

Home Set Up Tips

When moving into a resale home there are some things that you will want to take care of. These items relate to the house itself and are done just once.

- ✚ **Smoke detectors** – Install or replace as needed. Smoke detectors should be replaced every 10 years. As it is sometimes difficult to know how old smoke detectors are we recommend replacing them all.
- ✚ **Carbon monoxide detectors** – Provide per the manufacturer's recommendations, typically in every sleeping area.
- ✚ **Locks** – change the locks on all exterior doors. Deadbolts improve security and may reduce insurance costs.
- ✚ **Heating and air conditioning systems** – have these inspected and serviced. We recommend setting up a regular service contract to ensure that the equipment is properly maintained.
- ✚ **Main shutoffs** – find and mark the main shutoffs for the heating, electrical and plumbing system. We need to be able to shut things off quickly in an emergency.
- ✚ **Electrical circuits** – label the circuits in the electrical panel so you can shut off the right fuse or breaker quickly when needed.
- ✚ **Wood burning appliances** – have the chimney inspected and swept as needed
- ✚ **Outdoor air conditioning unit** – Make sure there is at least 3 feet clear around the air conditioner. Cut back trees and shrubs as needed.
- ✚ **Clothes washing machines** – use braided steel hose rather than rubber hose for connecting the washing machine to the supply pipes. This reduces the risk of water damage due to a ruptured hose
- ✚ **Clothes dryers** – use smooth walled not corrugated metal exhaust ducts to vent clothes dryer outdoors. Keep the run as short and straight as possible.
- ✚ **Fire extinguishers** – provide at least one on every floor. The fire extinguisher near the kitchen should be suitable for grease fires.
- ✚ **Fire escape routes** – plan fire escape routes from the upper floors and all areas of the home. Provide rope ladders if necessary. Safety improvements – if your home inspector has recommended any safety improvements, these should be taken care of immediately. This often includes electrical issues and trip and fall hazards, for example.