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Providing Peace of Mind, One Home At A Time.

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Inspection Times

May 2010

ASK THE INSPECTOR...

Question

With summer coming, we were wondering if installing ceiling fans would help lower our costs. What things should we consider when buying fans?

Answer

Fans can definitely help a room feel cooler in the summer. They don't actually lower air temperature, but with circulation they can increase evaporation making you feel cooler – by as much as 3 degrees. Here are some things to consider when purchasing ceiling fans.

1. Location. The center of the room allows even air flow throughout the room. Larger rooms may need 2 fans.

2. Room size.

<i>Room</i>	<i>Recommended Fan Size</i>
Small Bedrooms, Walk-in Closets, Small Kitchens (up to 8' x 10')	30"
Medium Bedrooms, Kitchens (up to 12' x 12')	42"
Large Bedrooms, Family Rooms, Great Rooms, Dining Rooms (up to 18' x 20')	52"

3. Ceiling Height. Ceiling fans are most efficient and provide the greatest cooling effect when blade height is 8-9' above the floor so down rods may be necessary for taller ceilings. Here are some guidelines:

- 10' ceiling - 12" down rod
- 12' ceiling - 24" down rod
- 14' ceiling - 48" down rod
- 16' ceiling - 72" down rod

4. Quality. With low output, noisy motors and wobbly blades, cheap fans are not worth the trouble.

5. Style and lighting. Choose a fan with appropriate style and lighting for the room, with a brighter light for kitchens and lower light for bedrooms for example.

VINEGAR FOR SPRING CLEANING?

Vinegar can help spring cleaning be more economical and environmentally friendly! With a high acidity level, white distilled vinegar is effective for killing most germs, mold and bacteria. Here are just a few of the many ways to clean with white distilled vinegar.

Clean and deodorize a drain. Pour in 1 cup baking soda, then one cup hot vinegar. Let sit for 5 minutes or so, and then run hot water down the drain.

Deodorize garbage disposals by pouring in 1/2 cup baking soda and 1/2 cup hot vinegar. Let sit for 5 minutes then run hot water down the disposal.

Clean microwaves. Mix 1/2 cup vinegar and 1/2 cup water in a microwave-safe bowl. Bring to a rolling boil inside microwave. Baked-on food will be loosened, and odors will disappear. Wipe clean.

Lime deposits on faucets. Tie a plastic bag with 1/2 to 1/3 cup of vinegar around the faucet, leaving it there for two or three hours.

Get rid of mildew, dust, and stale odors by wiping down walls with undiluted white distilled vinegar on a cloth or a sponge mop.



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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