



HEY BODIE'S COMPLETE HOME CARE JOURNAL

Print-friendly • 3-hole punch ready • Arial font

Welcome Home!



Hello friend — I'm Bodie, your yellow Labrador and forever home-helper. I'm so excited you picked up this journal. A home is more than four walls — it's your biggest investment, your cozy nest, and the place where memories are made. That's why I made this journal: to help you keep everything about your home in one reliable, easy-to-use place.

Think of this as your home's best friend. Use it to track repairs, log upgrades, store contractor contacts, and keep warranties and receipts where you can find them. A little effort now saves a lot of stress later — accurate records make upkeep easier, help you plan for big-ticket replacements, and give buyers peace of mind when it's time to sell.

Inside you'll find dedicated sections for major systems, appliances, room-by-room details, a maintenance calendar, project logs, energy tracking, trusted service providers, emergency information, and more. I've included checklists, fill-in templates, and places for photos — everything designed to be printed, put in a binder, and used regularly.

Make a habit of updating this after each service call, attach receipts and photos, and keep it somewhere handy (kitchen drawer, utility room, or your office). I'll be here on every page with tips and reminders — paw prints optional but encouraged. Happy maintaining!

- *Bodie* 🐾

How to Use This Journal

This is YOUR home's permanent record. Treat it like the valuable document it is!

Recommended: Print & Bind

- Print the entire journal and place it in a 3-ring binder.
- Keep the binder accessible (kitchen drawer, office, utility room).
- Use page protectors for receipts and warranty documents.
- Staple photos or scan them and add them to the notes pages.

Make It a Habit

- Update after EVERY service call.
- Take photos of work and staple receipts in the journal.
- Share relevant sections with contractors so they know system details.
- Review the maintenance calendar monthly and check off tasks.
- Add business cards, warranty pages, and receipts in the back.

When You Sell

- This journal proves that systems were maintained and upgrades were done professionally.
- Buyers want documented maintenance history — it increases confidence and can add value at sale time.
- Bring this journal to listing appointments or include a digital copy.

Pro Tip: Consider backing up records digitally at heybodie.com — a subtle companion to this printed journal.

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5. The Maintenance Calendar — Monthly and milestone checklists
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Back Matter: About Hey Bodie

Section 1: Your Home's Story

Keep a detailed record of your property, owners, utilities, and insurance — the foundation of this journal.

 Did You Know? Homes with complete maintenance records sell 5–10% faster!

Property Profile

Field	Fill-In

Homeowner Information

Owner Name(s)	Phone	Email

Utilities & Service Accounts

Utility	Provider	Account #	Notes

Insurance Information

Insurance Company	Policy Number	Agent Name & Phone	Coverage Amount	Deductible	Annual Premium

Important Documents Checklist

- Deed
- Survey
- Title Insurance
- Home Inspection Report
- Appraisal
- Warranties (Roof, HVAC, Appliances)
- HOA Documents (if applicable)
- Property Tax Records

Section 2: Major Systems Guide

For each major system, record what it is, expected lifespan, maintenance schedule, warning signs, system details, and service history.

💡 Did You Know? A new HVAC filter costs \$15. A new compressor costs \$2,000+. Regular maintenance pays!

HVAC (Heating & Cooling)

What It Is: The system that provides heating and cooling to your home, including the furnace, heat pump, or air conditioner, plus ductwork and vents.

Expected Lifespan: 15–20 years

Maintenance Schedule:

- Change filters — monthly/quarterly (depending on filter type)
- Professional service/inspection — twice yearly (spring & fall)
- Keep outdoor unit clear of debris — seasonally

Warning Signs:

- Strange noises from unit
- Weak or uneven airflow
- Uneven temperatures across rooms
- Sudden spike in energy bills

System Details

Brand/Model	Serial #	Install Date	System Type	Filter Size	Notes

Service History

Date	Service Provider	Work Performed	Cost	Notes

Plumbing & Water Heater

What It Is: Pipes, fixtures, water heater, and drainage systems that deliver and remove water from your home.

