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July 2007

Gillespie Home Inspection Newsletter

Dear Kim,

Your feedback on our newsletter is always welcome. And please feel free to reuse any part of this text in marketing your business.

New Offering - FREE Home Warranty!



We are pleased to offer your home-buying clients a 90- day limited warranty that begins at the date of our inspection. Most other warranties begin after closing. The warranty is provided by American Home Warranty who will warrant the structural and mechanical systems that are included in our inspection. (* Click below this article to see the full detailed copy of the warranty on our website.)

If your clients would like to receive this warranty, they will need to receive a free Brinks Security System inspection. This inspection will occur at the same time as the Gillespie property inspection. Gillespie will make all the arrangements - no extra time from you is required. Your clients will receive one phone call about the results of the inspection.

If the home your clients wish to purchase does not include a security system, we can still offer you this warranty. Brinks will supply your clients with their brochure and one phone call regarding their security systems.

We are always looking to find ways to add value to your business. If you have any questions about this new warranty program, please give

us a call anytime.

[*Click here for a detailed copy of the warranty provided.](#)

Info about CFL's (Compact Fluorescent Lamp)

Did you know that the energy used in the average home can be responsible for more than twice the greenhouse gas emissions of the average car? When you use less energy at home, you reduce greenhouse gas emissions from power plants and help protect our environment from the risks of global climate change.



Those silly looking light bulbs can make a difference. To save the most energy and money, replace your highest used light bulbs with energy-efficient models. The five highest use fixtures in a home are typically the kitchen ceiling lights, the living or family room table and floor lamps, and outdoor porch or post lamp. If every American home replaced their 5 most frequently used light fixtures or the bulbs in them with ones that have earned the Energy Star rating, we would save close to \$8 billion each year in energy costs, and together we would prevent the greenhouse gases equivalent to the emissions from nearly 10 million cars.

Each CFL uses about 75% less energy than the standard incandescent bulbs and lasts about 10 times longer. That is a savings of about \$30 for each lightbulb's lifetime. It also keeps you from having to change those hard to reach lightbulbs so often. They now have CFLs that can be used in dimmers, recessed light fixtures, they have different shapes and sizes and different color temperatures (bright white, soft white, cool white).

But will these things change the future of lightbulb jokes?

Q: How many DIY buffs does it take to screw in a light bulb? A: Only one, but it takes him two weekends and three trips to the hardware store.

(Did you know there are quite a few websites dedicated only to light bulb jokes?)

Didja Know? A/C Maintenance 101



Most residential air conditioning systems are electric compressor style systems. This type of system includes the basic window or

through-the-wall unit, or the central air (whole house) systems. Central air conditioning systems do not require a burdensome amount of maintenance, but some basic attention is required for a long life.

An annual check and servicing of all of the central A/C system may be what you should do. But these DIY (do-it-yourself) ideas can help.

- Keep all supply outlets and returns free from dust
- Clean and/or replace air filters monthly (during use)
- Check to make sure the condensate drain runs freely
- Keep a comfortable setting (say 78 degrees) and leave it
- Make sure all the ducts are insulated
- Keep hot air out with adequate insulation and weather-stripping
- Make sure there is adequate attic ventilation
- Never operate your A/C when the outside temp is less than 60 degrees

Just for Fun

The first person to respond with the correct answer to this trivia question will win a Barnes & Noble card. Send your answer to kim@gillespiehomeinspection.com.

(The winner of last month's trivia was Trina Hunt of Trinaddie Transactions. She correctly guessed that boxing is the sport in which neither the spectators nor the participants know the score until the end of the game.)

Who invented the light bulb??

We work your hours, call anytime...

kim@gillespiehomeinspection.com

408.871.9909 or 1.877.9.No Prob

<http://www.gillespiehomeinspection.com>

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**Hot Summer Special:
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If your client is buying a property, give us a call to schedule your property inspection. Save 10% on your Gillespie Property Inspection if you have a client who would like to have a Brinks Security Inspection at the same time as our inspection. (But you have to mention our newsletter!)

INSPECTION

One per agent this month, of course.

Offer Expires: 8/15/2007

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