

A Few Critical Tasks to Complete BEFORE You Move Into Your New Home

You've closed on the purchase of your new house and have a few days before you actually move in.

While you are anxious to move, you should be happy you have those few days to do several important tasks before you begin living in your new home, including:

1. **Cleaning the carpets.** This is much easier to accomplish after the old homeowners move out and before you move your furniture in. So either pay a professional carpet cleaning service or rent a steam cleaner and do it yourself. You'll be glad you did.
2. **Cleaning the cabinets.** Again, this is much easier to do BEFORE you move in. That way your dishes and bathroom supplies won't be in your way. Make sure to wipe the cabinets inside and out, preferably with an environmentally-friendly, non-toxic cleaner. If necessary, replace the contact paper too.
3. **Pest-proofing the home.** Again, this is a great thing to do BEFORE you start living there. You can either buy products that can be strategically placed or call a professional pest removal service, which will cost up to \$300 for the initial visit and around \$50 for subsequent monthly or quarterly treatments.
4. **Changing the locks.** This is a must for your security. You never know how many people have keys to the home, thanks to the previous owners. You can buy new locks and install them yourself or call a locksmith to do the job. Then, you can rest easy at night that you're the only person who has access to your new home.

Finally, I have two more suggestions on tasks that need to be done in any new home – either before or after you move in.

First, I always recommend checking for plumbing leaks. While your home inspector probably did this before closing, it never hurts to double-check. Look for dripping faucets, running toilets and even signs of a leak around your water heater.

One cool way to check is to note the reading on your water meter at the beginning and end of a two-hour period when no water is being used in your home. If the reading is different when you check back after two hours, you have a leak.

Secondly, become familiar with your circuit breaker box and main water valve. I recommend labeling fuses so you know what part of your house they control. Of course, it will take two people to figure this out – one to stand in the room where the power is supposed to go and the other to trip the fuse and see if really does go to that room.

Once these few items are done, you'll feel much more comfortable and happy in your new home.

If you're thinking about making a move in the near future, please give The Osgood Team a call at 303.810.5757. We'd be happy to help you through the research and buying or selling process.

