

# New Home Walkthrough

*Here are some tips and things to look for to help you become familiar with some important features of your home:*

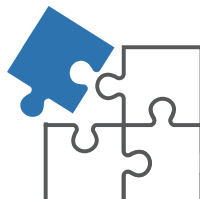
- ★ Main Water Shut Off - Know the location; this is for the whole house shut off. Also, learn where the individual shut off valves are located. These are at the refrigerator, sinks, laundry tub, laundry hook-ups, and toilets.
- ★ Furnace A/C Evaporation Drain - This is a line that goes from your furnace to a nearby drain that removes evaporation moisture from the air conditioning system. Make sure this line doesn't get clogged. The line can be attached to a sink or laundry tub. Look for this close to the furnace.
- ★ Furnace Filter - Look at the direction of air flow and make an arrow with a permanent marker. That way, when you replace the filter, you know the direction to install it. Note the size of the filter. You'll forget when you are at the store, so it is nice to have that information in your phone. You can also buy filters online.
- ★ Electrical Panel - Know where it is and make sure each breaker is labeled correctly.
- ★ Cable/Data Configuration - It is helpful to label these lines and have a map. Use a Sharpie marker to label the lines at the main box and to which rooms they feed.
- ★ Thermostat - Learn how to set the programmable thermostat. If you don't have one, get one.
- ★ Outside Faucets - Remove hoses from these in cold weather. Also, there may be a shut off valve for these in the house. Locate these valves and close them. Some faucets are frost-free units.
- ★ Gas lines - Like the water, know how to shut these off. Also, look at the lines to ensure there are no kinks or other issues. Your gas supplier will have good safety tips to know.
- ★ Foundation - Visually inspect the foundation and take photos of the slab, crawlspace, floors, and walls. This is good for comparison, if needed later. Make sure there is dirt/rock against the foundation of the house. The material should be elevated at the house and slope downward as you move out. This allows for proper water run-off. Drought conditions: When it is dry, as it often is, make sure that the dirt/rock stays against the foundation. You don't want a gap to form as water can pool against your foundation and cause "hydro-static" pressure. That condition will crack or move a foundation and cause water seepage.
- ★ Gutters/Downspouts - If you have them, check the water flow during a rainstorm to be sure you have good water flow away from the house. Correct as needed. Sometimes only part of the house has gutters. If so, consider getting gutters all the way around the house.
- ★ Sprinkler System - If you have one, get a map of the line locations. This will be helpful in case you need to repair the line or are digging for landscaping.
- ★ Washing Machine Hose - Get the braided type that shut off automatically if there is a leak. Don't buy the plastic rubber ones. Why? Many water losses occur at the washer and these lines are under very high pressure. If they break, you'll have a big flood.
- ★ Water Heater - Drain it once a year. But, if you forget then don't ever drain it. That is because of sediment that can clog the drain line. Be consistent. Also, know how to set the temperature range so you don't get burned.

## Suggestion:

Take photos as these can later be used for comparison. Include appliance models and serial numbers for your records and for any future warranted repairs

★ You'll also want a professional inspector to review your house to mitigate purchase risk. ★

Des Moines Regional Office:  
6600 University Ave., Suite 248  
Des Moines, Iowa 50324  
515-259-7782



**Smith-Kenyon**  
**INSURANCE RESOURCES, LLC**  
Financial Options For Your Next Best Years  
<https://smithkenyonins.com>

San Antonio Regional Office:  
22438 Viajes,  
San Antonio, Tx 78261  
210-858-4827