

JENNY CARLSON,
C2EX, GRI, REALTOR®, RENE, SFR



MONTHLY HOME MAINTENANCE & IMPROVEMENT CHECKLIST



JENNY CARLSON

Jenny Carlson is a Texas State Realtor®. A commitment to education and professionalism has earned her:

GRI (Graduate of Realtor Institute)
RENE (Real Estate Negotiation Expert)

SFR (Short Sale and Foreclosure Resource)

C2EX (Commitment To Excellence)

A background in psychology and small business consulting, as well as 20 years in the real estate industry, has equipped her with extensive experience and knowledge. A challenging first time home purchase years ago gave Jenny a passion to ensure a smooth journey for buyers and sellers.

A strong commitment to values, diligence and strong ethics have guided the journey. Jenny continues that commitment today, using all her skill and knowledge to represent her client's interests and make their dreams come true.





IMPROVEMENT CHECKLIST...

January

New Year, Fresh Start

Maintenance Tasks:

- ✓ Inspect and clean gutters and downspouts
- ✓ Check for drafts around windows and doors; apply weatherstripping as needed
- ✓ Test smoke and carbon monoxide detectors; replace batteries if necessary
- ✓ Review and organize home maintenance records and receipts

Improvement Projects:

- ✓ Organize closets and storage areas
- ✓ Plan and budget for major home projects for the year
- ✓ Refresh interior paint in high-traffic areas

IMPROVEMENT CHECKLIST...

February

Energy Efficiency Focus

Maintenance Tasks:

- ✓ Service HVAC system; replace filters
- ✓ Inspect attic insulation for adequate coverage
- ✓ Test smoke and carbon monoxide detectors; replace batteries if necessary
- ✓ Review and organize home maintenance records and receipts

Improvement Projects:

- ✓ Install programmable thermostats
- ✓ Upgrade to energy-efficient lighting fixtures
- ✓ Seal gaps and cracks in the foundation and around windows



IMPROVEMENT CHECKLIST...

March

Spring Preparation

Maintenance Tasks:

- ✓ Inspect roof for damaged or missing shingles
- ✓ Clean and repair window screens
- ✓ Service lawn equipment for the upcoming season

Improvement Projects:

- ✓ Landscape planning: design garden beds and select plants
- ✓ Install rain barrels for water conservation
- ✓ Power wash exterior surfaces



IMPROVEMENT CHECKLIST...

April

Outdoor Enhancements

Maintenance Tasks:

- ✓ Inspect roof for damaged or missing shingles
- ✓ Inspect and repair fencing
- ✓ Check irrigation systems for leaks or clogs

Improvement Projects:

- ✓ Plant trees and shrubs
- ✓ Install outdoor lighting for safety and aesthetics
- ✓ Add mulch to garden beds to retain moisture



IMPROVEMENT CHECKLIST...

May

Curb Appeal Boost

Maintenance Tasks:

- ✓ Clean windows inside and out
- ✓ Inspect and clean dryer vents
- ✓ Check and repair driveway and walkway cracks

Improvement Projects:

- ✓ Paint or stain the front door
- ✓ Add potted plants or flower boxes
- ✓ Update house numbers and mailbox

IMPROVEMENT CHECKLIST...

June

Mid-Year Check-In

Maintenance Tasks:

- ✓ Test and clean ceiling fans
- ✓ Inspect plumbing for leaks under sinks and around toilets
- ✓ Clean refrigerator coils

Improvement Projects:

- ✓ Install ceiling fans to improve air circulation
- ✓ Upgrade kitchen or bathroom hardware
- ✓ Organize garage or storage sheds



IMPROVEMENT CHECKLIST...

July

Summer Safety

Maintenance Tasks:

- ✓ Check for signs of pests and address as needed
- ✓ Inspect pool equipment and safety features
- ✓ Ensure fire extinguishers are accessible and charged

Improvement Projects:

- ✓ Install or repair outdoor play equipment
- ✓ Create shaded outdoor areas with umbrellas or pergolas
- ✓ Add or update outdoor seating areas

IMPROVEMENT CHECKLIST...

August

Storm Preparedness

Maintenance Tasks:

- ✓ Inspect and clean gutters and downspouts
- ✓ Check roof and siding for storm damage
- ✓ Secure outdoor furniture and equipment

Improvement Projects:

- ✓ Install storm shutters or impact-resistant windows
- ✓ Upgrade sump pump systems
- ✓ Review and update emergency preparedness kits



IMPROVEMENT CHECKLIST...

September

Fall Readiness

Maintenance Tasks:

- ✓ Service heating systems
- ✓ Inspect chimney and fireplace; schedule cleaning if needed
- ✓ Clean and store summer tools and equipment

Improvement Projects:

- ✓ Plant fall flowers and bulbs for spring
- ✓ Install programmable lighting for shorter days
- ✓ Weather-strip doors and windows

IMPROVEMENT CHECKLIST...

October

Interior Focus

Maintenance Tasks:

- ✓ Test smoke and carbon monoxide detectors; replace batteries
- ✓ Check attic for signs of pests or leaks
- ✓ Clean and inspect the dryer vent system

Improvement Projects:

- ✓ Update interior lighting fixtures
- ✓ Repaint rooms with neutral colors to enhance appeal
- ✓ Install new window treatments for energy efficiency



IMPROVEMENT CHECKLIST...

November

Holiday Preparation

Maintenance Tasks:

- ✓ Inspect and clean kitchen appliances
- ✓ Check insulation in attic and basement
- ✓ Service water heater

Improvement Projects:

- ✓ Upgrade kitchen countertops or backsplash
- ✓ Install smart home devices for lighting and security
- ✓ Decorate entryway to create a welcoming atmosphere



IMPROVEMENT CHECKLIST...

December

Year-End Wrap-Up

Maintenance Tasks:

- ✓ Review home maintenance records and plan for the upcoming year
- ✓ Inspect and clean sump pump
- ✓ Check for ice dams and remove snow from roof if applicable

Improvement Projects:

- ✓ Install energy-efficient windows or doors
- ✓ Organize and declutter living spaces
- ✓ Plan and budget for major renovations in the new year



The Client Appreciation Program - Service before, during & after the sale!

Even after your closing, I'll be there to assist you with all your real estate needs. You'll be receiving valuable information in my monthly emails.

Consider me as your source of referrals for all types of businesses, whether related to a real estate transaction or not. I've partnered with competent professionals who would be happy to serve you. My ultimate goal...
to become your realtor for life!

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