

Evergreen NxGen, LLC

Real Estate Management and Investments

Becoming A Homeowner!

So you're moving into your new home.

Congratulations! It's a big step from just renting to owning. Discover what you'll need to know as a new homeowner.

****Utilities** must be in *your name* before move in.

- Questar Gas 800-323-5517
- Rocky Mtn. Power 800-221-7070

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Move-In Checklist

Here are some tips for making your arrival as smooth as possible:

- ✓ Unpack necessities first
- ✓ Arrange for the telephone and utilities to be switched on the day you move in
- ✓ Arrange newspaper and cable service
- ✓ Settle children into school
- ✓ Notify friends and family
- ✓ File your option/closing papers
- ✓ Change driver's license and vehicle registration
- ✓ Change voter's registration

Homeowner's Toolbelt

For the inside of your home, consider having at least the following in a small toolbox:

- Hammer & pliers
- A variety of nails, screws, nuts & bolts
- Picture wire
- Flathead and Phillips screwdrivers
- Plumbers wrench
- Electric drill with drill and screwdriver bits
- Ratchet set
- Small wood saw
- Duct tape & WD-40
- Flashlight
- Clean cotton "shop" rags
- Be safety conscious

Avoid break-ins

They do happen. Police statistics show that break-ins soon after the moving van pulls away.

When you move in, be sure to:

- Use deadbolt locks on all outside doors.
- Use window coverings on all windows (so they can't see valuables, or see if you're home).
- If your home has a security system, know how to use it and turn it on when you leave the house and at night.

Now that you're a home owner, you need to know how to handle these items in your new home:

Furnace: Where is it? What kind of fuel does it use? How often do you have to clean or replace the filters? Where do you get new filters? If it's an oil furnace, when do you need to refill it and who do you call? If it goes out, who do you call to repair it? Can you get a maintenance contract? Where's the reset button? Does it have a fan to cool the house in the summer?

Electricity: Where is the switch box (or is it a fuse box)? Which switch goes to what outlets? (Label them!)

Water: Where's the meter? Where's the turn-off valve inside the house (good to know in case there's a minor flood one day)? Can you turn off the outside faucets in the winter? If not, how did the previous owner (or your new neighbors) winterize the outside faucets?

Fireplace flue: Be sure to have it cleaned every 1 to 3 years, depending on how often you use your fireplace. Avoiding it can cause the chimney not to draw well (you'll notice that smoke stays in the room instead of going out) or can ultimately cause a chimney fire.

Appliances

Yes, you had these before, but were you paying attention to their maintenance? In case you weren't, here's a refresher:

Water heater:

- Does it have a pilot light?
- What if it goes out - how do you relight it?
- How do you set the temperature?
- What temperature should you set it to?

Clothes dryer: Clean the lint tray after every load or two. If you don't, lint will build up, making it very hard to actually dry your clothes. Eventually, all of that toasty-dry lint could cause a fire.

Washing machine: If your washer drains directly into a utility sink, be sure to add some type of filter to the end of the hose to avoid clogging your sink.

Refrigerator: Clean the water tray under your frostless refrigerator at least twice a year. Vacuum the coils on the back of the refrigerator periodically to keep it cooling properly.

Garbage disposal: If one day it stops working, look for a red reset button on the unit itself (under the sink). Before you turn it on, check with your fingers to see that nothing's blocking with blades (spoons, rings, really chewy meatloaf), and then press the reset button. Next, run cold water in the sink, and with your fingers now in a safe location well away from disposal blades, turn the disposal back on.

Now that you have a yard:

Beautiful, isn't it? If it is not then it is up to you to make sure it becomes beautiful. Chances are the lawn, and probably a few other things, are will be getting shaggy if you don't care for it weekly. (If it's winter, don't let the dormancy fool you - shaggy days will come!) Yard ownership means yard care. It's time to prepare your arsenal:

Lawn: At minimum, you'll need to get a mower (or lawn mowing service). To keep peace with neighbors on guard against the spread of fuzzy weed, consider buying a dandelion puller. And when the leaves fall, you'll need a lawn rake.

Flowerbeds: You'll need at least a shovel and a hand trowel for planting and moving, and a three-pronged hand cultivator for weeding. If you have visions of a bountiful garden next spring, invest in a good, sturdy gardening fork (the kind with the wide, flat tines, not the skinny, pokey ones), a metal rake, and a quality pair of short-bladed pruners.

Trees and bushes: If you have bushes and trees that need tending, plan to hire someone once a year, or purchase a long-bladed hedge trimmer, a small pruning saw, and possibly a tree lopper.

Where to find bargains: Perhaps the best part of being a yard owner is that you've moved to the land of Yard Sales! Check the local listings in the Friday paper for weekend yard and estate sales. You'll find lots of good bargains on tools. Don't pass by tools just because they look old; if they're from someone's grandpa's tool shed, with a little TLC, they'll probably outlast you too.

Watch for holes, uneven sidewalks, and other perils:

Be sure that passing by your house is not a danger to a neighbor's health. If you've opened up a hole in the sidewalk for repairs and neighbor kid falls in, or if the old maple out front drops a huge limb on a passing vehicle during a high wind - you may be liable. As a homeowner, it's your responsibility to keep your property safe for passers by

The most important item!

The lawn chair: Now that the movers are gone, the boxes are unpacked (mostly), and if it's a sunny day, it's time to use your most important homeowner's tool. Put on sunglasses, pour yourself a tall glass of something cool, place the chair in direct view of your house, sit down, and enjoy. Cheers!

Tell a Friend:

Help them to enjoy the American Dream of Home Ownership.
Have them call us.

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