



FIRST TIME HOMEOWNERS

A FEW TIPS FOR SETTLING INTO YOUR NEW HOME

CONGRATULATIONS ON PURCHASING YOUR FIRST HOME. NOW THAT YOU ARE IN YOUR HOME, HERE ARE A FEW THINGS THAT YOU MAY NOT HAVE KNOWN THAT CAN SAVE YOU MONEY AND HASSLE DOWN THE ROAD.

- Every spring and fall, you should remove the cover from your dryer vent and remove any lint you can find. This builds up in the vent pipe, and if left in there, can reduce the efficiency of your dryer, and could lead to a fire. Cleaning it out twice a year helps keep the dryer working well, and reduces your risk of fire.
- Check the hoses on the back of your washing machine. It is recommended to use braided lines as they last longer and are less likely to break. If the hoses are cracked, replace them. Does your laundry room have a floor drain? It should! If a line breaks or an overflow happens, where is the water going to go! If you have a main floor or upper laundry without a floor drain, can one be easily added?



- Ensure your outside taps are turned off from inside the house before the average temperature drops below 0. If the taps are left on, they can freeze, crack and flood your basement.
- How old is your sump pump? Does it have a battery backup? If it's time to replace your pump, you should know Hydrostatic pumps are available that run on water pressure. This removes the need for replacement of a battery every few years.

- Basements are damp locations. If you don't have a dehumidifier running in the summer, the moisture can get to such a point that your cold water pipes sweat, or mold can form on the walls and ceiling. A small investment in a dehumidifier can save you in the long run, and help make your basement a comfortable living space.
- Your water heater can be costing you a lot of money. Are your hot water pipes wrapped to keep the water warm? If you have an electric tank, is it wrapped or insulated to prevent heat loss? Do you turn it off when you are away? If you are renting your tank, have you looked at the cost differences between Gas & Electric? The rental is normally a little more on a Gas tank, however with the ever rising costs of hydro, and time of use billing, electric tanks cost a lot more to run. The difference in rental costs is easily made up with the savings. There are even tank-less systems available for your consideration.

- How much Insulation is in your attic? Most older homes do not have enough. The addition of new insulation will increase your R factor, keeping your home cooler in the summer and warmer in the winter.



Becoming a homeowner is not easy; neither is maintaining and keeping you and your loved ones safe and secure during the process. Following a few simple steps along the way makes sense and **will make the journey of home ownership that much more enjoyable.**