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Inspection Times

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ASK THE INSPECTOR...

Question

With cold weather approaching, what are some ways we can lower our heating costs?

Answer

You could buy an energy audit for a detailed diagnosis of your home, or you could do a few things yourself that could lower energy costs significantly, say the experts at CNNMoney.com.

- * Check your heating and cooling ducts. If they leak, as much as 30 percent of your heat might be lost. You can cover accessible ducts with less than \$100 worth of metal tape or mastic sealant.
- * If it's time to replace your top-loading washer, a front-loader will cost more, but will use a third to a half of the water, and less energy and detergent. Go with cold or warm water to save money.
- * Change your furnace filters! And do it every few months. That will save you money on the system you have today. When the furnace needs replacing, consider an Energy-Star-certified model. It could cut power bills by more than \$200 a year, says the Environmental Protection Agency.
- * Check the insulation in the attic. Floor insulation should stick up over the floor joists, says the EPA. If it's below the joists, add more for energy saving.
- * Turn the water heater down to 120 degrees to save on energy use. Insulate the pipes and the heater itself with an insulating blanket to reduce heat loss.
- * Install a low-flow shower head and you'll cut hot water use 25 percent.
- * Turning the thermostat down when you are asleep or gone can save up to \$200 a year. A programmable thermostat will turn the heat back on before you wake up or get home, and you won't have an icy cold house.

TODAY'S BATHS FOCUS ON CUSTOM SHOWERS

Take the bathtub (please!). It takes a long time for it to fill up and it's noisy. It uses 50 to 80 gallons of water per bath. Maintenance can be high, and it's hard to clean.

Debra Arvin, consultant for Jack Laurie Home Floor Designs, says it's no wonder that people who installed whirlpool tubs in the '80s and '90s now want a deluxe custom shower instead. They want custom showerheads, high-end finishes, and a bench to sit on and soft lighting in the comfort of their own homes. They're busy and can't wait for a tub to fill up. Her company designs bathrooms.

While costs vary significantly, a base-level custom shower can cost from \$3,000 to \$5,000. A large and luxurious shower room can be in the \$10,000 to \$20,000 range.

Arvin says she talks to customers every week who are getting rid of their whirlpools or saunas, because they just don't use them very much. The shower trend is moving forward because people are impressed by fancy showers in hotels and resorts.

The most luxurious have multiple showerheads: the main one, an overhead "rain forest" one, two body jets coming out off the wall, and a hand-held showerhead.



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

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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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