First Night Manual

Everything to know about your home

Prepared for The Example Family

1234 Sample Ridge Dr, Frisco, TX 75034 (fictional example)

Built 2012 · 2,850 sq ft · 2 stories · Slab foundation

Prepared November 9, 2026 · FN-SAMPLE-0001

SAMPLE · EXAMPLE DATA

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SAMPLE MANUAL: every name, address, model number and date is example data. Photos are example illustrations.

YOUR HOME

At a glance

The few things to know on day one.

Item	Your home
Water shutoff	Garage, left of the water heater, red lever handle
Main breaker	Garage, left wall, 200 amp
HVAC filters	System 1 (downstairs): 20x25x1; System 2 (upstairs): 16x25x1
Water heater	50 gal natural gas made 2014
Smoke / CO alarms	6 found
Pool	In-ground plaster pool with attached spa

How to use this manual

Keep the PDF on your phone and print the shutoff page. Items marked "Send a photo" fill in when you send that photo; everything else already applies.

In an emergency

Gas or propane smell: leave the house, then call the gas or propane supplier and 911 from outside. Water leak: main water shutoff first. Sparks or smoke: main breaker off if safe, then call 911.

Notes

Seller left a spare 20x25x1 filter on the garage shelf (example).

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WHO TO CALL

Utilities and local info

Providers and local facts from public records. Anything not confirmed is marked.

Service	Provider	Status	Phone
Electric	Example Electric Co. (example)	Confirmed	(000) 000-0000
Water and sewer	City of Example (example)	Confirmed	(000) 000-0000
Natural gas	Example Gas (example)	Confirmed	(000) 000-0000

Watering rules

Example: city rules allow sprinklers twice a week, never 10 a.m. to 6 p.m. in summer. Your manual lists your provider's actual rules.

Before digging anywhere on the property (fence posts, trees, trenches), call 811 (Texas811) so buried lines are marked.

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WATER, GAS, ELECTRIC

Emergency shutoffs

Find these before you need them. Practice the water shutoff once.

Water (house shutoff)

Where: Garage, left of the water heater, red lever handle
How: Turn the red lever a quarter turn so it sits across the pipe. Water to the whole house stops.
Tool: None Source: Inspection report p. 26 (example)

Marker 7 on the garage utility wall map

Water (city meter)

Where: Meter box in the front yard near the curb, left of the driveway
How: Lift the lid and turn the curb valve a quarter turn with a meter key. Use only if the house shutoff fails.
Tool: Meter key (about $15 at a hardware store) Source: Inspection report p. 26 (example)

Gas (water heater only)

Where: Yellow gas line on the right side of the water heater
How: Turn the yellow handle so it sits across the pipe. This stops gas to the water heater only.
Tool: None Source: Inspection report p. 26 (example)

Marker 4 on the garage utility wall map

Gas (whole house)

Where: Gas meter on the right side of the house
How: Only if you smell gas and it is safe: leave the house first, then call the gas utility and 911 from outside. A turned-off meter must be relit by the utility.
Tool: Adjustable wrench (only if instructed) Source: Inspection report p. 26 (example)

Electric (whole house)

Where: Main breaker at the top of the panel in the garage
How: Flip the MAIN breaker to OFF. Every circuit in the house loses power.
Tool: Flashlight Source: Inspection report p. 26 (example)

