



\$9.99



Wally Conway's

Totally Unauthorized Guide

to Slashing Your Utility Bill

WITHOUT

the Expense and Aggravation of

Solar Power, Windmills, or

Hamsters on Treadmills!

(AND without walking around in the dark, sweating all summer, or taking cold showers!)



HomePro Inspections • (904) 268-8211

Monday - Friday, 8am - 5pm • 2950 Halcyon Ln Ste 201 • Jacksonville, FL 32223

Our team conducts inspections 7 days per week, with no additional cost for weekend inspections.

My Dear Friend,

There are a number of very good reasons I'm publishing this very SPECIAL REPORT for you – and why everyone who has already read it is so thrilled and enthusiastic about it. But let me get right to the heart of the matter...

***You can slash your utility bill while improving
the comfort, quality, and health of your home!***

When I started HomePro Inspections back in 1994, nobody ever asked about being “energy efficient”. There were few concerns about “indoor air quality”, and virtually no questions about solving comfort issues in homes. Few people cared... and there were no experts to call for those who did care.

Fast forward to the present, and a full 54% of the calls we take at HomePro are from people just like you who are tired of being frustrated by their homes complete lack of comfort, indoor air that makes them sick, and an electric bill that feels like a payment on a Ferrari!

It doesn't have to be that way. Your home CAN be comfortable, healthy, and affordable.

You just need to know what to do, how to do it, and who can help!

As a company, HomePro has been in over 32,184 Jacksonville homes. About 5,063 of them I've been in personally. That's a big pile of homes... and a big pile of problems. But, the interesting thing is, from our objective perspective, the problems that exist in homes are not very different between those homes. The same problems are just repeated in thousands of homes! Likely, yours is one of them.

Not only do the same problems show up in most every home with comfort problems, nasty indoor air, or a budget busting electric bill, but more often than not the problems are relatively simple and inexpensive to correct!

First, the bad news. In all too many homes, the bad air, discomfort, and inefficiencies were designed into the home by the builder! And sometimes, when a problem was discovered early, the contractor “fixed” the issue by making a bad problem worse.

So, why is it that if there are really very few items that cause most all of the problems in homes, and most are simple and inexpensive to fix, that you have yet to succeed in getting your home healthy, comfortable, and affordable?

*Listen and call in every
Saturday morning as
Wally Conway hosts
“The Home & Garden
Show” on*

NEWS • TRAFFIC • WEATHER
WOKV
690 AM • 106.5 FM

How DO you get your home healthy, comfortable, and affordable?

Simple... the reason your home isn't all that you want it to be is that you keep getting advice from people with something to sell RATHER THAN solutions from experts focused only on you, not your wallet!

You need an energy expert on your side that you can trust! Like the experts at HomePro Inspections.

But how did I become such an energy expert?

Let me tell you, it wasn't easy. And it wasn't cheap. But several years ago I started on a path to learn more about this "green thing". I didn't have any idea where the path would go, but I started.

Man, was it hard – so technical!

I learned about emissivity, coefficients, and detailed calculations too numerous to discuss. But after two years, countless conferences, endless training classes, tests, certifications, and what seemed like a few TONS of my personal money, I became an energy expert. At least on paper.

And so began a personal quest for saving money on my own electric bill... as a "certified energy expert", including a LEED AP designation, I needed to know all this really technical stuff I learned could be translated into practical use. Because they sure didn't TELL me how to make it practical!

It started slow. And small.

One weekend, I spent about \$90 at Lowes, purchasing a few items to get me going. Some weather stripping, some caulk, some backer rod (essentially round weather stripping without a sticky side), some spray foam in a can, and some outlet gaskets.

Then I took about 2 hours sealing up some of the places I felt were a little "leaky". Mind you, this was well before I had any fancy equipment (I'll get to that later), so I was just guessing.

Then I adjusted my thermostat to the recommended level (see my "Bonus Section" at the end of this report!). The U.S. Department of Energy says to "dress accordingly"... right, they don't have to live with my sweetheart. So after I lovingly explained to my honey that this was just a short term test, I got my way.

But the next month, **I had saved a whopping \$41 on my electric bill**... a much larger savings than could be explained by a simple change in the weather.

I was hooked!

