



Contents

Contents	3
Chapter 1 – Start It Up and Take That First Spin	5
Walk Through Before Closing	5
Utility Services	5
Garbage, Recycling	5
Insurance	6
Post Office / Phone Numbers	6
Keys and Locks	6
Welcome Wagon / Local Government and Service Groups	6
Safety and Security – Your First Priority	6
Chapter 2 – Environmental and Safety Concerns	9
Lead	9
Asbestos	10
Radon	10
Carbon Monoxide	11
Mold and Mildew	12
Chapter 3 – Utility Systems – Heating and Air Conditioning	13
Heating and Air Conditioning	13
Thermostat	13
Warm Air Furnace	15
Air Filters	19
Hydronic (Hot Water) Heat	21
Steam Heating	22
Oil Burner	23
Central Air Conditioning	23
Central Air Cooling – Evaporative Cooler	24
Heat Pumps	26
Heating and Cooling Distribution: Ducts and Dampers	26
Chapter 4 – Utility Systems – Electrical	30
Utility Systems – Electrical	30
Main Panel	31
Wiring and Flow of Electricity	33
Outlets, Cords, 110 vs. 220	34
Service Disconnects	34
Electrical Polarity	34
Electrical Grounding	35
Ground Fault Circuit Interrupters	36
Arc Fault Circuit Interrupters (AFCI)	37
Chapter 5 – Utility Systems – Plumbing, Water Supply	38
Water Service – Municipal	38
Water Service – Your Own Well	39
Water Heaters	42

Basic Home Systems

Piping and Valves	.45
Water Softener	.47
Garbage Disposal	.50
Hose Bibs (Exterior Hose Faucets)	.51
Water Hammer Arresters	.52
Drainage, Waste and Vent System	.53
Sewer and Septic Systems	.54
Irrigation Systems	.57
Natural Gas and Propane	.57
Heating Oil	.59

Chapter 6 – General Home Systems60

Foundation Basics	.60
Protecting Your Basement Foundation	.62
Termite Protection	.63
Structure, Frame and Siding	.63
Stucco – Cement	.67
Windows and Doors	.68
Insulation and Ventilation	.72
Roofs and Gutters	.74
Chimney, Flue and Vent	.78