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Providing Peace of Mind, One Home At A Time.

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Inspection Times

December 2010

ASK THE INSPECTOR...

Question

With our heating bill rising we thought it might be a good idea to have a few extra fires this year. Any advice on keeping things safe?

Answer

Fireplaces can be great. The condition of the chimney is an important factor in safe fireplace use. The Chimney Safety Institute of America says a faulty chimney can cause something worse than smoke in the living room.

They recommend that a chimney be examined by a professional once a year. The chimney not only gets dirty from use, but bricks can become loose with age. Flues may crack or become blocked. A pro can recognize problems, quickly evaluate them, and offer recommendations for safer use.

Creosote builds up as the cozy fires burn. It reduces the flue's ability to draw off smoke and can cause odors. More importantly, it can ignite a chimney fire. A buildup of only 1/8 inch of creosote means it's time to clean. A number of other things can cause chimneys to malfunction and/or become dangerous:

* There must be sufficient air reaching the fire, and there must be a good draw to pull the smoke up the chimney.

* A back draft may be caused by lack of air reaching the fire in an airtight house, or a mal-functioning flue. The flue may be constricted by creosote or bird nests. The chimney may not be tall enough, or it may be constricted by trees.

* In older homes, the flue may need to be relined. Homes more than 50 years old probably don't have flue linings at all.

* Commercial fire additives that claim to prevent creosote buildup usually don't work.

To find a professional chimney sweep, contact the Institute at (800) 536-0118 or www.csia.org.

DON'T STORE YOUR CHRISTMAS LIGHTS

Christmas lights can be a great alternative lighting and decoration choice even other times than Christmas. Here are some ideas:

Deck and Patio: Instead of more expensive rope lighting, trim your seating and relaxation area with outdoor Christmas lights.

Kitchen Cabinets: If you have a foot or so between the top of your cabinets and kitchen ceiling, put a strand or two of Christmas lights for a soft glow from the ceiling.

Storage, Under Stairs: For a dim or dark storage area, add Christmas lights instead of the standard 60 watt bulb.

Other Holidays: How about Valentine's Day, Easter, or the 4th of July? Many are getting creative with lighting, for example, shaping lights into a heart for Valentine's Day or a rabbit at Easter.

Behind Television or Entertainment Centers: A lot of video experts are recommending low light come from behind the TV – strange but true!



If you have questions about home inspections or home maintenance, Ask the Inspector!

Call Pete Jung at 301-351-1113

200% NO RISK GUARANTEE

If our clients are not 100% satisfied at the end of the Home Inspection, they will pay nothing. We will match the fee and they can hire another home inspector.

Why Use **Hinson & Jung Home Inspections?**

- ❖ FREE 90 day limited warranty along with a Brinks Security System inspection. This starts the day of the inspection.
- ❖ FREE 128 page Home Maintenance Manual
- ❖ FREE Phone consultations for as long as the client lives in the house.

Hinson & Jung Home Inspections and Services

for all your inspection needs.

My Pledge to You

I dedicate 100% of my time and energy delivering First-Class service to YOU, my customer.

My philosophy about real estate is simple. I put myself in your shoes, treat you like family and treat your money like it was my money. The greatest compliment I can receive is a referral from you to a friend or family member.

My goal...is to become Your personal building consultant for life!



Hinson & Jung, LLC
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Certified Mold Inspector

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