WHAT'S GOUD IN REAL ESTATE

First 30 Days as a Homeowner Checklist

BUYER RESOURCE SERIES | COMPANION TO *THE COMPLETE GUIDE TO BUYING A HOME IN KANKAKEE COUNTY*

Property Address: _____ **Closing:** _____

Homeowner(s): _____ **Move-In:** _____

First 24-48 Hours

DONE	HOMEOWNER TASK	DATE / NOTES
	Change/rekey exterior locks and confirm entry points lock securely.	
	Locate the main water shutoff, electrical panel, gas shutoff (if applicable), sump pump, and emergency controls.	
	Test smoke/CO alarms; replace batteries/devices as needed. Confirm fire extinguisher locations and condition.	
	Confirm utilities are in your name and active.	
	Check for immediate leaks, moisture, unusual odors, or issues that appeared after closing.	
	Save contact information for insurance, utilities, REALTOR®, and trusted service professionals.	

Home Emergency Information

MAIN WATER SHUTOFF	ELECTRICAL PANEL	GAS / OTHER
SUMP / BACKUP	**INSURANCE COMPANY**	**CLAIMS / EMERGENCY #**

During the First Week

DONE	HOMEOWNER TASK	DATE / NOTES
	Inspect/replace the HVAC filter and record the correct size.	
	Learn to operate the thermostat, water heater, sump pump, garage opener, and other major systems.	
	Label the electrical panel if circuits are not clearly identified.	
	Check visible plumbing plus refrigerator/whole-house filters or water softener, if applicable.	
	Inspect/clean the dryer vent and lint system if needed; confirm the exterior vent opens properly.	
	Look for signs of insects/rodents and obvious exterior entry points.	
	Confirm drainage moves water away from the foundation; check gutters/downspouts when practical.	
	Update mailing address and important accounts, registrations, subscriptions, and deliveries.	
	Create a secure place for closing documents, warranties, manuals, receipts, inspection reports, and home records.	

My Immediate Home Priorities

PRIORITY	WHAT I WANT TO HANDLE FIRST	TARGET DATE
1		
2		
3		

James Goudreau, REALTOR® | Kankakee County, Illinois | 815-435-0321
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Weeks 2-4

DONE	HOMEOWNER TASK	DATE / NOTES
	Review the inspection report and create a realistic maintenance/project list.	
	Address safety-related or time-sensitive items identified during inspection or after move-in.	
	Check caulking/seals around wet areas, windows, and exterior penetrations; repair as appropriate.	
	Learn service intervals for HVAC, water heater, appliances, sump pump, water treatment, and other systems.	
	Walk the exterior and note seasonal roof, gutter, siding, grading, tree, deck, fence, and pavement needs.	
	Identify trusted local service professionals before an emergency occurs.	
	Start a maintenance calendar for monthly, seasonal, semiannual, and annual tasks.	
	Live in the home long enough to understand how you use it before spending heavily on nonessential cosmetic projects.	

Before the First Month Ends

DONE	HOMEOWNER TASK	DATE / NOTES
	Review homeowners insurance coverage and know how to report a loss.	
	Create or strengthen an emergency/home-maintenance fund.	
	Record ages, model numbers, filter sizes, and useful information for major systems/appliances.	
	Photograph/video the home and valuable personal property; store copies securely.	
	Make sure household members know emergency shutoffs, extinguisher locations, alarms, and supplies.	
	Record mortgage, tax, HOA (if applicable), insurance, utility, garbage/recycling, and renewal dates.	
	If a home warranty was included, record provider, policy number, expiration date, and service-call information.	

First-Year Maintenance Starter

ITEM	NEXT DATE / SEASON	NOTES / PROVIDER
HVAC service / filter		
Smoke / CO alarms		
Gutters / drainage		
Dryer vent		
Other seasonal item		

Home Maintenance Snapshot

ITEM	APPROX. AGE / SIZE / MODEL	NEXT SERVICE / ACTION
Roof		
HVAC		
Water heater		
Sump pump / backup		
Water treatment / softener		
Other major system		

Important Dates & Numbers

Mortgage due: _____	**Insurance renewal:** _____
Property-tax reminder: _____	**HOA contact:** _____
Garbage/recycling day: _____	**Home warranty:** _____

Looking Ahead

Your first month is about learning the home, handling important safety and maintenance items, organizing records, and building routines that protect your investment. Use qualified professionals when a repair or system is outside your experience or comfort level.