Marker 1 on the garage utility wall map

WHAT YOU NEED

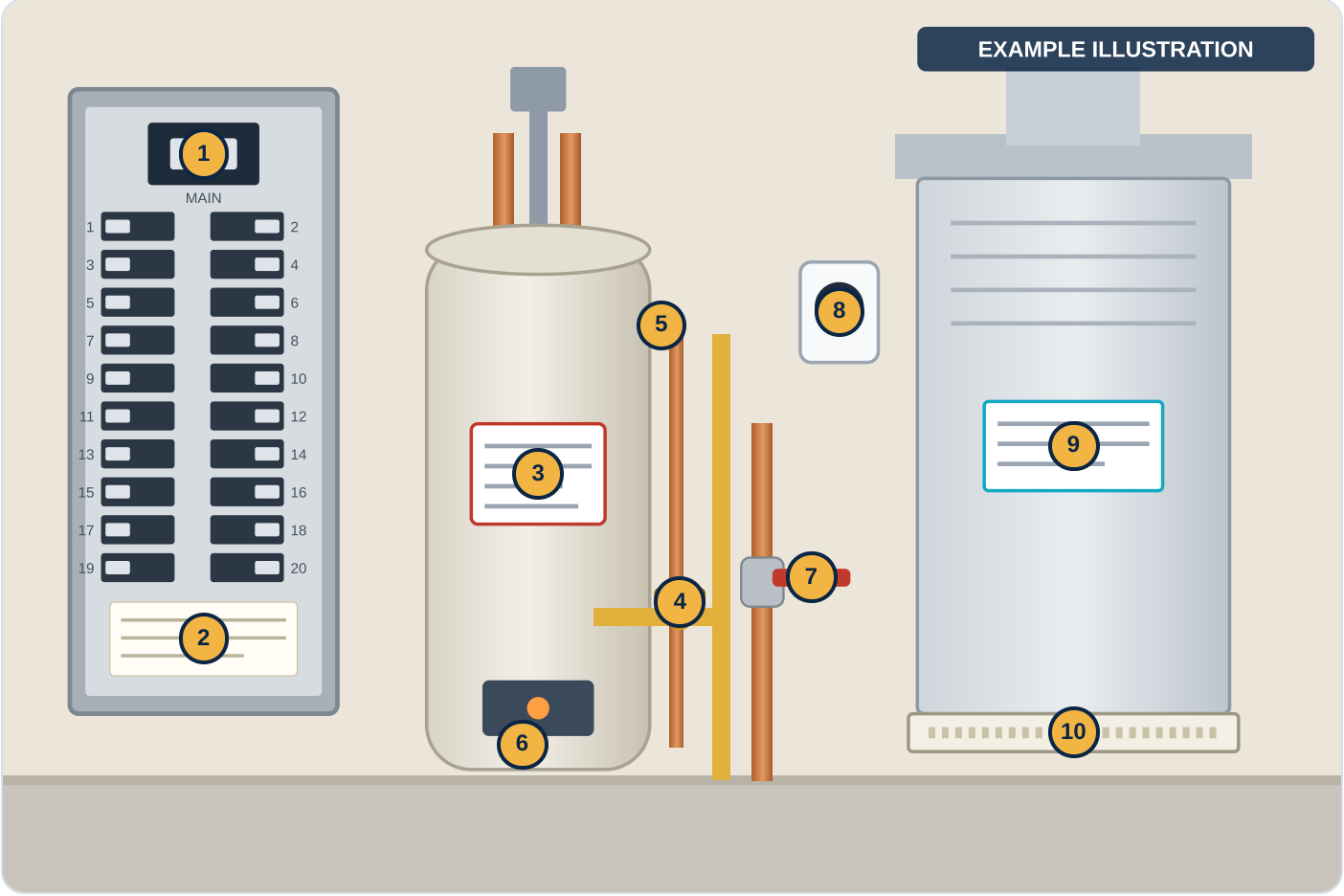
Water meter key Opens the curb valve at the meter
Amazon · Home Depot · Lowe's

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YOUR PHOTOS, LABELED

Photo map: Garage utility wall

Each number matches the list below.



Example illustration. In a real manual this is the customer's own photo.

1. **Main breaker**
   Shuts off power to the whole house
2. **Panel directory**
   Circuit list; see the breaker page
3. **Water heater data plate**
   Model, serial, size
4. **Water heater gas shutoff**
   Handle across the pipe = off
5. **Temperature and pressure relief valve**
   Never cap or plug the pipe below it
6. **Water heater drain valve**
   Used for the yearly flush
7. **Main water shutoff**
   Quarter turn shuts off the whole house
8. **Downstairs thermostat**
   Controls System 1
9. **Furnace data plate**
   System 1 model and serial
10. **Filter slot (20x25x1)**
    Arrow on the filter points toward the furnace

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ELECTRICAL

Breaker panel

Your circuit list, typed from the panel label.

Panel: Square D (example) · **Main:** 200 amp · **Location:** Garage, left wall Source: Inspection report p. 18 (example)

#	Size	What it powers
1	20 A	Kitchen counter outlets (left of sink)
2	20 A	Kitchen counter outlets (island)
3	20 A	Dishwasher and disposal
4	20 A	Refrigerator
5	30 A	Dryer (double breaker 5/7)
6	20 A	Microwave
7	30 A	Dryer (paired with 5)
8	20 A	Laundry room outlets / washer
9	40 A	AC condenser, System 1 (double breaker 9/11)
10	15 A	Garage lights and opener
11	40 A	AC condenser, System 1 (paired with 9)
12	20 A	Garage outlets (GFCI)
13	30 A	AC condenser, System 2 (double breaker 13/15)
14	15 A	Bedrooms 2 and 3 Confirm
15	30 A	AC condenser, System 2 (paired with 13)
16	15 A	Primary bedroom
17	20 A	Bathrooms (GFCI)
18	15 A	Furnaces and attic
19	20 A	Exterior outlets and irrigation controller
20	50 A	Pool equipment subpanel

A tripped breaker sits in the middle. Push it fully OFF, then back ON. If it trips again, unplug things on that circuit; if it still trips, call a licensed electrician. GFCI outlets (bathrooms, kitchen, garage, outside) have their own RESET button.