Expected Lifespan: Water heaters 8–12 years; pipes often 50–70 years

Maintenance Schedule:

- Flush water heater — annually
- Check for leaks — monthly
- Inspect pressure relief valve — annually

Warning Signs:


- Rusty water
- Low water pressure
- Noises from heater
- Slow drains

System Details

Water Heater Type	Brand/Model	Capacity	Install Date	Pipe Material	Notes

Service History

Date	Service Provider	Work Performed	Cost	Notes

 Did You Know? Water heaters last 8–12 years. Check the install date on yours!

Electrical System

What It Is: Service panel, wiring, outlets, and safety devices that power your home.

Expected Lifespan: Panel 25–40 years; wiring 50–70 years

Maintenance Schedule:

- Test GFCI outlets — monthly
- Inspect panel — annually
- Check for overloaded circuits — as needed

Warning Signs:

- Flickering lights
- Frequent breaker trips
- Burning smell or warm outlets

System Details

Panel Brand/Size	Number of Circuits	Install Date	Major Upgrades	Notes

Service History

Date	Service Provider	Work Performed	Cost	Notes

Roof & Gutters

What It Is: Roof covering, underlayment, flashings, and gutters/downspouts that protect the structure.

Expected Lifespan: Asphalt shingles 20–25 years; metal 40–70 years; tile 50+ years

Maintenance Schedule:

- Inspect roof — twice yearly (spring & fall)
- Clean gutters — spring & fall
- Check after storms — as needed

Warning Signs:


- Missing or curled shingles
- Granules in gutters
- Water stains on ceilings
- Sagging areas

System Details

Roof Material	Install Date	Warranty Info	Last Inspection	Notes

Service History

Date	Service Provider	Work Performed	Cost	Notes

 Did You Know? Cleaning gutters twice yearly prevents \$10,000+ in foundation damage

Foundation & Structure

What It Is: Foundation, load-bearing walls, beams, and structural systems.

Expected Lifespan: 100+ years with proper maintenance

Maintenance Schedule:

- Inspect for cracks — annually
- Maintain proper grading & drainage — ongoing
- Keep gutters functioning — ongoing

Warning Signs:

- Stair-step cracks in masonry
- Doors/windows sticking
- Uneven floors

System Details

Foundation Type	Known Issues	Waterproofing Date	Notes

Service History

Date	Service Provider	Work Performed	Cost	Notes

Insulation & Ventilation

What It Is: Insulation in walls/attic and ventilation systems (exhaust fans, attic vents) that maintain comfort and protect from moisture.

Expected Lifespan: Insulation generally lasts indefinitely; mechanical ventilation 15–20 years

Maintenance Schedule:

- Check attic insulation — annually
- Ensure vents are unblocked — seasonally
- Clean ventilation fans — annually

Warning Signs:

- High energy bills
- Ice dams on roof
- Uneven temperatures

System Details


Area	R-Value	Type	Install Date	Condition	Notes

Service History

Date	Service Provider	Work Performed	Cost	Notes


Section 3: Appliance Registry

Track every appliance. Knowing install dates and lifespans helps you budget for replacements before emergencies.

 Did You Know? Refrigerators account for 8% of your electricity use. Newer models can cut that in half!

Section 4: Smart Home Tracker

Modern homes are getting smarter. Track your connected devices, apps, and automation systems here.

 Did You Know? Smart thermostats typically pay for themselves within 2 years through energy savings



Section 5: The Maintenance Calendar

Regular maintenance protects your investment and prevents costly repairs. Check off tasks as you complete them.

January

- Change HVAC filters
- Test smoke & CO detectors
- Check for ice dams on roof
- Inspect pipes in unheated areas
- Test sump pump
- Review emergency preparedness supplies

Why it matters: Changing filters improves air quality and efficiency.

