



# GETTING STARTED AS A NEW HOME BUYER

Tips



[KeytoNewEnglandTeam.com](http://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 FAMILIARIZE 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.**





**exp**<sup>®</sup>  
REALTY