

The Inspector's Report

Inspecting Properties, Building Confidence.

“Not just another inspection company”

It's not just about inspecting property, it's about educating not only the client, but the Realtor community, too! Do your clients understand and know how to maintain their largest investment? Are you up to date on the latest compliance changes affecting the industry?

Why Home Savvy Inspections?

The best \$425 spent learning about my new home. Felix cared that I understood his findings and took the time to explain them on my level. The knowledge gave me the confidence I needed to move forward.

~ Gregory Brentwood

Felix Peña, Owner and ASHI Certified Inspector currently sits on the Board of Directors as Vice President for the American Society of Home Inspectors, Silicon Valley Chapter. In addition to his inspector education he stays actively engaged in the Realtors community as the Co-Vice President of Tri-Cities Marketing Council with Bay East Association of Realtors.

In these roles, he makes it his business to stay on top of the many changes in the industry from code updates to point of sale legislation being discussed. As an educated homebuyer or real estate professional it gives you the insight to make informed decisions should you encounter one of those obstacles during the buying or listing process.

Inspections are stressfull enough, have confidence Home Savvy Inspections is looking out for your best interest.

False sense of security

When you're inside a home and ob-

serve a smoke alarm on the ceiling or wall do you assume it's functional? Or are you comforted by a false sense of security?

Surveys indicate, 96% of homes in the United States have smoke alarms, but only 75% of homes have at least one working smoke alarm.

One of the primary goals of a smoke alarm is to alert people to a fire when they are sleeping. In the past, it was thought that smoke detectors should be placed only outside the bedrooms, but tests have shown, that in many cases fires were able to grow to big to escape by the time smoke tripped the alarm.

Placement of smoke alarms is recommended in attached garages, on each level of the home and inside each bedroom above the door. See local city jurisdictions for further information.

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*Smoke alarms/
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Every home should have functioning smoke alarms. Batteries should be checked twice yearly and the alarm tested monthly. Smoke alarms with no batteries are the same as no alarm at all.

Are you living with a false sense of security?

Dive into Summer

One of the best activities during the summer is swimming. The water is so refreshing on a hot day. It's a great low impact way to get some exercise and it's so much fun splashing around, you won't even realize how many calories you've burned.

With all that fun comes a few safety reminders around the water.

- Never leave children unattended.
- No diving in unfamiliar waters.
- Watch out for the 'toos' - too tired, too cold, too much sun and too far from safety.
- Know your swimming limits and stay within them.

According to the National Safety Council, drowning is the second leading cause of death from unintentional injuries from ages 5 to 24 years of age and the leading cause of death from unintentional injuries for all ages.

Don't loose your cool

With the warmer weather fast upon us.

Here are some tips to keep your home comfortable during the summer heat.

- Keep shades closed during the heat of the day.
- Attic fans can help keep attic temps down. Ideally, the attic air is the same temp as the outside air. I've entered attics in the summer with temps as high as 120 degrees. Ventilation and insulation are both critical factors to keeping the heat out.
- Keep your air conditioners running at peak efficiency. Compressor units should be clear of all obstructions. Replace damaged insulation on refrigerant lines.
- Plant trees and shrubs to shade your air conditioner, but keep them 18" away, so they don't block vents.
- Make sure the ducts in your air-conditioning system are properly sealed and insulated, especially those that pass through the attic.

Our Bread and Butter

We consider referrals from our friends, clients and associates to be the greatest compliment that we could receive as a service company. Thank you for keeping us in mind whenever the referral opportunity arises.— We appreciate your support!