

Inspector's Insider™

Save money this winter

By Curtis S. Niles CRI, Niles Enterprises Prof. Home Inspections, LLC

Inside this issue:

Saving \$\$\$ this winter	1
Chapter News	2
Member List	3
Advertising Opportunity	4

A call to Advertisers

This newsletter has a wide audience capable of unknown proportions, given the data base volume of each Inspector in our chapter. It is sent via email and/or mailed to realtors, clients, and friends throughout a network of approximately 21 inspectors. Here is an opportunity for your industry related company to reach your targeted market. For information on how you can advertise your company or products, contact: Curtis at nilesent@msn.com

It's a wonderful time of year, the weather is finally cooling off and the scenery is exquisite. The major downside for me personally is the lack of time to squeeze in the many projects I would like to complete before the weather makes it impossible, or at the very least, extremely unpleasant. I wish all of you well as you attempt to make your home as comfortable and as energy efficient as possible. Rising energy costs are a growing concern among many of us, and it's the major reason for my energy saving efforts this winter. With this in mind I thought I'd share a few of these tips and suggestions with our readers.

Energy Saving Tips

Focus on sealing up your homes thermal envelope. What's a thermal envelope? Simply put, it's the interior of your home. Many gaps exist within this envelope and it should be your goal to seal all breaches in this envelope.



"Mailbox slots in doors and walls are also enemies"



"Many windows are in poor condition"

Check windows for air leaks between panes and around the frames and trim. Many windows are in poor condition and if not, the areas around the windows are void of insulation and caulk. Precious heat loss occurs here as well as around exterior doors.

Doors are another huge player in energy/heat loss. Checking and sealing around door frames and openings, door sweeps at bases of doors, will go along away to conserve energy.

Mailbox slots in doors and walls are also enemies in the war against heat loss. Mounting a mailbox on the exterior wall or on a post rather than using a slot in your wall or door is a sensible option for many.

Fireplaces are also a source for heat loss. A fireplace door and operable damper is key hear to prevent heat loss. Make sure the door is properly installed and insulated.

Insulating heating pipes and ductwork in unconditioned basements and crawlspaces is another area to conserve energy or prevent heat loss. If you don't need to heat an unoccupied space, don't. Shut off dampers to areas not used for the season.



"Insulating heating pipes in unoccupied spaces"

Attic insulation may also play a role in heat loss. Ceiling fixture installations, animal nesting, cable or utility installers, just to name a few effect the insulation value if gaps are left or uneven coverage is the result of their visit. Check your attic for areas to improve on the complete coverage to protect your thermal envelope.



"Fireplaces are also a source for heat loss"



"This is where a programmable thermostat is truly handy"



"Wrapping your water heater is considered another energy saver"

Chapter News

A new year ushers in a new Board of Directors for our chapter. The current officers are as follows; Treasure: Dave Scott, Secretary: Jim Makara, Membership Coordinator: Bill Dare, Vice President: Paul Edwards, and President: Curtis Niles. Feel free to contact any member of the board with any questions or concerns you may have.

Our chapter continues to grow with new chapter members joining last month. I'd like to welcome all new members and thank you for your support.

This past year was packed with exciting speakers and topics to help educate our members from the latest in foundation repair technology to energy conservation. This year promises to be equally educational and informative.

The photos on the next page of the most recent meetings were speakers brought in and performed demonstrations of concrete wall repairs. There was barely enough standing room. Also, special presentations were given by respected guests on business goal setting and development. This topic was well timed and well received as many new members in the group were helped to focus on goals for themselves and to implement action steps to help them reach these goals. This is what chapter membership and involvement is all about. Getting substance out of every meeting that will help each inspector in his daily growth in business is our goal.

Thermostat control is yet another area to save energy during the winter. Turning down your thermostat at night 5 to 10 degrees just before bed time saves you a considerable amount of \$\$\$ by the end of the heating season. This is where a programmable thermostat is truly handy. These thermostats can be programmed to lower the temperature before bedtime and raised prior to wake up time, so you don't have the chills in the morning, having to wait until the home gets back up to a desirable temperature.

Wrapping your water heater is considered another energy saver. Maybe not as significant as some of the other tips but still an area to insulate to get the most out of your heating fuel.

Though probably not the most cost effective measure short term, a heating plant replacement may be a sensible option, long term. Old furnaces and boiler are very inefficient compared to newer models. In the long run the savings and the added value a new heating plant brings is certainly an item to consider.



"Old furnaces and boiler are very inefficient compared to newer models"



www.nahipa.org

Chapter meetings are held every 3rd Monday of the month, 6:00 pm at the Best Western Inn in Lansdale, PA. New inspectors are invited to attend. Contact Bill Dare, Membership Coordinator, at 215-487-3599 or visit NAHIPA.org for additional information.



www.phic.info

March 2006, PHIC is schedule to hold it's first educational conference. Dynamic speakers are scheduled who are sure to make the trip to central PA worth it.

Check with chapter leadership for more details.

President: Curtis S. Niles, CRI, CMA

V.President: Paul Edwards, CRI

Secretary: Jim Makara

Treasurer: Dave Scott

Membership Coordinator: Bill Dare

Thomas Brody- AccuPro Home Inspections, 610-865-1520

Ron Flood- All Systems Inspections, LLC, 814-364-2549

John Arnold- Arnold Home Inspection, 215-487-1645

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Tim Baxter - Baxter Inspections Service, 610-662-2303

Bruce Berman- Berman Inspections, 215-605-4380

George Groeber—Best Residential Inspections, 610-662-2303

Paul Edwards- Buyers Alliance Inspections, Inc., 610-831-1977

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Bob Johnson - Consumers Choice Home Inspections, 215-513-0675

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David Scott- Sherlock Home Inspections, 610-792-0383

Bill Dare - Spotlight Home Inspection, LLC 610-234-0505,

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Mike Israel - Sterling Home Inspections, 215-393-5754

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Tom Mulqueen- Tam Home Inspections, Inc. 610-366-7950

Bill Mohan- WJM Engineering, 215-283-3434

Catherine Hall-Value Home Inspection, 215-886-0010



Photo above: Speaker; Tim Walsh of FSMI, Inc. and chapter member in a one on one.



Photo above: Last chapter meeting was a packed room full of activity and meaningful discussion.



Above: Foundation repair demonstration. **Below:** Attentive chapter members get an eye full.





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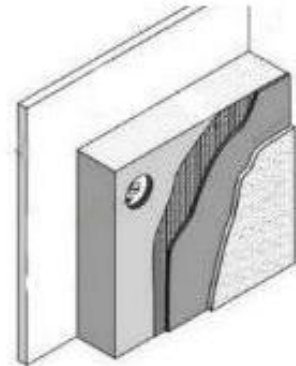


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