Filters, parts and tools for this section, with shopping links, are on the Tools and parts page.

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HVAC

Heating and cooling

Filter sizes, ages and the service rhythm.

System 1 (downstairs)

Indoor unit	Gas furnace, Carrier (example model 59SC5B080E17)
Outdoor unit	Carrier 3-ton AC (example model 24ACC636A003)
Made	2016 · heat 10 yrs (typical life 15-20 yrs) Good for now AC 10 yrs (typical life 12-15 yrs) Good for now
Filter	**20x25x1** · Slot at the bottom of the furnace in the garage · change every 2 months
Thermostat	Downstairs hallway

System 2 (upstairs)

Indoor unit	Gas furnace in attic, Carrier (example model 59SC5B060E14)
Outdoor unit	Carrier 2-ton AC (example model 24ACC624A003)
Made	2012 · heat 14 yrs (typical life 15-20 yrs) Plan ahead AC 14 yrs (typical life 12-15 yrs) Plan ahead
Filter	**16x25x1** · Return grille in the upstairs hallway ceiling · change every 2 months
Thermostat	Upstairs game room

Care

- Change the filter on schedule. Write the date on the filter frame.
- Keep 2 feet clear around the outdoor unit; hose off cottonwood and grass clippings in spring.
- Book an AC tune-up in March or April and a heating check in October.
- Pour a cup of white vinegar down the condensate line every 3 months in summer to stop clogs.
- If the AC runs but blows warm air, check the filter and breaker first, then call a technician.

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HOT WATER

Water heater

Age, flush and safety checks.

Unit	Rheem (example) XG50T06EC36U1 (example)
Type and fuel	50 gal, tank, natural gas
Made	2014 · 12 yrs (typical life 8-12 yrs) Past typical life
Location	Garage, center of the utility wall
Temperature	Set near 120°F

Source: Inspection report p. 27 (example)

Care

- Flush 2 to 3 gallons from the drain valve once a year to clear sediment (hard North Texas water).
- Lift the relief valve lever once a year; water should flow and stop. If it drips afterward, call a plumber.
- Have the anode rod checked every 3 to 5 years; it is what keeps the tank from rusting.
- Keep boxes and paint cans at least 18 inches away from a gas water heater.
- Water pooling under the tank means call a plumber now, and turn off the water to the heater.

WHAT YOU NEED

Water heater flush kit Yearly sediment flush
Amazon · Home Depot · Lowe's

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SAFETY

Smoke and CO alarms

Manufacture dates are printed on the back of each alarm.

Type	Location	Made	Status	Power
Smoke	Primary bedroom	2012	Past typical life	Hardwired with battery backup
Smoke	Bedroom 2	2012	Past typical life	Hardwired with battery backup
Smoke	Bedroom 3	2012	Past typical life	Hardwired with battery backup
Smoke	Downstairs hallway	2019	Good for now	Hardwired with battery backup
Smoke	Upstairs hallway	2019	Good for now	Hardwired with battery backup
Carbon monoxide	Downstairs hallway near the garage door	2019	Past typical life	Plug-in with battery backup

Care

- Press the test button on every alarm once a month.
- Replace backup batteries once a year (pick a date, like the fall time change).
- Replace any smoke alarm 10 years after its manufacture date (printed on the back).
- Replace CO alarms on the date printed on the unit, typically 5 to 7 years.
- Hardwired alarms are often interconnected: replace them with a compatible model.

WHAT YOU NEED

Alarm batteries (9V or AA, match your alarms) Yearly battery change
Amazon · Home Depot · Lowe's

Replacement smoke alarm (match hardwired brand) Replace at 10 years
Amazon · Home Depot · Lowe's

Carbon monoxide alarm Any home with gas, propane, a fireplace or attached garage
Amazon · Home Depot · Lowe's

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KITCHEN AND LAUNDRY

Appliances

Models, serials, ages, parts and where to find each manual.

