



H&J
Hinson and Jung, LLC

Providing Peace of Mind, One Home At A Time.

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Call Toll Free (866) 317-9030

Inspection Times

April 2012

ASK THE INSPECTOR...

Question

Our air conditioner kept us cool last summer but it is getting older. What can we do to help it get through another summer?

Answer

Much of the routine maintenance for an A/C system can be performed by a homeowner. Here are some tips.

- Outside (condensing) unit: Make sure the unit is not covered with debris, bushes, leaves, etc. Cut back vegetation if too close.
- Disconnect power to unit and clean the cooling fins. This can be done with a water hose – never use high pressure sprayers or brush to clean. Note: chemicals can be purchased to clean dirty fins but use caution in selecting cleaner – may be best to hire a pro.
- Change your return air filter. This should be done at least every three months and in many cases monthly, depending on factors such as having pets in the house. If the filter is very dirty and caked with dust, have the internal coil checked and cleaned by a pro – especially if the filter is collapsed and air is bypassing it.
- Make sure the condensation drain line is not blocked by grass, debris or soil at the exterior and clean drain line from the indoor A/C unit to the exterior. This can be done by pouring a couple of cups of bleach and water or a specialized cleaner into the drain line clean-out stand pipes at the indoor unit. If these are not present, access to unit is limited, i.e., in the attic or if you are unsure how to do this, call an HVAC tech.

NEW ALTERNATIVE LIGHT BULB?

There's lots of news lately about LED replacement bulbs and there are lots of products available already. As the technology develops, we'll see more products available at more affordable prices. Here's some tips when considering LED replacements bulbs:

- **Long Life** – Some LED bulbs can last up to 50,000 hours or longer. If used an average of 4 hours a day, that's 34 years! LED's will dim over time, not burn out like traditional incandescent bulbs.
- **Energy Efficiency** – LED bulbs are up to 60% more efficient than an incandescent bulb.
- **Superior Light Quality** – LED's are available in warm or cool light that turns on instantly and is fully dimmable.
- **Mercury Free** – LED's contain no mercury, making them more easily disposable and recyclable.
- **Affordable** – Prices for LED's are falling making a more affordable option for many. The high price tag up front pays for itself in the reduced energy used over the long life.
- **Green - Smaller Carbon Footprint** – LED bulbs use much less energy, and that's good for the planet.

Make sure you look at the label and purchase a reputable product. Look for the Energy Star listing (www.energystar.gov) or a Lighting Facts label. A warranty period of 3-5 years or longer is another good sign.



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

Pete Jung

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