February

- Check weatherstripping on doors/windows
- Vacuum refrigerator coils
- Test garage door safety features
- Check water heater temperature setting
- Inspect basement for moisture

March (Spring)

- Clean gutters & downspouts
- Inspect roof for winter damage
- Check foundation for cracks
- Service air conditioner (schedule)
- Test exterior outlets
- Power wash siding/deck
- Fertilize lawn

April

- Inspect and repair window screens
- Check exterior caulking
- Clean dryer vent
- Trim trees/shrubs away from house
- Test irrigation system
- Check attic for leaks/pests

May

- Clean or replace AC filters
- Inspect deck/fence for repairs
- Check/seal driveway and walkways
- Service lawn mower
- Clean outdoor furniture
- Inspect chimney

June (Summer)

- Check and adjust sprinkler system
- Inspect plumbing for leaks
- Clean range hood filters
- Check water pressure
- Inspect for pests
- Clean grill

July

- Inspect and clean gutters
- Check basement for moisture
- Test sump pump
- Trim vegetation near AC unit
- Check window locks and security

August

- Flush water heater
- Check/replace AC filters
- Inspect attic ventilation
- Pressure wash exterior
- Check garage door operation

September (Fall)

- Service furnace/heat pump (schedule)
- Winterize exterior faucets
- Clean gutters again
- Check weatherstripping
- Test emergency generator
- Reverse ceiling fan direction

October

- Clean chimney (if applicable)
- Check insulation in attic/crawl spaces
- Drain and store garden hoses
- Apply fall fertilizer
- Store outdoor furniture
- Check furnace filters

November

- Test smoke & CO detectors
- Clean out dryer vent
- Check for drafts and seal
- Inspect fireplace/chimney
- Bleed radiators (if applicable)
- Deep clean carpets

December (Winter)

- Change furnace filter
- Check for ice dams
- Keep vents/exhaust clear of snow
- Test all GFCI outlets
- Inspect pipes for freezing risk
- Review home inventory for insurance

Annual 'Big Ticket' Tasks

- Professional HVAC service (spring & fall)
- Professional chimney cleaning (if applicable)
- Septic tank pumping (every 3–5 years)
- Carpet deep cleaning
- Exterior painting touch-ups
- Driveway sealing

5-Year Milestone Tasks

- Water heater replacement evaluation
- Repaint interior rooms
- Check/replace caulk around tubs/showers
- Inspect/replace washing machine hoses
- Professional duct cleaning

10-Year Milestone Tasks

- Major appliance replacement planning
- Exterior paint refresh
- Deck refinishing/repair
- HVAC system evaluation




Section 6: Room-by-Room Records

Never guess paint colors or forget flooring details again. Document every room for easy reference.

Section 7: Landscaping & Exterior

Your home's exterior and landscaping need care too. Track plantings, services, and exterior maintenance.

 Did You Know? Mature trees can add \$1,000–\$10,000 to your home's value

Lawn Care Log

Service Provider	Annual Contract Amount	Fertilizer Products Used	Weed Control Products	Aeration Schedule	Seeding History

Tree Inventory

Species	Location	Planting Date	Last Trimming	Health Notes

Garden Beds & Plantings

Bed Location	Plants/Flowers	Planting Date	Care Requirements	Mulch Type & Date

Irrigation System

System Type: _____
 Install Date: _____
 Number of Zones: _____
 Controller Brand/Model: _____

Service History

Date	Service Provider	Work Performed	Notes

Exterior Maintenance Log

Area	Last Service Date	Work Performed	Next Due	Notes

Bodie's Favorite Spots - Outdoor Projects & Ideas

Section 8: Pest Control & Prevention

Staying ahead of pests protects your home and your family's health.

💡 Did You Know? Termite damage isn't covered by most homeowners insurance — prevention is key!

Service Provider Information

Company Name	Contact Info	Service Frequency	Annual Cost	Contract Terms

Treatment History Log

Date	Type of Treatment	Areas Treated	Pests Targeted	Cost	Technician Notes

Problem Areas Identified

Location	Type of Pest	Severity	Treatment Applied	Follow-up Required

Prevention Measures

- Seal foundation cracks
- Install door sweeps
- Screen vents and chimneys
- Remove standing water
- Trim vegetation from house
- Store firewood away from structure
- Regular inspections



Section 9: Security Systems

Document your home security setup for quick reference and service needs.

