

6 Tasks

You Should Perform
Immediately After
Closing On a New Home

Owning a home is one of the greatest ways to build wealth. If you have been feeling the urge to own your own house and build your personal wealth. The time maybe now to act. There are many different reasons that motivate people to purchase a house. Once you have made the purchase and the closing is done, where do you start to make the house your home?

A good REALTOR® is your best resource to help avoid issues that might jeopardize your home purchase. They will walk you through each step below and make sure that nothing is overlooked.

Moving into your new home is exciting! But it also means you've got work to do., and money to spend!

When we bought our first house, the timing couldn't have been better: The house closing was two weeks before the lease was up on our apartment. That meant we could take our time packing and moving, and we could get to know the new place before moving in. Not everyone will enjoy this cushion. Most will close on their old home and new home the same day while the moving truck waits for the all clear to move you into your new home.

Of course we did the usual things like, recruiting family and friends to help with the move (in exchange for a beer-and-pizza picnic on the floor) and, as a bonus, we got to pick their brains about what first-time homeowners should know. Their help was one of the best housewarming presents we could have gotten. And thanks to their expertise, my years in the industry, and a little Googling, here's what I have learned about what to do before moving in.

1 Change the Locks.

You really don't know who else has keys to your home, so change the locks. That ensures you're the only person who has access. Install new deadbolts yourself for very little cost per lock, or call a locksmith - if you supply the new locks, they typically charge about per lock, and for labor. Or, maybe the existing lock sets can be re-keyed by the locksmith at a reasonable rate. No matter what, take care of this on day one. Before you move anything, including yourself, into the home.

2 Check for Plumbing Leaks.

Your home inspector should do this for you before closing, but it never hurts to double-check. I didn't have any leaks to fix, but when checking my kitchen sink, I did discover the sink sprayer was broken. I replaced it very in-expensively.

Keep an eye out for dripping faucets and running toilets, and check your water heater for signs of a leak.

Here's a neat trick: Check your water meter at the beginning and end of a two-hour window in which no water is being used in your house. If the reading is different, you have a leak.

3 Steam Clean Carpets.

Do this before you move your furniture in, and your new home life will be off to a fresh start. You can pay a professional carpet cleaning service - you'll pay per room; most services require a minimum fee before they'll come out - or you can rent a steam cleaner on a per day basis, and do the work yourself. I was able to save some money by borrowing a steam cleaner from a friend.

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4 Wipe Out All Your Cabinets.

Another thing that should be done, before you move in your dishes and bathroom supplies, is to make sure to wipe inside and out, preferably with a non-toxic cleaner, and replace any shelf covers if necessary.

When we started cleaning the kitchen cabinets, we found signs of unwanted pest guests. Which leads me to my next set of tips.

5 Give Critters the Heave-Ho.

That includes mice, rats, bats, termites, roaches, and any other uninvited guests. There are any number of DIY ways to get rid of pests, but if you need to bring out the big guns, an initial visit from a pest removal service will run you \$100-\$300, followed by monthly or quarterly visits at about \$50 each time.

For my mousy enemies, I strategically placed poison packets around the kitchen, and I haven't found any carcasses or any more poop, so the droppings I found must have been old. I might owe a debt of gratitude to the snake that lives under my back deck, but I prefer not to think about him.

6 Introduce Yourself to Your Circuit Breaker Box and Main Water Valve.

My first experience with electrical wiring was replacing a broken light fixture in a bathroom. After locating the breaker box, which was in my garage, I turned off the power to that bathroom so I wouldn't electrocute myself.

It's a good idea to figure out which breakers control what parts of your house and label them accordingly. This will take two people: One to stand in the room where the power is supposed to go off, the other to trip the breaker and yell, "Did that work? How about now?" Of course, you can always use your phones if you're too far away!

You'll want to know how to turn off your main water valve if you have a plumbing emergency, if a hurricane or tornado is headed your way, or if you're going out of town. Just locate the valve - it could be inside or outside your house - and turn the knob until it's off. Test it by turning on any faucet in the house; no water should come out.

Final Thoughts

What should be your first priorities at the get go, sometimes get forgotten in all the rush and hurry. With all you'll have to do after taking possession of your new home, it's important to remember these tasks from a safety and health standpoint. Getting these items done on day one, will ensure you're off on the right foot for the benefit of you and your family.

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