

Welcome Home

A simple guide to
caring for your new
home.

Lotus Realty

Monica Smith, REALTOR®

First 72 Hours

The first few days in a new home can feel exciting and overwhelming at the same time. This short checklist helps you settle in with confidence.

- Change exterior door locks and garage codes
- Locate the main water shutoff, breaker panel, and gas shutoff
- Test smoke detectors and carbon monoxide alarms
- Confirm utilities, trash service, and mail forwarding
- Save appliance manuals, warranties, and receipts

These small steps now help prevent bigger issues later.

First 30 Days

Your First Month as a Homeowner

A few proactive habits in the first month can protect your home and help it run smoothly.

- Replace HVAC air filters
- Test GFCI outlets in kitchens, bathrooms, and exterior areas
- Inspect and clean the dryer vent
- Review HOA guidelines, if applicable
- Start a home binder or digital folder for important documents

Staying organized early makes homeownership much easier long term.

Seasonal Home Maintenance

Seasonal Care at a Glance

Spring

- Inspect roof, siding, and gutters
- Schedule HVAC service
- Walk the exterior and address minor repairs

Summer

- Check irrigation & drainage
- Clean outdoor HVAC units
- Monitor for pests

Fall

- Service heating system
- Seal drafts & check weather stripping
- Clean gutters & downspouts

Winter

- Protect exposed pipes
- Test heating safety features
- Review fireplace or chimney basics

Routine care helps preserve your home's value and comfort.

Home Maintenance Calendar

Ongoing Maintenance Made Simple

Monthly

- Replace or check HVAC filters
- Test smoke & carbon monoxide detectors
- Look for leaks under sinks and around appliances

Quarterly

- Inspect caulking and seals
- Check exterior drainage
- Review utility usage for unusual changes

Annually

- Review homeowner's insurance coverage
- Inspect roof and exterior
- Service major systems as recommended

Consistency is the key to avoiding costly surprises.

Central Arkansas Homeowner Resources

Your local resources

The following information may vary based on your city, county, and neighborhood. Fill this page out after closing for quick reference.

City & County Offices

- County Assessor/Homestead Credit
- City Utilities
 - Water -
 - Electric -
 - Gas -

Services

- Trash -
- Recycling -

Emergency

- Local emergency services-
- Preferred service providers-

Keep this page updated as a convenient one-stop reference

Protecting Your Investment

Caring For Your Home Long Term

Your home is one of your most important investments. A few mindful habits can help protect its value.


- Apply for the homestead credit if eligible
- Keep receipts for repairs and improvements
- Take before-and-after photos of upgrades
- Review insurance coverage annually
- Address small issues before they grow

Well-maintained homes hold value better over time.

Here for You – Even After Closing

Homeownership doesn't end at the closing table. If you ever have a question about your home - whether it's next month or years from now - I'm always happy to help.

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