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Inspection Times

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ASK THE INSPECTOR...

Question

Insulating your attic with spray foam insulation seems to be “all the rage” lately. Is it really that great and something we should consider?

Answer

Vented versus non-vented attics has been the topic of great debate for a variety of reasons, but evidence is showing numerous benefits of attics sealed with foam insulation. Here are a few.

- With a foam sealed attic, foam is applied to the underside of the roof decking completely sealing the attic from the outside air.
- Monthly energy and utility savings of 30% or greater can be achieved when compared to the alternative roofing and insulation systems.
- It eliminates air infiltration which can prevent 90% of moisture intrusion and 40% of energy loss and mold growth potentially. The US Department of Energy (DOE) studies show that 40% of your home's energy is lost due to air infiltration.
- With a sealed attic, wind-driven rains cannot enter through standard attic vents. A FEMA study showed that the second highest cause of property damage during Hurricane Charlie was wind-driven rain entering attics through roof and soffit vents.
- Reduces maintenance and wear of HVAC equipment and also capacity/size requirements of these systems. For example, an HVAC system can work much more easily and efficiently in a foam-sealed attic environment which is near to the temperature of the interior of the house versus the hot/cold environments of traditional vented attics.

HOW TO CLEAN CERAMIC COOK TOPS

Ceramic cook tops are glass cook tops with electric heating elements underneath. The smooth surface of these units looks great but special care is required to keep from damaging or discoloring the surface and some stains are more difficult to remove than others. Here are some tips for cleaning your ceramic cook top.

- Clean the cook top after each use.
- Rub a non-abrasive cleanser over the surface using a synthetic sponge or scouring pad. Then rinse with clean water and buff with soft towel/cloth.
- Never clean the top with a wet towel or sponge while it is hot. Wait till it cools before wiping away spills.
- Don't put dirty/soiled pans or pots on the surface. They can permanently mar the surface.
- Never use abrasive cleansers or scouring pads as they can damage or discolor the cook top making it more difficult to clean.
- For really tough baked on stains, special ceramic cook top cleaners and scrapers can be used. Your local appliance or home improvement stores will have these products. Follow the products instructions for use.



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

Direct (301) 351-1113
Toll Free (866) 317-9030
Fax (301) 512-0100
www.HinsonAndJung.com

