



## Home Inspection Services Newsletter

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April, 2011

### Fantastic New Product: **Solar Pool Skimmer**

I swim almost every day starting in late March. I used to start my swim by grabbing the leaf catcher and skimming the water surface to remove the big stuff that accumulates every day. NOT ANYMORE!

In March, we purchased a **SOLAR POWERED POOL SKIMMER**; “**The Solar Breeze**”. This guy is currently skimming the water surface about 16 hours a day! **The surface of our water glistens all day**. We also **removed our pool vacuum** because very little debris sinks to the bottom. I love getting home (hot from inspecting properties) and jumping right in; **no leaves and no bugs** to clean or fight through.

A friend of mine is the CEO of the company so I know that it is legit. The skimmer is patented and has won several prestigious “best new product awards”. After using the product for a month, I am more that satisfied; **I’m ecstatic**. I inspect 5 or 6 pools per week and never see one that looks like ours – even if the pool service just left!

There is **no maintenance** on the unit other than removing a tray about once per week to rinse out the debris. There is a separate tray for three 3 inch Chlorine tabs which I also re-fill weekly (with 2 tabs). The **distribution of the Chlorine** is great because it is being uniformly broadcast all day along the surface of the water. I have vacuumed the pool bottom once in a month to pick up dirt and debris that sank before being collected – it wasn’t much.

If you have a pool, you can see the device in action at <http://www.solar-breeze.com>

If you choose to order the product, you can save \$25 by filling in the **promo code: Mark2011** which will probably cover your shipping cost! The unit costs \$499.00 and in my opinion is well worth it.

Note: Next month, our normal educational feature will be back covering changes to Termite inspection reporting.

## Monthly Question: **What is that Sulfur Smell?**

We often encounter a sulfur or rotten egg smell from when running hot water in a vacant house. That odor is Hydrogen Sulfide Gas produced from the water heaters sacrificial Anode rod. There are multiple articles on the web regarding (do it yourself) elimination of the odor. The safest course of action is to call in a plumber to determine whether the condition can be treated or whether the water heater should be replaced.

## Maintenance Item for April: **Service your AC unit**

April is a good time to have your AC equipment serviced. Most companies will run the equipment, test coolant pressures, temperatures splits, view capacitors & contacts, and check electrical current draw on motors.

**Not included** are air leaks at the air handler, leaky ducting, dirty evaporator coils, and checking the balance of AC from room to room. If you're having your AC "tuned up", great! I recommend that you find out exactly what the "tune up" includes. Call around for quotes if you want additional items reviewed.

## Safety Tip: **Be sure that your overhead garage door reverses with light pressure!**

Your overhead garage doors should "stop and reverse" when the infra red beam is broken and when the door encounters resistance while closing. Resistance settings are adjustable (check the opener's manual or on-line instructions). We recommend that doors reverse when encountering very little resistance (think child, pet, or automobile). Test your door to be sure it's safe (follow the instructions in the manual).

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***Let our experience work for you!***



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