



H&J
Hinson and Jung, LLC

Providing Peace of Mind, One Home At A Time.

Visit Us Online www.HinsonAndJung.com
Call Toll Free (866) 317-9030

Inspection Times

January 2012

ASK THE INSPECTOR...

Question

The cold snap last winter brought record breaking temperatures and wet floors to our house from a burst plumbing line. Do you have suggestions for keeping pipes from freezing?

Answer

Frozen pipes can be a problem even in more temperate climates and can freeze even in homes that are lived in. Here are a few tips to help you avoid frozen water lines – and a flood!

- Insulate any exposed lines such as faucets. Your local hardware store can help you find the best materials for your situation.
- Find and insulate exposed lines in the garage, attic, basement, kitchen and bathrooms, such as in cabinets next to an outside wall.
- While in the attic, basement or crawlspace check insulation and consider adding more.
- For temps below freezing, open faucets to a trickle to keep water flowing in the pipes.
- Keep garage and outside cabinet or cupboard doors shut.
- Seal any leaks such as at HVAC lines, dryer vents or electrical lines that come into the house.
- Locate and test your main water shut-off for the house so that you can shut off water if pipes do burst.
- Ask a friend or neighbor to check on your house if you're away – make sure they know how to shut off the water.
- Keep inside temperatures above 55°F day and night even if you are gone.

WINDOW SAFETY

Windows add beauty, light and fresh air into our homes, but there are some things to consider from a safety standpoint for windows in a home – especially if you have children or routinely have children visiting your home. Here are some tips from the National Safety Council.

- Keep windows closed and locked when children are around.
- When opening windows for ventilation, open windows that children cannot reach.
- Don't rely on insect screens to prevent a fall, as they are designed to provide ventilation and not to prevent a child's fall from a window.
- Keep furniture, or anything children can climb, away from windows.
- Determine your family's emergency escape plan and practice it regularly.
- Make sure nothing is blocking or preventing a window from being opened in case of an emergency.



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
Home Inspections and Services
Certified Mold Inspector

Pete Jung

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