



*“Summertime is always
the best of what might be”
- Charles Bowden*

Common Home Inspection Flaws

If you are trying to sell your home, you will probably find a buyer hiring a professional home inspector to go over it. In a buyer's market, the inspection report often ends up as a punch list the home owner must get fixed before closing



the sale. Here are some of the most common problems that crop up, according to the American Society of Home Inspectors.

- Plumbing leaks, often unnoticed by current occupants or thought too trivial to repair. Especially bothersome are leaks in a toilet's seal that may cause damage to the wood subfloor.
- Wiring issues. Sometimes rodents chew through wires or a DIY project goes against code. A good inspector will check outlets to make sure they are properly wired and grounded.

- Furnace cracks and ductwork leaks. Some inspectors may also flag older HVAC equipment that still might be functioning okay but wastes energy or is simply near the end of its life span.
- Windows with a broken seal or a double-paned window with signs of condensation. Many buyers will demand them to be replaced or subtract the cost from the selling price.
- Stoves or ovens without a safety device on the floor to prevent them from tipping over. This is often overlooked by installers.

Professional home inspectors say they can almost always find flaws in homes built between the mid-1990s and 2008. That was a heyday for home building and most builders had trouble finding enough qualified workers. Let the seller beware!

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Let's Appreciate Modern Plumbing

Some old-timers among us may recall growing up without running water and indoor toilets, especially if they lived in rural America. Although we take modern plumbing for granted, it hasn't been around very long.

Only about 5% of the American population had running water at the close of the Civil War. By the end of that century the percentage rose to about one out of four. A large measure of credit goes to one of the great unsung heroes of American history, though most people haven't heard of him. A sanitary engineer from New York by the name of George E. Waring, Jr. wrote numerous articles and books advocating better sanitation and describing ways to provide it. A book he published in 1884, *The Sanitary Drainage of Houses and Towns*, was especially influential.

One of Waring's great achievements was to calculate proper venting of plumbing fixtures, specifying how large vent pipes needed to be and how far apart they should be spaced for different applications. Flush toilets had been around for ages, but without proper vent outlets people didn't want to have a toilet indoors because it would stink up the house. Thanks to Waring and his followers, by the end of the 19th Century about 24% of American homes would have indoor plumbing.

That still left three-quarters of our population without. Progress was steady but slow. Prior to the 1920s, most Americans tended to bathe no more than once a week. A tradition arose of the "Saturday Night Bath," with numerous family members sharing bathwater that had been heated on a stove. Around that time a campaign arose by plumbing manufacturers to promote "A Bath A Day," which of course also served to promote their products.

By the 1930s just about all people living in urban areas had access to running water and indoor toilets, but many rural areas didn't acquire the means until after World War II. There are people still alive today who grew up with outhouses and stove-top washtubs for bathing. Indoor plumbing progress tended to go hand-in-hand with electrification, because electricity was needed to operate the pumps that provided water to homes.

The growth of plumbing in America was phenomenal during this era. In one 25-year period, from 1929 to 1954, sales by distributors of plumbing products and heating equipment rose from \$498 million to \$2.33 billion, a whopping 67% increase.

We are lucky. According to the World Health Organization, 32% of the world's population, some 2.4 billion people, lack adequate sanitation facilities and 750 million people do not have access to clean drinking water. Some 3.1 million people die each year from water-borne diseases related to poor sanitation, most of them children under five years old.

A group called the World Plumbing Council has set aside March 11 each year as "World Plumbing Day." Visit www.worldplumbingday.org for more information.

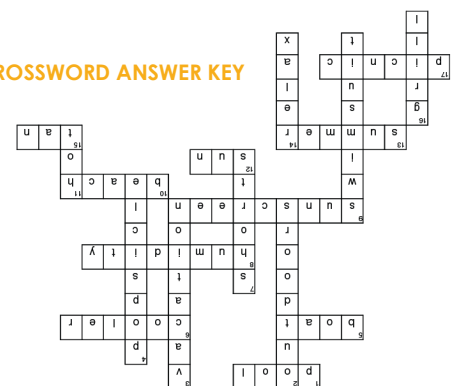
And let's count our blessings to live in a land where virtually everyone is able to enjoy the wonders of modern plumbing.



