

What did you say about the...



Interior

Kitchen – new appliances

Run the oven(s) at 350° for about an hour to burn off any residual machine oils and get rid of that “new oven smell.” Be sure to remove all the packing material first. You may want to open the windows because there may be some smoke, which on rare occasions can set off a smoke detector. Get rid of the first batch of ice and run a couple gallons of water through the filter to make sure there aren’t any contaminants from the sweating of the new pipes. Always discard the first two gallons of water after replacing the water filter.

Garbage disposal:

Always use cold water to help cool the motor. Don’t put meat or bones down them and go easy with the stringy vegetables and potato peels. Allow the disposal to run for few seconds after it sounds like everything is gone to help keep it clean. You can use baking soda and ice cubes to clean it and the occasional citrus rind will help keep it from smelling bad. Never stick your hand into a disposal, use the offset Allen wrench provided to free the motor. If it ever does get jammed, there is a good chance the overload protector will trip. This is a small button, usually red or white, on the bottom of the housing.

Bathroom:

Check caulking in the tub/shower area periodically. Pay particular attention to shower door frame/wall joints. The best way to caulk a tub in a home with wood framing, as opposed to reinforced concrete like a high rise, is to carefully remove the old caulk, make sure the area is clean and dry, fully fill the tub with water to weigh it down, then put in the bead of caulk. “Tool” the caulk with a wet finger to smooth it out and make sure you are getting a good seal on three sides of the joint. Wait for the caulk to cure then drain the tub.

What did you say about the...

Ground fault outlets:

Ground fault, or GFCI, or GFIC, outlets are found anywhere water and electricity can be used together. Ideally they will be installed in the kitchen(s), bathroom(s), laundry room, certain areas of the basement, exterior and garage. It is a good idea to periodically test these to make sure they work. Simply press the test button, the outlet should turn off, and then hit the reset button. If the outlet does not shut off, replace the outlet. It can be a do-it-yourself project providing you can read and follow installation instructions, they do wire differently than a standard outlet, and you confirm the power is off before you start. If you have any concern working with electricity, by all means hire a licensed electrician or licensed, professional handy-man service. As your inspector, I recommend only licensed professional do this kind of work. In some older homes, 1970's and 80's vintage, all these various outlets may be connected to one outlet, usually in a bathroom, or a GFCI circuit breaker. Today, the outlet is put in each location.