



Fall Newsletter

Fall 2009

Visit www.bbhi.us

It's Fall!

Setting your clocks back one hour in the fall is when most of us really mark the beginning of the fall season. It's also a great time to think about the things you can do to prepare your home for the upcoming winter.

In This Issue:

- Fall Maintenance
- Gutter Maintenance
- Speakers Available



Turn your electric breakers off and then back on to exercise them. Remember, these are mechanical devices. Exercising them 2 times a year will help ensure the breakers will function when they are needed most—tripping off when they are overloaded.

Flush your water heater. Attach a garden hose to the hose bib at the bottom of your water heater and open it fully for three minutes or so. This helps keep mineral build up out of the tank which will lengthen the life span of the water heater tank. **Don't** turn off the water coming into the tank. For gas water heaters, this is also a great time to check the draft to ensure the combustion gases are going up the flue.

Have your furnace professionally cleaned and serviced. This is the time of year that many of us will give in and turn on the furnace. We recommend that your furnace be professionally serviced and cleaned before doing so.

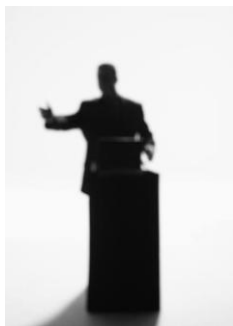
Have your fireplace professionally cleaned and inspected. What a great time to have a cozy fire in your wood or gas burning fireplace. Before you light up that first fire, have your fireplace professionally cleaned and inspected. A professional chimney sweep will have the proper tools to see the entire flue of your chimney and determine whether it is safe to light that fire.

Also, the Emerald Ash Borer is here. Please only use local firewood to prevent their spread. www.emeraldashborer.info/

Clean out your dryer hose and vent. Dryer hoses load up with lint during normal use. Dry lint is very flammable and can ignite from the heat of the dryer. Clean out your vent hose at least every 6 months with water. Cleaning more often may be necessary with more frequent dryer use. We recommend using a metal dryer hose rather than the plastic dryer hoses for an added safety benefit.

Check operation of smoke detectors and carbon monoxide detectors. CHANGE THEIR BATTERIES. Even if you have wired-in detectors, check them. They may have a back-up battery. Most do.

Clean your gutters and downspouts. Even if you don't have trees in your yard, check your gutters. Leaves can land in there from your neighbors trees. See the article in this newsletter about cleaning gutters.



Need a Speaker

Did you know that BBHI inspectors have been home inspector instructors? We are available to speak for **FREE** to any group or organization needing speakers. To name a few topics we have presented in the past include, mold, foundations, brick weep holes, roofs, maintenance issues, and home buyer red flags. We have made presentations to various real estate offices, Realtor associations, rotary clubs, churches, home buyer and home seller seminars, etc. Our presentations are flexible and can last anywhere from 15 minutes to whatever your special needs are.

Contact Steve Wolfe for more information 859-586-4945.

Gutter and Downspout Maintenance

Inspectors find a large percentage of home damage is caused by water intrusion. A couple simple tasks you can do frequently to prevent water intrusion into your home is cleaning and maintenance of your gutters and diverting downspout water. Look around the exterior of your home. Are there signs that your gutters and downspouts are needing cleaned and/or repaired?

Sign #1 An indentation in the ground where rainwater is overflowing from the gutter above.

Sign #2 Algae and water stains where water is seeping through seams of dirty gutters.

Sign #3 Water is pooling at the foundation near downspouts when they aren't diverted far enough away from your foundation.

Sign #4 Something is growing out of your gutters. (We call them gutter trees!)

Buyer's Best Home Inspection offers:

Experienced Inspectors
Internet Access to Electronic Reports
Flexible Schedules
Home Maintenance Tour
Check or Credit Cards Accepted
Friendly Service

859-586-4945 KY
513-917-6002 OH