



Gas water heater thermostats are easy to set, this one is too high. The 2 arrows should align.



Electric water heaters usually have 2 thermostats, under access covers, we recommend they be set by a professional due to the high voltages.

Water heaters use a lot of energy and should have the thermostats set to 120 degrees. Not only will this save energy, but dramatically reduces the risk of scalding injuries. If it is set higher, you will be using a lot of cold water to bring the temperature down. Gas how water heaters have their thermostat on the exterior and are easy to set, electric heaters are under cover and should be set by a professional.

Take showers instead of filling a bath and save about 50% of the energy. Low flow showerheads save both water and energy.

If you have a hot tub, make sure the cavity under the tub is insulated and you use a insulated cover. Turn down the heat when you are not going to use it for an extended time.

All reports are printed **onsite**
And online in minutes after your inspection

You will never have to wait for our inspection results.

**Protect Your Investment
With the BEST**

Excellent reviews and top rankings
Bizvotes.com, Yelp.com and Angie's List



Full ASHI Certification
The oldest and most respected home inspection association

State License # 469
Structural Pest License #71070

Certified Home Inspection Team
King, Snohomish, Thurston and Pierce Counties



(206) 295-4330

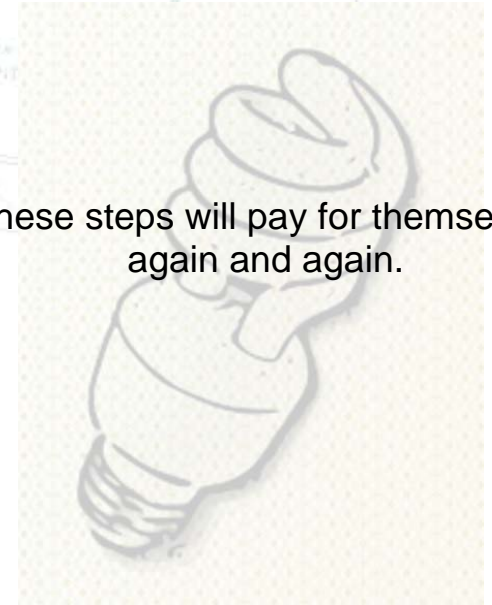
THE HOME INSPECTORS TIP SHEET

Expert advice on homeowner's questions

HOME ENERGY SAVINGS

Saving energy in your home will not only save you money, but will also help the environment.

These steps will pay for themselves again and again.



See tips and videos
[HipsPro.com/library](https://www.hipspro.com/library)

Safety - Maintenance - Repair

The average home loses up to 20% of its heating due to drafts. Doors, windows, outlets, and switches are all common areas of heat loss. Most heating bills in our area can be \$2000 a season or more meaning those drafts can cost you \$400 a year! That buys a lot of weather stripping and caulking.



These window blinds have a honeycomb structure that traps air. This creates an insulating barrier against drafty windows.

Most doors and windows are easy to check with just your hand, if you feel the cold air coming in then you are losing heat. Outlets and switches also can be drafty, if you feel cool air around them, consider foam gaskets under the cover plates.

Old single pane windows can be made more efficient by installing storm windows or inside magnetic panels to reduce drafts.



Adding interior magnetic window coverings will save energy and are easy to install

During the day, let the sunlight in to reduce lighting costs, but at sunset, closing curtains will also help reduce heat loss. Consider cellular blinds as they are more energy efficient than blinds and shutters.

Turning down your thermostat by one degree can save over 5 percent on your heating bill. Consider electronic thermostats with built in timers to reduce energy use when you are at work or sleeping. You can still awaken to a warm house and not use energy when you don't need to. Avoid heating rooms you don't use by closing heat vents or turning down individual room thermostats.

Have your heating system checked regularly to assure that it is running at top efficiency, and always keep air filters clean. A tiny change in furnace or boiler systems combustion can dramatically lower your heating bills and will often pay for the service call in energy savings.

Lighting is one of the easiest ways to save energy and money. Compact florescent lights (CFLs) are direct replacements for standard incandescent light bulbs. The 100 watt equivalent lights can last 13 times longer and use less than 1/4th the energy. When you buy and install a 6 pack of CFLs, it is like putting \$550 in your pocket! Remember they must be disposed of properly. Most hardware stores will take the old lights back.

Computers use significant energy, especially those that are left on all the time. Remember a screensaver saves no energy, but hibernation does, or better yet power them off and save more. Modern LCD displays use 1/3 the energy than a old CRT.

TV's use power all the time, even when they are turned 'off'. Most entertainment devices with remotes (DVD players, VCRs, stereo equipment also use power in standby mode. Unplugging them when you are not using them will save energy.

Keep freezers free from excessive ice buildup. A defrosted freezer is more efficient. Open the doors a minimum amount of time to keep the cold inside. Every time a refrigerator door is opened, the compressor had to re-chill the contents.

Laundry is another big power user, so wash full loads. Use the coolest water temperature that will do the job, and always rinse with cold water. The washing machine itself doesn't use nearly the energy as the water heater does to wash in warm or hot water. The clothes dryer is one of the highest energy use appliance in most homes. Use a clothes line and you will save significant energy.

Look for the "Energy Star" label on all household appliances, and buy the ones with the lowest energy use.

Home without adequate insulation should be upgraded. The first place is in the attic, it is cheap and easy to add. The payback in energy savings is very fast since 1/3rd of heat lost is through the roof. If your walls are un-insulated we recommend adding it there too. It will pay you back for as long as you own the home and increase the resale value.