



**H&J**  
Hinson and Jung, LLC

Providing Peace of Mind, One Home At A Time.

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# Inspection Times

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## ASK THE INSPECTOR...

### Question

**We love our deck and the wood is still in good shape but it's lost its color and is dirty looking. I've heard that you can pressure wash to clean a deck, but what do you think is best?**

### Answer

Mold, mildew and the sun's UV rays can cause the wood on your deck to weather and lose its color, but there are some things you can do to restore its shine. Some work better than others and some may actually damage your deck. Here are two methods:

**Pressure washing.** One of the most common methods uses high pressure water, often mixed with chlorine bleach to power away dirt and grime. Some professional deck cleaning companies use this method also. While quick, there are drawbacks to this method and it is probably not the best solution for your deck. The high pressure spray can actually erode the soft light colored spring wood in the lumber leaving the deck surface rough, splintered and fuzzy and the added chlorine bleach can remove the natural color and cause deterioration of the wood fibers. The bleach is also tough on the grass, plants, animals, etc., around your deck.

**Oxygen bleach** provides a simple yet effective and "green" method for deck cleaning. Mix the oxygen bleach and warm water. Apply the solution to the deck and let the foaming action from the oxygen ions lift the dirt, mildew and algae from the wood. Let the solution stand for 10 to 15 minutes then brush the deck surface gently with a long handled brush or push broom. Repeat as necessary, then use a regular garden hose to wash away the dirt and grunge. There are many oxygen bleach products on the market and the quality can matter. Stain Solver is a product you might try. Also make sure you don't confuse oxygen bleach with chlorine bleach (sodium hypochlorite)!

## TIPS TO HELP SAVE HOME ENERGY

Let's look at some energy saving ideas that will really help you save home energy. Here are some tips to get you started:

- Turn the lights off when you're not using them. Believe it or not, it makes a big difference.
- Turn all electronics and other appliances off when you're not using them also.
- Set your thermostat down a couple of degrees in winter or up in summer, to conserve energy, and dress appropriately indoors for the time of year.
- Only turn on the dishwasher or washing machine when you have a full load.
- Do regular maintenance on your appliances. Keeping them clean means they don't have to work as hard.
- Be careful how you use your water, such as when brushing your teeth or washing your hands, use only the water you need.
- Lower the temperature on your water heater to 120°F.
- Seal the cracks around your doors and windows.
- You also need to check your home's insulation. It is probably the biggest thing in reducing heating and cooling costs.

Now some of these things may seem trivial to you but even the small things add up over time.



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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