder: closing docs, warranties, manuals, contractor contacts
- Get quotes for any needed repairs or improvements
- Schedule annual termite / WDO inspection
- Schedule HVAC maintenance (spring for AC, fall for heat)
- Flush the water heater (do this annually)
- Test the garage door auto-reverse safety feature
- Locate and test the sump pump (if applicable)
- Review your insurance coverage: is it adequate?
- Start a home emergency fund (\$1,000 minimum, build to 1% of home value/year)
- Enjoy your new home -- you earned this!