Appliance	Serial	Made	Filter / part	Care and links
Refrigerator Samsung (example) RF28R7351SR (example)	EX-SN-0001	2020 Good for now	DA97-17376B (HAF-QIN, example)	Vacuum the coils twice a year; replace the water filter every 6 months. Find manual · Support and registration
Dishwasher Bosch (example) SHPM65Z55N (example)	EX-SN-0002	2019 Good for now	—	Clean the filter in the bottom of the tub monthly. Find manual · Support and registration
Gas range GE (example) JGB735SPSS (example)	EX-SN-0000	2017 Good for now	—	If you smell gas with burners off, leave and call the gas utility from outside. Find manual · Support and registration
Microwave GE (example) JVM7195SKSS (example)	EX-SN-0000	2017 Plan ahead	—	Clean or replace the grease filters under the unit every few months. Find manual · Support and registration
Washer LG (example) WM4000HWA (example)	EX-SN-0003	2021 Good for now	—	Run a cleaning cycle monthly and leave the door open to dry. Find manual · Support and registration
Dryer (electric) LG (example) DLE4000W (example)	EX-SN-0000	2021 Good for now	—	Clean the lint screen every load and the vent duct once a year (fire risk). Find manual · Support and registration
Garbage disposal InSinkErator (example) Badger 5 (example)	EX-SN-0000	2012 Past typical life	—	Reset button is on the bottom of the unit; a hex key in the bottom frees jams. Find manual
Garage door opener Chamberlain (example) B550 (example)	EX-SN-0000	2018 Good for now	—	Test the auto-reverse with a board on the floor every month. Find manual · Support and registration

Filters and parts for these appliances, with shopping links, are on the Tools and parts page.

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OUTSIDE

Irrigation, roof and gutters

The outdoor systems that cause the most surprise bills.

Irrigation

Controller	Rain Bird ESP-TM2, 8 zones (example) Garage wall next to the door to the house
Backflow preventer	Front left flower bed, near the hose bib
Irrigation shutoff	Brass valve just before the backflow preventer

- Check your city's watering schedule; many North Texas cities limit days and hours.
- Run each zone in spring and look for broken heads, geysers, and spray hitting the house.
- Water early morning, before 10 a.m., to cut evaporation.
- Insulate the backflow preventer before freezes and turn the controller to OFF or RAIN mode.
- If a zone will not shut off, turn off the irrigation shutoff valve, then call an irrigation tech.

WHAT YOU NEED

Backflow preventer insulated cover Freeze protection
Amazon · Home Depot · Lowe's

Roof and gutters Confirm

Roof	Composition (asphalt) shingle · about 14 yrs (typical life 15-25 yrs) Plan ahead Assumed original to the 2012 house; confirm with the seller's disclosure
Gutters	Front and back rooflines, 6 downspouts
Attic access	Pull-down ladder in the upstairs hallway

- Look at the roof from the ground after every hail or wind storm; save photos with dates for insurance.
- Clean gutters each spring and late fall; make sure downspouts drain away from the foundation.
- Check the attic once a year for water stains, daylight, or damp insulation.
- Keep tree limbs trimmed back from the roof.
- After hail, get a free inspection from a licensed roofer before calling insurance.

WHAT YOU NEED

Gutter scoop Spring and fall gutter cleaning
Amazon · Home Depot · Lowe's

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WHAT TO BUDGET FOR

Plan-ahead list

Oldest first, compared with typical service life.

Item	Age	Status
Garbage disposal	14 yrs (typical life 8-12 yrs)	Past typical life
Pool: Gas pool heater	14 yrs (typical life 8-12 yrs)	Past typical life
Water heater	12 yrs (typical life 8-12 yrs)	Past typical life
System 2 (upstairs) AC	14 yrs (typical life 12-15 yrs)	Plan ahead
Pool: Automation	14 yrs (typical life 10-15 yrs)	Plan ahead
Microwave	9 yrs (typical life 8-10 yrs)	Plan ahead
System 2 (upstairs) furnace	14 yrs (typical life 15-20 yrs)	Plan ahead
System 1 (downstairs) AC	10 yrs (typical life 12-15 yrs)	Good for now
Gas range	9 yrs (typical life 13-15 yrs)	Good for now
Dishwasher	7 yrs (typical life 9-12 yrs)	Good for now
Pool: Variable-speed pump	7 yrs (typical life 8-12 yrs)	Plan ahead
Pool: Salt cell	4 yrs (typical life 3-7 yrs)	Plan ahead
Roof	14 yrs (typical life 15-25 yrs)	Plan ahead
Garage door opener	8 yrs (typical life 10-15 yrs)	Good for now
System 1 (downstairs) furnace	10 yrs (typical life 15-20 yrs)	Good for now
Pool: Cartridge filter	7 yrs (typical life 10-15 yrs)	Good for now
Refrigerator	6 yrs (typical life 10-15 yrs)	Good for now
Washer	5 yrs (typical life 10-13 yrs)	Good for now
Dryer (electric)	5 yrs (typical life 10-13 yrs)	Good for now

Replace now

3 smoke alarm(s) are 10 or more years old: Primary bedroom, Bedroom 2, Bedroom 3.

