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Inspection Times

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ASK THE INSPECTOR...

Question

Our home has a great patio, but with rain and summer sun, we don't get to enjoy it as often as we would like. What is the best way to shade and shelter our patio?

Answer

There are many different choices for covering your patio from professionally built structures to simple do-it-yourself kits all of which can give you more days at your patio. Here are a few options and ideas that you can choose from.

Arbors: The most common type of patio cover is the arbor. Arbors are normally simple structures made of columns with overhead frame work of beams and sometimes latticework. They often support other coverings such as vines and plants such as orchids. While arbors cool a patio, they won't keep the rain out.

Sails and Umbrellas: A lower cost, easy way to cover a patio is with a "sail." Made of canvas and often waterproof, sails can be a great rain and sun shelter. Attached to an arbor or to supporting poles, they are easy to install and remove if necessary. With many styles and colors, umbrellas are also a low cost, easy choice. They won't cover the whole patio however.

Awnings: More expensive but sturdy and convenient, power or manually-operated awnings are an easy up/down way to shelter and shade your patio.

Professionally built: The most durable and permanent of covers is the framed, roofed patio cover. Usually professionally built, these covers can have varied ceiling height and roofs as well as numerous column styles. They can also support lighting and other add-ons, such as ceiling fans and water misting systems. While they can be a great addition to your home, the cost is much higher for this type of cover.

A/C FOR YOUR PATIO?

As much as we love our patios, mid-summer heat can be difficult to endure even when the patio is covered. It's tough to entertain when people run back into the cooler indoors or head immediately for the pool. Patio misting systems can provide a great solution to hot afternoons.

Using water from your house and a system of tubes and spray nozzles, the high pressure versions can actually lower the patio area temperatures by as much as 30 degrees. They can also help maintain constant air moisture levels so that the air is neither too dry nor too moist. They also reduce the amount of pollen, dust and other air borne debris that may be present so that even those with allergies can enjoy the outdoor patio.

The less expensive, lower pressure systems produce slightly larger droplet sizes than the high pressure versions so the air/mist may feel a little wetter, but can still cool by as much as 10 degrees.

In drier climates, a patio cooling system can be installed. These systems tout as much as 20 degrees of air cooling in some situations.

More information about patio misting or cooling systems is available on-line and often at local home improvement stores.



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!



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