

BAUER INSPECTION & CONSULTING SERVICES

STEPHEN L. BAUER
1315 MAPLE LEAF CT
BALDWIN CITY, KS 66006

(888) 594-7420
(785) 594-7420



s.bauer@mchsi.com

www.bauerinspections.com

March 2011

Maintenance Reminder Newsletter

Reminders this month are:

1. Turning off the pilot on your gas logs in your fireplace.
2. Turning off your Humidifier
3. Opening your Crawl Space Vents
4. Replacing a Sump Pump

My purpose is to provide timely information to help you maintain your house. Most of it is maintenance or preventive maintenance. Simple things that you can and should do around the house to better maintain your property. Although many of these things are simple to do, we often just need a reminder to do them. And that's what this newsletter is all about.

Some of you are first time home buyers and are not familiar with all of the systems and requirements of the house and its components. I'll try to explain why we want to provide these maintenance services to our homes, and the possible consequences if we don't.

Please feel free to pass on your comments regarding the inspection and this newsletter. Your feedback will help me to improve my services to you and my future clients.

Steve Bauer

**Taking care of your house makes sense,
"Because it's where you live"**

Most of my business comes from referrals. I would appreciate your sharing my name with anyone you know that might also be buying a new house. Feedback to your Realtor about your inspection, report, and this newsletter will be appreciated.

March 2011

If you have a gas fireplace with the gas logs and a switch to turn on the flame, I recommend that you turn the gas off soon, and leave it off until next fall when you'll be using the fireplace again.

This type of fireplace has a standing pilot. That is, the pilot is on all of the time. Of course, you can turn the pilot off, and I recommend that you do so at the end of the fireplace season.

The reason to turn off the fireplace is because the pilot will burn all summer. (actually from sometime in March when you turn it off, until sometime in November when you turn it on again.)

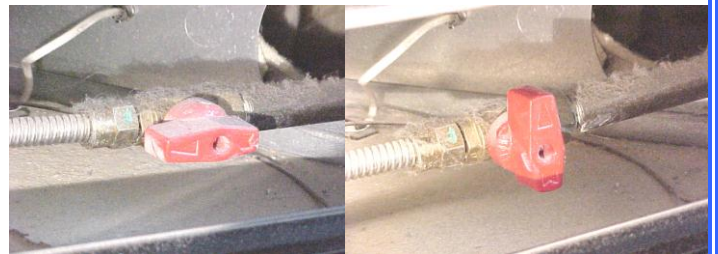
If you leave it on, you will burn \$40.00 to \$60.00 worth of gas when you have no intention of using it, and a smaller but significant amount of electricity air conditioning the heat that you put into the house from the 'always-on' pilot.



Locate the gas Shut off valve in the compartment under the fireplace.



Turn it 90° so the handle is perpendicular to the gas line, and just leave it off until the fall when you re-light the pilot. I'll remind you, and show you how in November.



Gas valve ON

Gas valve OFF

March 2011

HUMIDIFIERS

If you have a humidifier on your furnace, you might want to think about shutting it down for the season. Although it's still cold outside, it will be warming up soon, and we'll be switching to the Air Conditioner. It's probably better to shut the humidifier down a little early, than put it off and forget to do it.

There are a lot of different kinds of humidifiers, but we'll get into that in the fall when it's time to start them up.



Right now, we just want to shut them down.



The humidifier works by evaporating water over the Water Panel. We'll replace the water panel in the fall.



Shutting the humidifier down involves turning off the controller. Sometimes this is located on the duct work at the furnace, and sometimes it's in the hall adjacent to the thermostat. Set it to 'zero', or OFF



We also want to turn off the water supply to the humidifier. This is usually a small saddle valve on a water line near the Water heater. Just turn it clockwise until it stops. That might be as many as 8 to 12 turns. If you don't see it right away, follow the ¼" copper tubing back to the saddle valve from the humidifier.



If you have a damper control on the ducts near the humidifier, you'll want to turn them to the "SUMMER" position.



This can just set until fall, when we clean it up and install a new water panel.

March 2011

Time to remove the Vent covers for your crawl space vents.

If you have a house with a crawl space under the house, it's time to open the vents up and let some fresh air into the stuffy area.

Many people keep the crawl space closed up year around (the only reason to ever close it up is to keep the pipes from freezing) but it's very important to keep it open at all times that you don't have the threat of freezing.









There's almost always moisture and humidity in the crawl space, which is conducive to rot, mold, fungus, bacteria, and all sorts of nasty things down there. It can also contribute to some foundation failure.

Remove anything that restricts air flow into and out of the crawl space. Clean the screens and replace them if necessary. Remove dead leaves and/or other vegetation around the vent openings. I also recommend a screen door for the access opening to further improve ventilation.









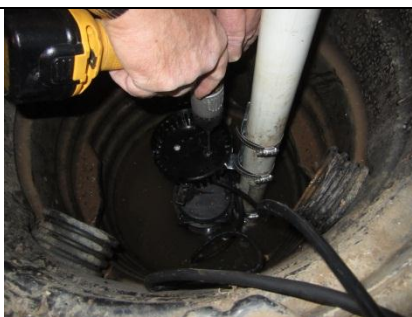
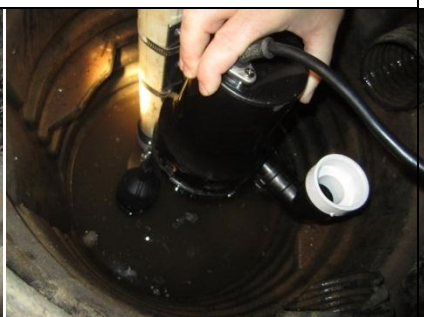
March 2011

Replacing a Sump Pump and Battery Back Up sump pump

<p>We have a failed sump pump that at one time also had a battery Back-up pump. When there is this much water over the top of the sump pump, it probably doesn't work.</p>		
<p>First we cut off the pipe to remove the sump pump. Cut it above the floor so it will be easier to work on.</p>		
<p>Remove the old pump and prep the new pump for installation. I recommend a new male adapter and new section of 1 1/2" PVC pipe. If you can get the old pipe off, it probably won't screw into the new pipe with a good fit.</p>		
		<p>Note the float on a tether</p>
<p>Drop the new pump into the sump pit, cut off the new pipe extension to the proper length, and connect the pipe joint with a rubber coupling and hose clamps.</p>		

March 2011 Maintenance Reminder Newsletter

© Bauer Inspection and Consulting Services

<p>We out it in the water and plugged it in and it immediately pumped out the water. However, the float hung up on a flange inside the sump pit....</p>		
<p>...so we had to re-position the pump and float (that's why the coupling with clamps) and we also cut off the extra perforated drain pipes sticking into the pit.</p>		
<p>Here's the sump pump in the bottom with a bracket clamped to the discharge pipe, so we can install a battery back-up pump.</p>		
<p>We took the bottom off the battery pump and mounted it on the angle bracket. Then attached the pump to the bottom. The Back-up pump is made for this type of installation</p>		

March 2011 Maintenance Reminder Newsletter

© Bauer Inspection and Consulting Services

Secured on top of the primary pump, we then attached new PVC pipe to connect with the original plumbing.



The use of the rubber couplings and clamps makes it easy to adjust to fit properly.

Then we added the back-up pump float.



Now we're back to close to the original photo, but with a new primary pump and a new back-up pump

