



The 15-Minute Monthly Walkthrough

Seven small tasks, once a month, that prevent the most expensive failures in any home

Once a month, walk your home *with intent.*

Pick a day you'll remember — the 1st, or the day you pay the mortgage. Check the box for each month as you go. That's the whole system.

TASK	J	F	M	A	M	J	J	A	S	O	N	D
Check / replace HVAC filter Dirty filters strain the blower — the #1 cause of avoidable HVAC failure	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Test smoke & CO detectors Press-and-hold each unit; replace batteries yearly, units every 10 years	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Clean dryer lint trap housing Vacuum below the trap — lint buildup is a leading cause of house fires	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Run water in unused drains Keeps P-traps full so sewer gas stays out of guest baths	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Scan for leaks under sinks Flashlight check of every cabinet — catch drips before cabinets rot	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Clean garbage disposal Ice cubes + citrus peel; never pour grease down any drain	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Walk the exterior perimeter Look up (roofline, gutters) and down (foundation, pooling water)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

The filter rule of thumb: 1" filters — every 1–3 months. 4"–5" media filters — every 6–12 months. Pets or allergies? Use the shorter end. Write your size somewhere you'll find it, and buy a year's supply at once.

The monthly walk keeps you safe.

The seasons are where the money is.

These seven tasks prevent fires, floods and dead furnaces. But the expensive failures — the \$8,000 roof leak, the burst pipe inside a wall, the A/C that dies in July — are seasonal. They come from gutters that didn't get cleaned in fall, spigots that weren't shut off before the freeze, and coils that never got rinsed in spring.

That's what **The Home Maintenance System** covers: the complete 20-page version of this guide, with all four seasonal checklists (and the *why* behind every task), an emergency shutoff page, maintenance logs that build your home's resale record, a budget worksheet based on the 1-4% rule, an appliance lifespan chart, and the repair-or-replace framework contractors use.

It's \$19, once. Most owners save that the first time a checklist catches something early.

GET THE FULL SYSTEM

builtkept.com

The Home Maintenance System — \$19 · The Complete Homeowner Series — \$29

WHAT THE FULL SYSTEM ADDS

- ☐ **Four seasonal checklists**
35+ tasks with plain-English explanations
- ☐ **Emergency Shutoffs page**
Water, gas, electric — find them before you need them
- ☐ **Maintenance & repair logs**
The service history that defends your asking price
- ☐ **Budget worksheet**
The 1-4% rule turned into a monthly number
- ☐ **Lifespan chart + 50% rule**
Repair or replace — know before the quote
- ☐ **Warranty tracker & trusted pros directory**
With a 3-question contractor vetting guide

30-day guarantee: if it doesn't make your home easier to run, full refund — and you keep the files.