



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

Providing Peace of Mind, One Home At A Time.

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Call Toll Free (866) 317-9030

# Inspection Times

June 2012

## ASK THE INSPECTOR...

### Question

**Our old grill is on its last leg... literally! Do you have any tips or guidelines on purchasing a new grill?**

### Answer

Here are some things to consider before you purchase your new outdoor cooking machine.

\* **Heat Distribution.** More heat (high BTU's) is not necessarily better. Many grills offer plenty of heat and ease of start up but may not provide good heat distribution. Most of the time you won't need cooking temperatures higher than 500 degrees. When considering a grill, ask about overall heat distribution in addition to how many BTU's it will put out.

\* **What will you cook?** Steaks, chicken breast, vegetables, such as corn on the cob don't require much space, but if you plan on cooking larger items, such as a brisket, or for bigger groups of people, you will need a larger grilling space.

\* **How well is the grill made?** Higher quality grills will be made with baked-on, porcelain enamel finish over high grade steel and grates that are either cast-iron, porcelain-coated cast-iron, stainless steel or aluminum and will be durable for long-lasting use.

\* **What maintenance is required?** Knowing what is involved with keeping your grill in top cooking shape can help you avoid headaches and wasted time later!

## HOW TO COOL 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 for the home can provide a great solution to hot afternoons.

Using water from your house and 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.

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



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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