WELCOME TO THE NEIGHBORHOOD

The New Homeowner's First-90-Days Checklist

HVAC · Plumbing · Water — find the costly surprises before they find you.

Hi, I'm Tyler with SwiftPro. Congratulations on the new place. Here's what nobody tells you at closing: you didn't just buy a house — you inherited its furnace, ductwork, water heater and plumbing, plus every year of wear the last owner never mentioned and the inspector never tested. The good news? A few quick checks in your first 90 days catch the expensive surprises while they're still cheap. Here's the list.

YOUR HOME'S HIDDEN CLOCKS

Every system is on a timer. Know where yours stands.

Water heater
8–12 yrs
Most fail without warning. Learn its age and flush it.

AC / condenser
10–15 yrs
Inherited unit? Tune it up before its first summer.

Furnace
15–20 yrs
Check the nameplate date — cracked heat exchangers are silent.

Ductwork
clean ~3–5 yrs
You breathe the last owner's dust until it's cleaned.

Softener / RO
10–15 yrs
If it's there, find its age and last service date.

Sump pump
7–10 yrs
One that quits = a flooded basement. Test it now.

WHAT THE HOME INSPECTOR DIDN'T TEST

- **Your water quality — inspectors don't test what comes out of the tap.**
- **What's living in the ductwork you now breathe through.**
- **Whether the main shut-off actually works when you need it.**
- **The dryer-vent lint pack — a real fire hazard, hidden in the wall.**
- **Your water pressure — over 80 psi quietly wears out everything.**

Stick this on the fridge. Knock out one box each weekend and your whole house is dialed in by day 90 — before the first repair bill, not after it.

YOUR FIRST-90-DAYS CHECKLIST

Walk the house with this. Tick each box.

HEATING & COOLING

- [ ] **Find your filter size & swap it**
  It's printed on the old filter's edge. A fresh filter is the cheapest fix there is.
- [ ] **Book an AC tune-up before summer**
  Make sure the unit you inherited is ready — before it quits in July.
- [ ] **Locate the air handler & its breaker**
  Know how to cut power to it before you ever need to.
- [ ] **Note the system's age**
  The nameplate date tells you how close it is to the clocks on page 1.

WATER

- [ ] **Test the water you inherited**
  Free with a SwiftPro walkthrough. You've never shared this water with anyone — start clean.
- [ ] **Note any softener or filter**
  Find its age and last service so you know what you're maintaining.
- [ ] **Run every tap for a minute**
  Flush out anything that sat while the house was empty.

PLUMBING

- [ ] **Find & test the main shut-off**
  Turn it off once now — not while water is spraying. Every adult in the house should know where it is.
- [ ] **Check your water pressure**
  40–80 psi is healthy. Over 80 wears out everything — add a pressure regulator (PRV).
- [ ] **Look under every sink**
  Stains, drips or corrosion = a slow leak the last owner lived with. Catch it early.
- [ ] **Find the water heater's age & flush it**
  Sediment shortens its life; a flush buys you years.
- [ ] **Know your pipe risk**
  Polybutylene (~1978–1995) and pre-1986 lead solder are worth a pro's eyes.

SAFETY

- [ ] **Clear the dryer vent**
  Packed lint is a genuine fire hazard and slows every load.
- [ ] **Test smoke & CO detectors**
  Replace any older than ~10 years — you don't know how old these are.
- [ ] **Locate water, gas & electric shut-offs**
  The three things you may need to shut off fast someday.

WANT A PRO TO RUN THIS WITH YOU?

Book the new-homeowner walkthrough — water test is free.

One visit covers your HVAC, plumbing and water. We show you exactly where the home stands — no pressure, no surprise charges.

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SCAN TO BOOK

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