



Home Buyers Checklist

WHEN YOU'RE LOOKING AT HOMES;

1. You can easily check for a water or gas leak by first making sure all valves are closed and then looking at the meter. If anything (triangle indicator or numbers) is moving, even slightly, you probably have a leak somewhere.
2. Bring a marble or golf ball to test the level of the floors.
3. Look for termite treatment/inspection stickers under kitchen sink, on water heater, or on electrical panel.
4. A quick inspection of water heater often reveals the type of piping in the house. Often plumbers write the year installed on tank.
5. When in the kitchen, always look under the kitchen sink for evidence of water leaks and pests.
6. Toilet tanks are a great test tube for seeing what's in the water such as minerals and sand. It's a quick way to tell if a filtration system is needed. (e.g. orange = high iron count)
7. I have found that rugs and decorative items are often placed to cover cracks or "damage". I always take a peek under and behind items that are easily movable.



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AFTER YOU MOVE IN;

- 1. Annual HVAC Inspection-** In the fall, the primary condensate likely needs flushed out, the coils need cleaned, the filters need replaced.
- 2. Dryer Vent Cleaning-** The purpose is to get rid of lint buildup. If your dryer is not on an exterior wall, it likely needs cleaned out. Once the vent gets clogged, the dryer starts to overheat and it can catch fire.
- 3. Chimney Inspection-** A simple chimney cleaning can prevent a fire. Water leaks are the number 1 problem with chimneys.
- 4. Change the Locks** on all exterior entrances.
- 5. Test smoke and CO detectors**
- 6. Create Fire Plan-**Ensure that there is an operable/accessible window or door in every bedroom.
- 7. Review Your Home Inspection Report** for any safety hazards and items that require immediate improvement.
- 8. Review the Location of the Main Shut-offs** for the plumbing, heating and electrical systems.