www.associatedplumbers.com



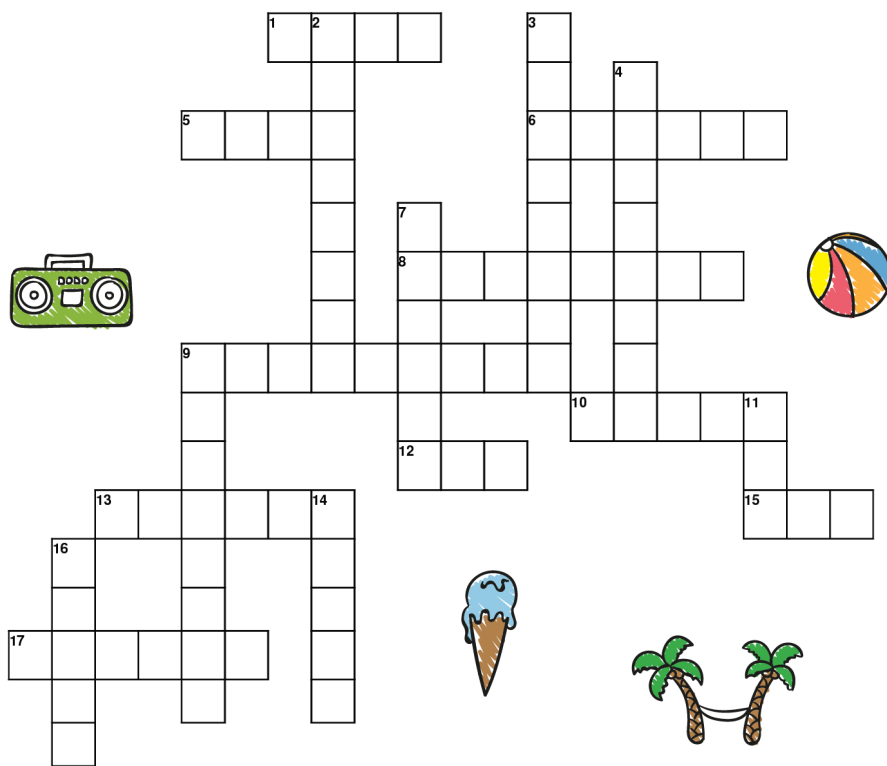
CROSSWORD ANSWER KEY





Summer Fun Crossword Puzzle

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Across

1. Place to swim laps
5. Take this on the lake during the summer
6. Place to keep drinks cold
8. This makes it feel even hotter outside
9. Sun protection for the skin
10. Best place to soak up the sun
12. Source of heat and light
13. Hottest season of the year
15. Color from exposure to sun
17. Meal eaten outside on the grass

Down

2. Where to spend a sunny day
3. Relaxing summer trip
4. Frozen treat on a stick
7. Ideal summer clothing
9. Clothing for the water
11. Opposite of cold outside
14. Kick up your feet and do this on a hot summer day
16. Best way to cook food during the summer

ANSWER KEY ON PAGE 2



6 Easy Ways to **Save Energy** this Summer

Keep a Full Fridge

More food in your refrigerator means less energy to keep it all cool after the door has been opened

Turn Off or Unplug

Electronics and appliances still use electricity even when in "off" mode. Unplug completely or turn off at a power strip to save energy

Use a Microwave

On average microwaves use more than 65% less energy than stoves

Do Not Handwash

Did you know that your dishwasher actually uses less water than doing the dishes by hand? Only run it when it's fully loaded to increase the savings!

Laundry Savings

Wash your laundry in cold water, and line-dry clothes whenever possible. If you must use your dryer, only run full loads to save as much as 4% on your energy bill!

Savvy Savings

Don't use appliances during peak hours (4pm - 6pm) whenever possible

\$75 OFF ANY

Tank Type Water Heater Install

SINGLE USE ONLY. EXPIRES 09/01/17. MAY NOT BE COMBINED WITH OTHER OFFERS. MUST PRESENT AT TIME OF YOUR CALL.

\$25 OFF OF Drain Clearing

SINGLE USE ONLY. EXPIRES 09/01/17. MAY NOT BE COMBINED WITH OTHER OFFERS. MUST PRESENT AT TIME OF YOUR CALL.

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Source: allrecipes.com/recipe/64513/rosemary-ranch-chicken-kabobs/

Easy Rosemary Ranch Chicken Kabobs

- 1/2 cup olive oil
- 1/2 cup ranch dressing
- 3 tablespoons Worcestershire sauce
- 1 tablespoon minced fresh rosemary
- 2 teaspoons salt
- 1 teaspoon lemon juice
- 1 teaspoon white vinegar
- 1/4 teaspoon ground black pepper
- 1 tablespoon white sugar
- 5 skinless, boneless chicken breast halves - cut into 1 inch cubes
- In a medium bowl, stir together the olive oil, ranch dressing, Worcestershire sauce, rosemary, salt, lemon juice, white vinegar, pepper and sugar. Let stand for 5 minutes. Place chicken in the bowl, and stir to coat with the marinade. Cover and refrigerate for 30 minutes.
- Preheat the grill for medium-high heat. Thread chicken onto skewers and discard marinade.
- Lightly oil the grill grate. Grill skewers for 8 to 12 minutes, or until the chicken is no longer pink in the center, and the juices run clear.

