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Inspection Times

August 2010

ASK THE INSPECTOR...

Question

I think our dishwasher is on its last leg! It is noisy and the dish racks are damaged and rusty. What are the most important things we should consider when shopping for a new dishwasher?

Answer

All of the advances in technology and features in dishwashers have made choosing a new dishwasher a considerable task. Here are a few things to consider when purchasing this must-have appliance:

Size: This may not be a factor if replacing but for 2 or 3 people, an 18" model which holds 6 to 8 standard place settings should be sufficient. For a larger family, the 24" regular sized model, holding 12 to 14 place settings will probably be required.

Energy Efficiency: Cost savings and impact to environment are a consideration for most purchases nowadays and dishwashers are no exception. Models that display the Energy Star symbol will be more efficient than those without. Dishwashers have become more efficient to operate but often have longer cycle times. Some have low water or 'quick wash' cycles and some even have time delay starting if your energy rates are based on time-of-use.

Features/Cycles: Light, regular, pots and pans, etc. are the most important cycles. Stemware, pot scrub, delicate, sanitize wash, etc., are great features but will cost more. Stainless models may or may not be any more durable depending on whether the internal parts are stainless such as the sprayer arm.

Performance: The number of washing levels has a major impact on performance with additional levels increasing performance but also price. 'Quiet' features are also nice and may be important depending on the proximity of the washer to other areas of the house.

AUGUST - TIME TO ATTACK GRUBS

You can't see them, but from late July through early October, grubs are vigorously munching on the roots of your grass. These are the larval stage of various kinds of beetles. The most common is probably the June bug. Females lay eggs in the grass in summer. They pick lawns that are watered and growing well rather than dried out or dormant lawns. The eggs hatch in late July, and the grubs start eating grass roots.

In October, they burrow down to about 2 feet and stay there for the winter. When the soil warms up to about 50 degrees, they come up to feed again. But they don't do much damage in spring. Grass is growing fast, and grubs become adult beetles in late May.

The larva of some types of beetles stays in the grub stage for two or three years and come up each spring. They do more damage than annual varieties.

Unless your lawn is inundated with grubs, a spring program to eliminate them is rarely effective. The best time is in August or September. Grubs do more damage then because the grass is growing slower, and they are eating longer.

There are several types of grub-fighting granules which can be found at local home improvement stores that can be broadcast on the lawn. They do a good job of eliminating grubs or at least reducing their numbers.



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.

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- ❖ FREE Phone consultations for as long as the client lives in the house.

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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!



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