Typical life ranges are general estimates, not inspections or guarantees. Hot Texas summers shorten AC and roof life.

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FROM YOUR INSPECTION REPORT

Repairs the inspector flagged

5 item(s) to fix or keep an eye on, in report order.

Quoted or summarized from your inspection report, with its page number. These are the inspector's findings on inspection day, not ours; some may already be repaired. Electrical, gas, plumbing, structural and HVAC work should be done by the licensed pro listed.

Item	What the inspector found	Who to call	Parts and tools
E. Walls (Interior and Exterior) Report p. 12 (example)	Example: gaps were observed in the exterior trim caulk at the front entry. Recommend sealing to keep water out.	Handyman **Local option:** Dallas Pool Patrol (214) 684-3254 · dallaspoolpatrol@icloud.com	**exterior caulk sealant** **Amazon** · **Home Depot** · **Lowe's**
B. Branch Circuits, Connected Devices, and Fixtures Report p. 19 (example)	Example: the garage GFCI outlet did not trip when tested. Recommend evaluation and correction by a licensed electrician.	Licensed electrician TDLR license search	Licensed work: no DIY parts listed.
C. Water Heating Equipment Report p. 27 (example)	Example: the water heater drain pan has no drain line. Recommend a licensed plumber add one.	Licensed plumber Texas State Board of Plumbing Examiners	Licensed work: no DIY parts listed.
H. Dryer Exhaust Systems Report p. 33 (example)	Example: lint buildup was observed at the dryer vent hood. Recommend cleaning the dryer exhaust duct.	Handyman **Local option:** Dallas Pool Patrol (214) 684-3254 · dallaspoolpatrol@icloud.com	**dryer vent cleaning kit** **Amazon** · **Home Depot** · **Lowe's**
B. Swimming Pools, Spas, Hot Tubs, and Equipment Report p. 36 (example)	Example: the pool light did not operate. Recommend repair by a qualified pool technician.	Pool service and repair **Local option:** Dallas Pool Patrol (214) 684-3254 · dallaspoolpatrol@icloud.com	None needed to start

Dallas Pool Patrol is owned by First Night Manual's founder. Get more than one quote if you like; you are never required to use it.

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NORTH TEXAS

Seasonal calendar

Twelve months, only the tasks that apply to this home.

January

- Test smoke and CO alarms
- Check for freeze damage around outdoor faucets
- Clean the pool filter

February

- Change HVAC filters
- Look over the roof and gutters after winter storms

March

- Book the AC tune-up before the spring rush
- Turn irrigation back on; check every zone
- Test smoke and CO alarms

April

- Change HVAC filters
- Clean gutters; check after hail
- Inspect the salt cell

May

- Hose off the outdoor AC units
- Check caulk around tubs, showers and windows
- Raise pump hours for summer

June

- Change HVAC filters
- Test smoke and CO alarms
- Vinegar down the AC condensate line

July

- Watch for brown spots and broken heads
- Clean the pool filter
- Inspect the salt cell

August

- Change HVAC filters
- Clean the dryer vent duct
- Vinegar down the AC condensate line

September

- Test smoke and CO alarms
- Flush the water heater
- Check the attic for leaks

October

- Change HVAC filters
- Book the heating check
- Inspect the salt cell
- Replace alarm batteries at the time change

November

- Clean gutters after leaves drop
- Buy faucet covers and a backflow cover
- Lower pump hours; confirm freeze protection

December

- Change HVAC filters
- Test smoke and CO alarms
- Review the freeze plan before the first hard freeze

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WINTER STORMS

Texas freeze plan

Written for this house, so you are not searching online during an outage.

Before a hard freeze

- Disconnect garden hoses and cover outdoor faucets with foam covers.
- Wrap the irrigation backflow preventer (Front left flower bed, near the hose bib) with an insulated cover or towels and a bag.
- Set the irrigation controller (Garage wall next to the door to the house) to OFF or RAIN mode.
- Open sink cabinet doors on outside walls so warm air reaches the pipes.
- Know the main water shutoff: Garage, left of the water heater, red lever handle.
- Keep the thermostat at 55°F or higher, even if you leave town.

During the freeze

- Let faucets on outside walls drip, hot and cold.
- If the power goes out, keep cabinet doors open and keep drips running.
- Never heat pipes with an open flame; use a hair dryer on low.