Alarm System Details

Security Company: _____

Monitoring Service: _____

Account Number: _____

Monthly Cost: _____

Contract Terms: _____

Master Code: _____

User Codes: _____

Duress Code: _____

System Panel Location: _____

Camera System

Camera Location	Brand/Model	Install Date	Viewing App	Notes

Security Hardware Inventory

Door Locks (brand, rekey history): _____

Window Locks: _____


Motion Sensor Locations: _____

Glass Break Sensor Locations: _____

Door/Window Contact Sensors: _____

Section 10: Renovation Project Logs

Document every improvement. Homeowners who prove upgrades with receipts and photos typically add \$5,000–\$50,000+ to resale value.

 Did You Know? Minor kitchen remodels return an average 72% ROI at resale

Project Planning Template

Project Name: _____

Date Started: _____ Date Completed: _____

Contractor/Company: _____

Contact Info: _____

Permits Required: Yes No Permit #: _____

Budget Planning

Estimated Cost: \$ _____

Actual Cost: \$ _____


Variance: \$ _____

Materials Used

Work Performed

Section 11: Energy & Efficiency

Track your home's energy use and efficiency improvements. Going green saves money and adds value.

 Did You Know? LED bulbs use 75% less energy and last 25x longer than incandescent



Section 12: Trusted Service Providers

Build your trusted network. Having reliable contacts saves time and stress when you need help.

Emergency Shut-off Details

System	Location	How to Shut Off	Tools Needed	Notes

Emergency Contacts

911 (Police/Fire/EMS)

Poison Control: 1-800-222-1222

Local Police (non-emergency): _____

Local Fire (non-emergency): _____

Nearest Hospital: _____

Electric Company: _____

Gas Company: _____

Water Company: _____

Plumber (24-hour): _____


Electrician (24-hour): _____

HVAC (24-hour): _____

Disaster Preparedness Checklists

Fire:

- Working smoke detectors on every level
- Fire extinguishers accessible
- Escape plan practiced
- Important documents in fireproof safe

 **Did You Know?** Knowing where your main water shutoff is can save you thousands of dollars in 60 seconds



Section 14: Financial Tracker

Track your home-related expenses for budgeting, taxes, and resale value calculation.

Major Expense Planning

Item	Current Age	Expected Replacement Year	Estimated Cost	Savings Goal

Section 15: Preparing to Sell

When it's time to sell, this journal is your secret weapon. Use this section to prepare.

Pre-Listing Maintenance Checklist

- Deep clean entire house
- Touch up paint throughout
- Repair all minor issues (leaks, squeaks, sticking doors)
- Clean/repair all caulking
- Pressure wash exterior
- Clean gutters
- Landscape refresh
- Replace worn hardware
- Update light fixtures if dated
- Professional carpet cleaning
- Declutter and depersonalize
- Stage key rooms

Documentation Package for Buyers

Gather copies of:

- All receipts from this journal
- Warranties still in effect
- Service records
- Renovation permits & certificates
- Property survey
- Recent inspection reports
- Utility bill averages
- HOA documents
- This complete journal (provide copy or offer digital version)

Value-Add Summary

Purchase Price: \$ _____

Major Improvements: \$ _____

System Upgrades: \$ _____

Landscaping: \$ _____

Total Invested: \$ _____

This journal proves your home has been loved and maintained. That peace of mind is priceless to buyers!



About Hey Bodie

Love this journal? Imagine having all this information backed up digitally, searchable, and accessible from anywhere.

Hey Bodie is the digital home management platform that works alongside this journal. Upload photos of receipts, scan warranty cards, set maintenance reminders, and build a complete digital record of your home's history.

Benefits of Going Digital

- Never lose a receipt or warranty again
- Search your entire home history instantly
- Get automatic maintenance reminders
- Share your home's story with future buyers
- Access from your phone, tablet, or computer
- Prove upgrades and potentially add thousands to resale value

Learn more at: heybodie.com

Happy home maintaining! 🐾