



NEW HOME OWNER CHECKLIST

— The First 30 Days in Your New Home —

Babcock Edition



TURNKEY
— HOME CONCIERGE LLC —

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MEET CONNOR

**Your Local Home Maintenance Specialist
in Babcock Ranch**



"A home should feel finished — not overwhelming."

Connor has spent years working in maintenance and new-build environments, specializing in finishing details, minor corrections, and move-in readiness.

He understands what new homeowners often overlook — from small alignment issues to smart home setup and early warranty adjustments.

Since focusing exclusively on Babcock Ranch, his mission has been simple:

- ✓ Help new residents settle in quickly
- ✓ Prevent small issues from becoming costly problems
- ✓ Coordinate licensed professionals when required
- ✓ Deliver structured, reliable move-in support

His approach is professional, detail-oriented, and built around one goal:

To make your new house feel complete — from day one.

Connor Hutton

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About TurnKey Home Concierge

TurnKey Home Concierge was created to provide structured, professional **move-in support for Babcock residents.**

We offer:

- Essentials Setup (4-hour service block)
- Full Move-In Day (8-hour service block)
- Punch-list support
- Smart home assistance
- Installation services
- Coordination of licensed electricians & plumbers when required

One appointment.

One trusted contact.

A fully settled home.





HOW TO USE THIS CHECKLIST

This guide walks you through the most important tasks during your first 30 days in your new Babcock home.

You can:



Check off
tasks
yourself

OR



Schedule a Move-In
Setup Day and let us
handle it for you

BEFORE MOVE-IN (1-7 DAYS BEFORE CLOSING)

- Confirm electricity activation
- Confirm water & sewer service
- Set up internet & WiFi installation
- Confirm trash & recycling schedule
- Register in HOA portal
- Obtain gate access & mailbox keys
- Transfer homeowners insurance
- Save builder warranty contact information
- Schedule pest control if desired
- Schedule initial deep clean (if needed)

DAY 1-3 ESSENTIALS

- Locate main water shut-off valve
- Locate breaker panel
- Test smoke detectors
- Replace door lock codes (if applicable)
- Program garage door openers

Walkthrough Check:

- Check all doors for alignment
- Inspect window seals
- Check cabinet hinges
- Run all faucets & check for leaks
- Test all light switches & outlets
- Check exterior caulking

WEEK 1

HOME SYSTEMS CHECK

- Inspect HVAC filter
- Verify thermostat settings
- Check irrigation timer programming
- Test GFCI outlets
- Inspect dryer vent airflow
- Confirm hot water heater settings
- Review smart home system settings

Important for Florida:

- Ensure lanai drains properly
- Check exterior grading & drainage
- Identify lowest points around property

BUILDER WARRANTY & PUNCH LIST

Most new builds allow for early warranty adjustments.

- Document small drywall cracks
- Note paint touch-ups needed
- Check cabinet alignment
- Test sliding doors
- Inspect tile grout
- Review garage door alignment
- Photograph everything

Pro Tip:

Create a running list and schedule your first warranty inspection early.

STORM & HURRICANE PREPARATION

Babcock Edition

Babcock Ranch was designed with storm resilience in mind — including elevated land planning, underground utilities, and advanced drainage systems.

However, preparation is still essential for every homeowner in Southwest Florida.

What to Review After Move-In:

- Review your homeowner's insurance policy
- Understand wind & hurricane deductibles
- Confirm whether flood coverage is included or separate
- Photograph interior & exterior for documentation

Exterior & Property Awareness:

- Secure lanai furniture during storm warnings
- Identify lowest drainage areas around your home
- Ensure gutters & downspouts are clear
- Check window seals & exterior caulking

Smart Preparation:

- Store important documents digitally
- Save HOA emergency communication contacts
- Subscribe to local emergency alert systems
- Keep flashlights & backup batteries accessible

Babcock Ranch Advantage

Designed with elevated planning and underground utilities, Babcock Ranch offers enhanced storm resilience.

Preparation, however, remains the homeowner's responsibility.

First 30 Days – Maintenance Snapshot

During the first month in your new home, focus on:

- Replacing the HVAC filter
- Monitoring minor settling (drywall, caulking)
- Checking irrigation settings
- Reviewing warranty notes
- Inspecting exterior sealants after heavy rain

Most long-term maintenance can be addressed after your initial move-in phase.



BABCOCK-SPECIFIC REMINDERS

- HOA landscaping guidelines
- Lanai furniture wind safety
- Community storm notifications
- Drainage awareness
- Exterior modifications require HOA approval

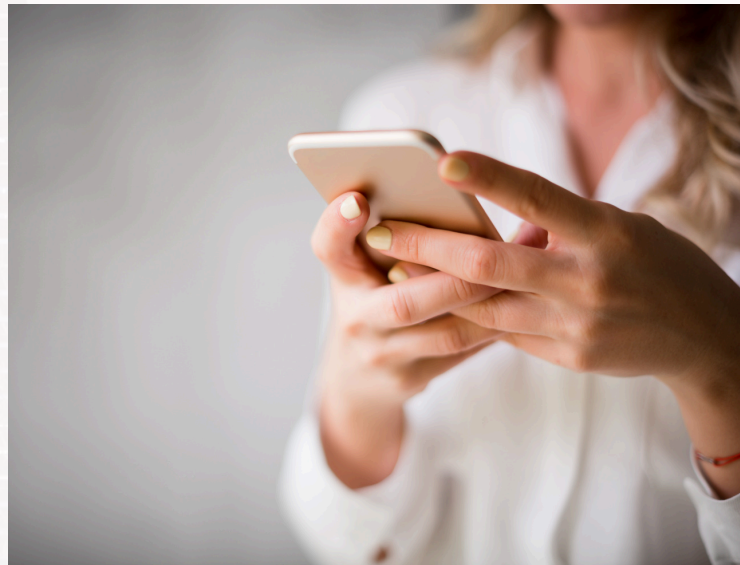
WHEN TO CALL A PROFESSIONAL

If you notice:

- Electrical concerns
- Plumbing leaks
- Structural cracks
- Irrigation failures
- Major alignment issues

Do not attempt DIY repairs that could void warranties.

TurnKey Home Concierge can coordinate licensed electricians, plumbers, or contractors when needed.



LET US HANDLE IT FOR YOU

Instead of managing 30+ tasks yourself...

Book your:

- ✓ Essentials Setup (4-Hour Service Block)
- ✓ Full Move-In Day (8-Hour Service Block)

One appointment.

One trusted contact.

A fully settled home.

Contact:

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DISCLAIMER

This checklist is an independent guide created for homeowners in Babcock Ranch.

TurnKey Home Concierge is not affiliated with Babcock Ranch or its developer.

Always refer to your builder, HOA, and licensed professionals for official guidance.

Thank you.