If a pipe bursts

- Turn off the main water shutoff right away: Garage, left of the water heater, red lever handle.
- Turn the water heater to VACATION or PILOT (gas) or off at its breaker (electric).
- Open the lowest faucet to drain the pipes, then take photos for insurance.
- Call a licensed plumber; move valuables away from wet areas.

Pool in a freeze

- Keep freeze protection on in the automation so the pump runs when it gets near freezing.
- Never turn the pool equipment off during a freeze; moving water does not freeze as easily.
- If the power will be out for hours below freezing, call a pool pro about draining the equipment.

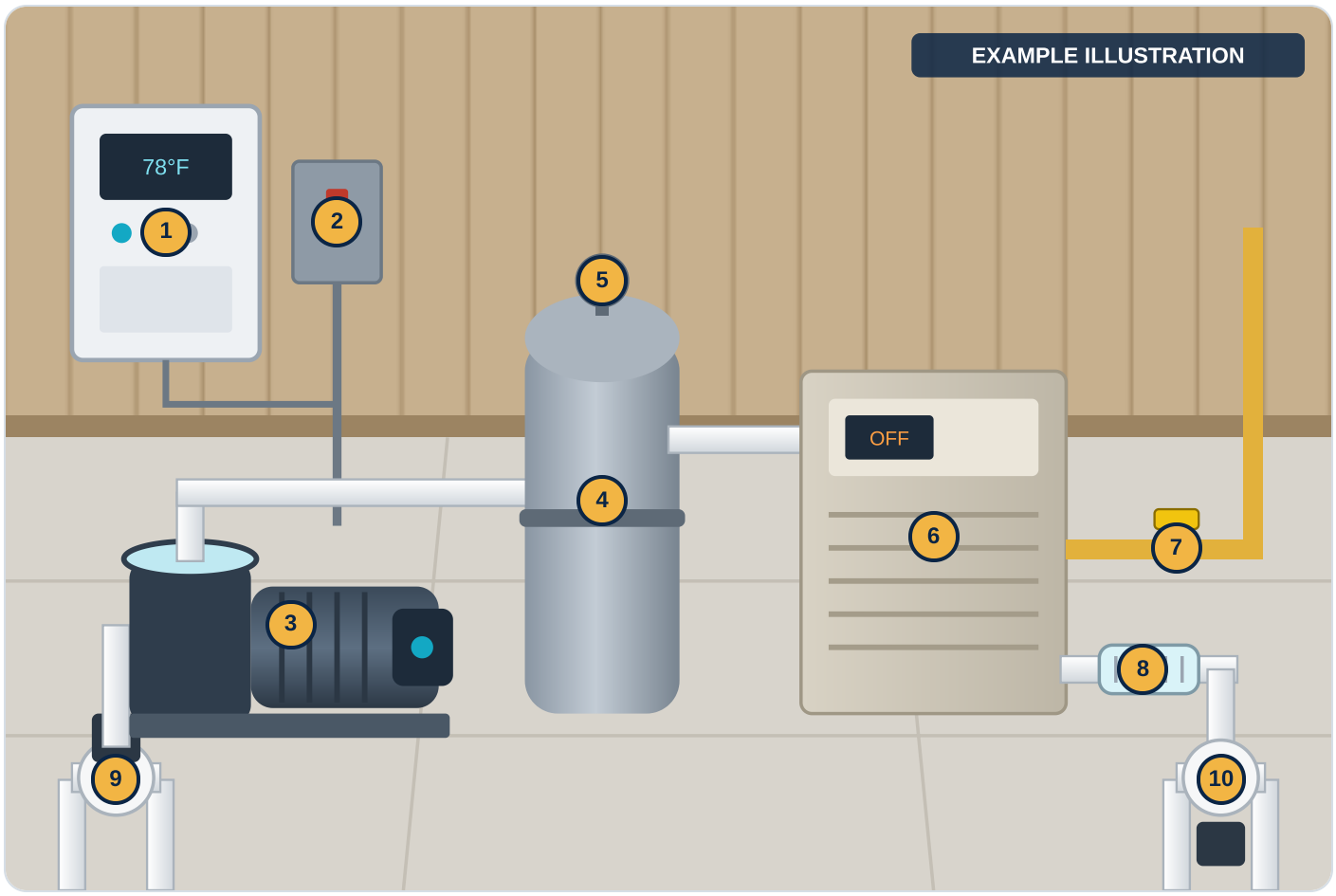
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POOL AND SPA

Pool equipment map ADD-ON

In-ground plaster pool with attached spa · about 16,500 gallons (Estimated from listing measurements; confirm).



