



Home Inspection Services Newsletter

June, 2010

Educational: **Asphalt shingle Roofing**

Asphalt shingles are an excellent choice for pitched roofs on Arizona homes. Asphalt shingles are light weight and durable, shingles lay flat, readily shed water, and resist wind driven rain.

1. **Shingle design life:** Shingles can be purchased with 15, 20, 25, 30 years and longer design lives. A rule of thumb in Arizona is to discount shingle design life by 20%.
2. **Installation:** The design life is applicable if the manufacturer's installation instructions are followed including: roof sheathing, underlayment (tar paper), fastening, overlap, starter course, drip edge, etc.
Note about re-roofs: Adding a second layer of shingles over the original layer will further reduce a shingles design life.
3. **Life considerations:** Sun exposure reduces life, excess attic heat reduces life, roof pitch (steeper roofs last longer), and valleys and transitions are typical trouble spots for leakage.
4. **Events:** Wind storms, weather (especially hail), and tree or branch contact can cause damage.
5. **Home owner related:** Mounted items including satellite dishes, basketball hoops, and antennas can allow water to seep around the mounts. Evaporative coolers and AC units that drain onto the roof deteriorate shingles. Failure to perform timely repairs can result in damage or allow moisture under the roofing material causing damage. Tree or pigeon debris on the roof holds moisture on the shingles and reduces life.
6. **Common areas of leakage:** Evaporative coolers, roof penetrations, roof vents (plumbing, exhausts, and flues), skylights, valleys, and roof transitions (where roofs change elevation or direction).

Inspect your roof periodically and after every significant storm. Look for moisture stains on roof overhangs, ceilings, and in the attic as part of the inspection.

Monthly Question: **How long should pool equipment operate?**

The rule of thumb for operation of the pool filter is one hour for each 10 degrees of water temperature. Our pool water is 88 right now and the filter is running 8 hours. Since we're on the "9 to 9" plan with APS, the filter runs from midnight to 8 am (I like to hear the motor and ensure that the sweeper is functional). Keep in mind that Chlorine tabs are dissolving 3 times faster at this temperature than in the winter. Lack of Chlorine will result in a green pool within days.

Maintenance Items for June: **Water meter**

This month's item is simple but important. With no water running in the residence, check the dial (small "second hand" or triangle) at the water meter. If turning, water is running somewhere and may indicate leakage (toilet running, broken pipe (hope not), etc..... **Note:** Be sure that the swimming pool auto fill is not running when testing. It is also prudent to compare month to month and year to year water usage.

Safety Tip: **Washing machine hoses**

The **hot** and **cold** water feed pipes and valves behind the clothes washer are a frequent source of water leaks. Occasionally, and disastrously, the water hoses connected to the washer burst; flooding the home. Using a flashlight, examine the valves, water connections, and drain box for corrosion or dampness. Operate the valves to ensure that they shut off the water (It is a recommended practice to turn off the water to the washer when not in use). Replace inexpensive (especially older rubber hoses) with the modern reinforced type.

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