



Home Inspection Services Newsletter

April, 2010

Educational: **Swimming Pool Tips**

Swimming pool season is upon us again! Here are some tips and rules of thumb relative to AZ pools.

- **Water Quality:** Maintaining proper PH and Chlorination is critical. If your pool water is too HARD, you can't do that. Take a sample to your local pool store for a free test. If you have to change the pool water, do it before the summer heat can damage the emptied pool.
- **Air in the system:** Properly sealed pool systems are water and air tight. At equipment start, there should be no air bubbles at the pool. If so, find the source of the intrusion and correct the problem.
- **Water Leaks:** Eliminate any leaks in the pool equipment area
- **Pump and motor:** Pump should be quiet and electrically bonded (ground wire attached to the motor housing). Noisy motors are often indicative of a worn bearing. Repair or replace noisy motors.
- **Sun Damage:** Protect filter, equipment and piping from the sun.
- **GFCI protection:** Pool lights must be on a GFCI protected electrical circuit. Test it! Replace or install GFCI protection if necessary. Do not use a pool/spa light without GFCI protection.
- **Barriers:** Is your pool properly separated from the outside world? Are barriers in place between the home and the pool? Are your family members and guests safe? Don't forget, pet doors provide access to small children. Codes are posted on your city's web site.
- **Electrical:** Are wiring connections protected (in junction boxes and in conduit). Are pool timer clock connection wiring connections covered? All metal in the equipment area and within 5 feet of the pool water should be electrically grounded.

Swimming Pool Rules of Thumb

- **Filter operation rule of 10:** Run the filter one hour for every degree of water temperature. Monitor the pool water and adjust up or down accordingly. Run at night for cheaper electrical rates.
- **Filter cleaning rule of 10:** Clean or back flush the filter. Note the reading on the pressure gauge. When pressure rises by 10 Psi, its time to clean or back flush.

Monthly Question: **Why are there two AC condensate pipes protruding from the side of my home?**

For split system AC units (compressor on the ground and air handler in the attic), condensate collects in a pan under the AC unit and is usually piped to the outside. This pipe terminates toward the bottom of an exterior wall. For safety, the builder installed a second pan (in case the primary system fails). The pipe from this pan terminates higher on an exterior wall.

Maintenance Items for April: **Water Heater**

The most common symptom of a **failed water heater** is water leakage. With your **flashlight** in hand, check the platform, the casing (signs of rust), the piping connections (for corrosion and leakage), and the valves.

Safety Tip: **Smoke Detectors**

Smoke detectors save lives. Current standards are one per bedroom and one in each hallway. Add detectors to make your home safer. 10% of the detectors that we test don't respond to their test buttons. Most just need a 9 volt battery. If your residence has gas appliances (furnaces, water heaters, etc.), carbon monoxide monitors are recommended.

Inspection classes for realtors: Please feel free to call on me. I have several prepared power point presentations about the home inspection process but am also happy to come in an answer questions.

Let our experience work for you!



Daryl Gates



Mark Andrews



Lauren Andrews