Example illustration. In a real manual this is the customer's own photo.

1. **Automation panel**
   Pool/spa mode, heater, schedules
2. **Pool equipment disconnect**
   Kills power to the pool equipment
3. **Pump and strainer basket**
   Empty the basket weekly
4. **Cartridge filter**
   Clean when pressure is 8-10 psi above clean
5. **Pressure gauge and air relief**
   Clean pressure: 14 psi
6. **Gas pool heater**
   Turn on from the automation panel
7. **Heater gas shutoff**
   Handle across the pipe = off
8. **Salt cell**
   Inspect every 3 months
9. **Suction valve (Valve A)**
   Pool or spa suction
10. **Return valve (Valve B)**
    Pool or spa return

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ADD-ON

Pool and spa ADD-ON

How your pool runs, in plain English.

Valve positions

Mode	Valve A (suction)	Valve B (return)
Pool (normal)	Pointing to POOL	Pointing to POOL
Spa	Pointing to SPA	Pointing to SPA
Spillover (spa flows into pool)	Pointing to POOL	Pointing to SPA

Turn the pump OFF before moving any valve by hand.

Equipment

Item	Age	Status
Variable-speed pump Pentair SuperFlo VS (example)	7 yrs (typical life 8-12 yrs)	Plan ahead
Cartridge filter Pentair Clean & Clear Plus 420 (example)	7 yrs (typical life 10-15 yrs)	Good for now
Gas pool heater Raypak 266,000 BTU (example)	14 yrs (typical life 8-12 yrs)	Past typical life
Salt cell Hayward AquaRite T-15 (example)	4 yrs (typical life 3-7 yrs)	Plan ahead
Automation Pentair EasyTouch (example)	14 yrs (typical life 10-15 yrs)	Plan ahead

Pump schedule

Season	Run time
Summer (Jun-Sep)	8 hours a day; 2,400 RPM for 2 hours, 1,600 RPM for 6 hours
Spring and fall	6 hours a day at 1,600 RPM, plus 1 hour at 2,400 RPM
Winter	4 hours a day at 1,500 RPM; freeze protection must stay on

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ADD-ON

Pool water and care ADD-ON

Targets and the routine that keeps it clear.

Water targets (Salt chlorine generator)

Test	Target
Free chlorine	At least 7.5% of your CYA level (CYA 70 means FC 5 or higher)
pH	7.4 to 7.8
Total alkalinity	60 to 90 ppm for salt pools
Calcium hardness	250 to 350 ppm for plaster
CYA (stabilizer)	60 to 80 ppm for salt pools
Salt	Follow the cell label; AquaRite cells run about 2,700 to 3,400 ppm

Clean filter pressure: 14 psi. For exact doses, enter your test results in a pool chemistry calculator such as Pool Math, and always follow the product label.

Weekly and monthly care

- Empty skimmer and pump baskets weekly (pump OFF before opening the pump lid).
- Test the water weekly; brush walls and steps weekly.
- Clean the cartridge filter when pressure is 8 to 10 psi above the clean reading.
- Inspect the salt cell every 3 months; clean only if scale is visible.
- Keep the water level mid-skimmer; top off with a hose during Texas summers.

WHAT YOU NEED

Pool test kit (FAS-DPD, e.g. Taylor K-2006) Accurate weekly testing
Amazon · Home Depot · Lowe's

Pool test strips (quick checks) Between full tests
Amazon · Home Depot · Lowe's

Filter cartridge cleaning wand Filter cleaning
Amazon · Home Depot · Lowe's

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SHOPPING LIST

Tools and parts for your home

Everything the tasks in this manual call for, matched to your equipment where we know it.

Heating and cooling

HVAC filter 16x25x1 Change every 1 to 3 months	Amazon · Home Depot · Lowe's
HVAC filter 20x25x1 Change every 1 to 3 months	Amazon · Home Depot · Lowe's
AC condensate line cleaner Stops summer drain clogs	Amazon · Home Depot · Lowe's

Water heater

Water heater flush kit Yearly sediment flush	Amazon · Home Depot · Lowe's

Appliances

Refrigerator water filter (DA97-17376B (HAF-QIN, example)) Replace every 6 months	Amazon · Home Depot · Lowe's
Refrigerator coil brush Twice-a-year coil cleaning	Amazon · Home Depot · Lowe's
Dryer vent cleaning kit Yearly vent cleaning (fire risk)	Amazon · Home Depot · Lowe's
Garbage disposal hex wrench Frees a jammed disposal	Amazon · Home Depot · Lowe's

