



Home Inspection Services Newsletter

June 1, 2006

Educational Section: **Conserving at home**

Most of us can do more to save energy and resources (and money). This section will concentrate on the small, low and no cost changes that each of us can incorporate into our home life while mentioning a few higher cost projects.

Low/no cost suggestions:

- Turn down the temperature on the **water heater**
- Turn up the temperature on the **AC** by a couple of degrees
- Change your HVAC room **filters** regularly
- **Weather-strip** the exterior doors
- Take a free (municipal) course on **sprinkler and drip systems**
- Take **navy showers** (wet – water off – soap up – rinse)
- Run **dishwasher** (before bed) and laundry later in the evening
- **Level attic insulation** (eliminate open areas except at can lights)
- If you have a **programmable** thermostat, use it
- Do only **full loads** of laundry
- Set timers for **pool pumps** at appropriate # of hours and run at night

Medium cost suggestions

- Buy and utilize a **programmable thermostat** (about \$50)
- Have the **AC system serviced** for maximum efficiency (\$50+)
- Replace older **toilets** with low water usage
- Analyze **drip systems** and change location and size of heads
- Add a **hot water circulator** with timer (\$350+/-)
- Add **sun screens** or shades to South and West windows

High Cost items (We suggest justifying with pay back calculations)

- **Replace AC** equipment with modern high(13 to 21) SEER Units
- **Replace single pane** windows with dual pane low E glass
- **Increase attic** insulation to R38
- Replace older less efficient **appliances**

Question of the Month: **Frequency of AC filter change**

How often should filters be changed? It depends. What kind of filter & how much is the AC unit running? Inexpensive (spun glass) throw away filters are sold as one month filters. The higher filtration pleated filters are sold as “up to 90 days”. I recommend the latter be utilized, inspected monthly, and changed when dirty (at least every 90 days).

Inspection Item for June: **Roof (Before Monsoons)**

(Each month, we select appropriate items so that over a 12 month period you are reminded to attend to most common household maintenance/inspection items.)

Tile Roof Repairs: Broken & cracked tiles, slipped, or out of place tile, open cement joints, and removal of debris (especially in the valleys).

Shingle Repairs: Missing, damaged, or deteriorated shingles, cracking & openings around penetrations (chimneys, vents, etc.), & debris removal.

Low Slope Asphalt Repairs: Openings, damage, and deteriorated areas. Debris removal from roof and drainage areas is critical.

Low Slope Foam Repairs: All openings and surface deterioration. Debris removal from roof and drainage areas is critical.

Most roofs can be inspected from the ground or a ladder with binoculars. We recommend that walking-on and repair of roofs be done by professionals.

Safety Tip of the Month: **Garage Fires**

Did you know that most fires in Arizona start in garages? Inspect your garage and remove oily rags, items stored around and on top of water heaters and gas furnaces, “permanent” electrical extension cords, and stored items proximate to electrical outlets.

Raffle for June: **Bottle of Red Wine– Lauren’s Pick**

To enter, send a reply email with “June Raffle” in the subject along with your name and Ph# to Lauren@hainspect.com. Mary Jane H. from Scottsdale was last month’s winner.

Let our experience work for you. Over 10,000 inspections performed!



Daryl Gates



Eric Ulinger



Mark Andrews



Lauren Andrews

H&A Services, LLC

(480) 614-0015 (623) 561-1709

www.hainspect.com

To opt out of receiving our monthly newsletter, please send a reply email to lauren@hainspect.com with “please remove” in the subject line.