GETTING STARTED AS A NEW HOME BUYER



KeytoNewEnglandTeam.com

GUTTER SYSTEMS

GUTTERS PLAY A CRUCIAL ROLE IN MAINTAINING THE STRUCTURAL INTEGRITY OF A BUILDING AND PROTECTING IT FROM WATER DAMAGE.

THEY ARE VITAL IN PROTECTING YOUR HOME'S FOUNDATION AND IN PRESERVING YOUR ROOF AND SOFFITS. MAKE SURE TO ADD GUTTER EXTENSIONS TO CARRY WATER FURTHER AWAY



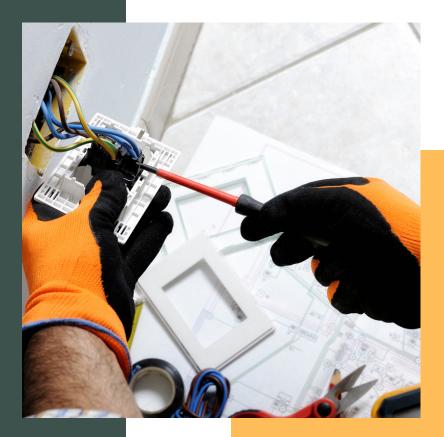


ELECTRICAL

ALUMINUM WIRING: IF YOUR HOME WAS BUILT BETWEEN THE MID-1960S AND MID-1970S, IT MIGHT HAVE ALUMINUM WIRING, A LICENSED ELECTRICIAN CAN INSPECT AND ADVISE ON UPDATES.

KNOB & TUBE: COMMON BETWEEN 1880-1940S. COPPER WIRES RUN THROUGH PORCELAIN KNOBS, RUNNING THROUGH THE LUMBER FRAMING OF A HOME, THERE IS NO GROUNDING WIRE.

LOOK FOR GFCI'S IN KITCHEN & BATHS. MAKE SURE YOU DON'T OVERLOAD CIRCUITS AND FAMILARIZE YOURSELF WITH THE BASICS.





HUMIDITY LEVELS

MAINTAINING APPROPRIATE HUMIDITY LEVELS IN YOUR HOME IS ESSENTIAL FOR COMFORT, HEALTH AND THE WELL-BEING OF YOUR PROPERTY.

IDEAL RANGE: 30%-50%

ABOVE THAT RANGE CAN PROMOTE THE GROWTH OF MOLD, MILDEW, AND DUST MITES, WHICH CAN TRIGGER ALLERGIES AND RESPIRATORY PROBLEMS.

BELOW THAT RANGE CAN LEAD TO DRY SKIN, IRRITATED EYES, AND RESPIRATORY DISCOMFORT. IT CAN ALSO CAUSE WOOD FURNITURE TO CRACK OR WARP.





WINDOW SEALS

MOISTURE PROTECTION: WINDOW SEALS HELP PREVENT WATER FROM INFILTRATING YOUR HOME BY DIRECTING RAINWATER AWAY FROM THE WINDOW FRAME AND INTERIOR.

INSULATION: PROPERLY SEALED WINDOWS CONTRIBUTE TO ENERGY EFFICIENCY BY MINIMIZING DRAFTS AND HEAT LOSS DURING COLDER MONTHS. APPROX 30% OF A HOME'S HEATING ENERGY IS LOST THROUGH WINDOWS.





MECHANICAL MAINTENANCE

REMEMBER TO CHANGE YOUR FURNACE FILTER AT LEAST X2 A YEAR WITH A HIGHER GRADE FILTER. SCHEDULE DUCT CLEANING, AND CLEAN YOUR BASEBOARD HEATERS.



SCHEDULE YEARLY INSPECTION FOR YOUR HOT WATER HEATER, WHICH INCLUDES FLUSHING YOUR TANK AND TESTING PRESSURE AND TEMPERATURE. SETTING ALERT REMINDERS IN YOUR PHONE'S CALENDAR IS A GREAT TIP!



GET TO KNOW YOUR HOME

FAMILIARIZE YOURSELF WITH THE LOCATION OF KEY UTILITIES, SUCH AS WATER SHUT-OFF VALVES, CIRCUIT BREAKERS, AND GAS METERS. THIS KNOWLEDGE WILL BE ESSENTIAL IN CASE OF EMERGENCIES.

CHECK UNDER ALL YOUR SINKS AND WATER AREAS FROM TIME TO TIME.





ENERGY EFFICIENCY

INVEST IN ENERGY-EFFICIENT APPLIANCES AND CONSIDER MAKING UPGRADES LIKE SEALING WINDOWS, DOOR SWEEPS, ADDING INSULATION, AND USING PROGRAMMABLE SMART THERMOSTATS TO SAVE ON UTILITY BILLS. UNPLUG ITEMS WHEN NOT IN USE.

THERE ARE NO-COST HOME & ENERGY AUDITS AVAILABLE- IN RHODE ISLAND: RISE ENGINEERING, & RI OFFICES OF ENERGY RESOURCES. MASS SAVE FOR MASSACHUSETTS & ENERGIZECT FOR CONNECTICUT.





HOME

WARRANTY

CONSIDER GETTING A HOME WARRANTY THAT CAN COVER REPAIRS OR REPLACEMENTS OF MAJOR SYSTEMS AND APPLIANCES IN YOUR HOME.

AVERAGE REPLACEMENT COSTS FOR HEAT RUNS AROUND \$4500, AC AVERAGE REPLACEMENT \$5500. APPLIANCES AND SOMETIMES POOLS ARE ALSO COVERED.

DO YOUR RESEARCH AND READ THE FINE PRINT. IF YOU DECIDE IT'S NOT FOR YOU, SET ASIDE THE MONEY IN A SAVINGS ACCOUNT MONTHLY VS PAYING A WARRANTY COMPANY.





LAWN & PEST MAINTENANCE

IN VERY EARLY SPRING, IT'S A GOOD TIME TO INSPECT & TREAT YOUR LAWN FOR PESTS. TICKS, GRUBS & OTHER PESTS ARE HIGHLY ACTIVE AS EARLY AS MARCH.

IN THE FALL, RODENT ACTIVITY INCREASES AS MICE LOOK FOR WARM AREAS TO NEST.

YOU CAN BUDGET FOR PEST CONTROL OR GO THE DIY OPTION. PESTIE, & SUNDAY (FOR LAWN CARE) ARE 2 OPTIONS TO THAT SHIP TO YOUR DOOR. THERE ARE NATURAL REPELLANT OPTIONS AS WELL. BEST PLAN IS TO BE PRO-ACTIVE!





MAXIMIZE YOUR HOME'S POTENTIAL

DOES YOUR NEW KITCHEN HAVE AWKWARD SPACES, SUCH AS A CORNER CABINET? LAZY SUSANS COME IN MANY SIZES AND MAKES THE HARD TO REACH AREAS MUCH MORE ACCESSIBLE. ALSO A GREAT OPTION FOR THE FRIDGE!

USE MULTI-FUNCTIONING FURNITURE, SUCH AS A STORAGE OTTOMANS WITH A TRAY TO ALSO WORK AS COFFEE TABLE STORAGE FOR COZY BLANKETS AND EXTRA SEATING IN A PINCH.

PULL OUT SHELVING UNDER A SINK AND HANG OVER THE DOOR COAT RACKS ARE SOME OTHER QUICK TIPS.