Smoke and CO alarms

Alarm batteries (9V or AA, match your alarms) Yearly battery change	Amazon · Home Depot · Lowe's
Replacement smoke alarm (match hardwired brand) Replace at 10 years	Amazon · Home Depot · Lowe's
Carbon monoxide alarm Any home with gas, propane, a fireplace or attached garage	Amazon · Home Depot · Lowe's

Breaker panel

Circuit breaker finder Map unlabeled breakers	Amazon · Home Depot · Lowe's
GFCI outlet tester Monthly GFCI checks	Amazon · Home Depot · Lowe's
Breaker panel label kit Clean, readable labels	Amazon · Home Depot · Lowe's

Texas freeze plan

Insulated outdoor faucet covers Before every hard freeze	Amazon · Home Depot · Lowe's
Foam pipe insulation Exposed pipes and well lines	Amazon · Home Depot · Lowe's

Emergency shutoffs

Water meter key Opens the curb valve at the meter	Amazon · Home Depot · Lowe's

Irrigation

Backflow preventer insulated cover Freeze protection	Amazon · Home Depot · Lowe's

Roof and gutters

Gutter scoop Spring and fall gutter cleaning	Amazon · Home Depot · Lowe's

Pool and spa

Pool test kit (FAS-DPD, e.g. Taylor K-2006) Accurate weekly testing	Amazon · Home Depot · Lowe's
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Filter cartridge cleaning wand Filter cleaning	Amazon · Home Depot · Lowe's

Some links in this manual are affiliate links. As an Amazon Associate, First Night Manual earns from qualifying purchases. We may also earn a commission from The Home Depot and Lowe's. It never changes your price, and we only list what the task needs.

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SAFETY AND NEXT STEPS

When to call a pro

Some jobs are worth a call, not a video.

- Any gas smell, gas line work, or a pilot that will not stay lit: gas utility or licensed plumber.
- Breakers that keep tripping, warm outlets, buzzing, or scorch marks: licensed electrician.
- Water under the water heater, a running water meter with all fixtures off: licensed plumber.
- Roof leaks or hail damage: licensed roofer.
- AC not cooling after checking the filter and breaker: HVAC technician.
- Foundation cracks wider than a credit card, or doors that suddenly stick: foundation specialist.

SAMPLE MANUAL: every name, address, model number and date is example data. Photos are example illustrations.

NEAR YOUR HOME

Trusted local pros

Who to call, chosen by public ratings. Keep this page handy.

Example data. Real manuals list pros rated 4.7+ stars with 20+ public reviews, best first, with the date we checked. Ratings and review counts are public Google ratings and change over time; call more than one and check licenses for licensed trades.

Trade	Top-rated near you
Plumber	**Featured partner** **Example Featured Plumber** (555) 010-0199 Example of a paid Featured partner spot. Featured partners are labeled and must meet the same rating bar. **Example Plumbing Co.** 4.9★ (312 reviews) (555) 010-0101 · Google Maps **Sample Drain & Pipe** 4.8★ (145 reviews) (555) 010-0102 · Google Maps
Electrician	**Example Electric LLC** 4.9★ (88 reviews) (555) 010-0201 · Google Maps
Heating and air (HVAC)	**Example Air & Heat** 5.0★ (240 reviews) (555) 010-0301 · Google Maps **Sample Comfort Services** 4.8★ (97 reviews) (555) 010-0302 · Google Maps
Roofer	**Example Roofing** 4.9★ (201 reviews) (555) 010-0401 · Google Maps
Handyman	**Example Handyman Services** 4.8★ (64 reviews) (555) 010-0501 · Google Maps
Pool service	**Example Pool Care** 4.9★ (130 reviews) (555) 010-0601 · Google Maps
Pest control	**Example Pest Control** 4.9★ (176 reviews) (555) 010-0701 · Google Maps
Lawn and landscaping	**Example Lawn & Garden** 4.8★ (52 reviews) (555) 010-0801 · Google Maps

Nobody paid to be in the rated list. Featured partners, when shown, are paid placements and are labeled. Your realtor receives nothing from any listing.

SAMPLE MANUAL: every name, address, model number and date is example data. Photos are example illustrations.

RECORDS AND SOURCES

Things to confirm

What we could not confirm yet, and where every fact came from.

Not confirmed from records or photos yet. Items marked Confirm or Send a photo are listed or covered here.

- Breaker 14 label is handwritten and hard to read in the photo; confirm which rooms it powers.
- Roof age is assumed from the year built; check the seller's disclosure or ask a roofer.
- Pool volume is estimated; confirm with a pool pro or the original builder's paperwork.
- System 2 furnace data plate was partly hidden; model taken from the outdoor unit.

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