I became almost fanatical about reducing my electric bill... and now my bill averages \$68.13 per month.

SERIOUSLY.

I couldn't even begin to make this up – check out some of my REAL bills below:

Month	Total Current Electric Charges	Total New Charges
August 2012	\$76.75	\$76.75
July 2012	\$75.21	\$75.21
June 2012	\$64.40	\$64.40
May 2012	\$56.40	\$56.40

Let's review the bills shown above:

August 2012 ... **\$76.75** July 2012 ... **\$75.21**
 June 2012 ... **\$64.40** May 2012 ... **\$56.40**

Would you like to trade electric bills with me?

You're probably thinking these bills are low because my home is new and small – but it's not, and I'll share some details about my home later.

But what I really learned through this whole process was that a **PRAGMATIC** approach to saving energy is the best approach.

Too often, other energy auditors will try to "impress" customers with all kinds of technical stuff that doesn't really make any practical sense.

And there's no need for that.

I discovered that if you chase the dimes, the dollars will add up by themselves! And the best way to chase dimes is by reducing consumption. If we all reduce consumption, that's a win for everyone, no matter if your issue is global warming, a high electric bill, or an uncomfortable room.

Let me ask you this – do you believe that your electric rates will soon go down? Do you think they will EVER go down?

Nope, they will only increase! Today's \$300 electric bill might be a \$500 bill in 3 years... and so on. So it's time to get a handle on this energy thing NOW.

Back to energy consumption.

There's an old adage that states "You cannot manage what you do not measure". When it comes to lowering your electric bill, measuring your electric consumption is a fantastic way to reduce your electric expense, even without the expense of an upgrade.

Why? Simply because you become more AWARE.

You might make the argument that your electric consumption is already being measured at the meter. While that's true, you don't see that consumption until your bill arrives a month or more AFTER the consumption has already occurred.

Too late to manage that bill, all you can manage now is how to pay the bill!

To easily manage your consumption, you must have an easy way to measure your consumption! And you must be able to see it happen as it happens.

You could stand and stare at your electric meter while a friend or family member switched items in your home off and on. But, truth be told, even an energy efficiency nut like me will not work that hard.

So I went on a quest for something simple and inexpensive that would make it easy to save energy and money. I like making saving energy into a game – it makes life more fun!

Because as I always say – if you're not having fun doing your thing, you're either doing the wrong thing, or your thing wrong!

So my first gadget was a "Kill-A-Watt-EZ". This gadget plugs directly into the wall outlet, and then you plug the device to be measured into the Kill-A-Watt-EZ. After the device being measured has been in use for a few hours, the Kill-A-Watt-EZ calculates the cost to run your device on a per hour, day, week, month, and annual basis.

Kind of fun, and it was a great way to begin understanding what it really costs to operate each item in my home.

Using the Kill-A-Watt-EZ I discovered that television consumed \$52.16 of electric per year, and that my coffee maker was costing me \$2.57 each year.

I've now measured most every piece of equipment in my home as well as my office.

Yes, I am a fanatic. We've already discussed that.

I ultimately discovered that it was taking a lot of time to get a reading from every individual device in my home, so I began the search for an easier way to continually monitor my consumption. That's when I found The Owl!

The Owl is a wireless monitor that shows how much electricity you are using in your home at any given instant. As each device in your home switches on, you can instantly see the cost to operate that device.

The Owl also gives you a read-out for each days cost and consumption as well as weekly, monthly, and annual costs. It's super-fast and super-fun to measure what each device consumes. And it made it easy to choose how best to save, based on my exact consumption habits.

Turn on a light, and watch The Owl readout. Wow!

When I installed The Owl into my office it was met with mixed reactions. For sure, my staff is accustomed to my frugal consumption habits, but now with The Owl, they were able to see instantly the cost of every action! And the real savings of simply turning off what was not in use.



The most profound discovery was Amie in my office discovering that the small space heater she was using under her desk to warm her feet was consuming and costing as much as the heat pump that heats the whole office. She has now seen the ill of her ways and has abandoned her under desk space heater. No doubt the computer that was also under her desk is also grateful for the removal of the space heater!

(FULL DISCLOSURE – I have become so enamored with The Owl, that my company became an authorized distributor for them. If you're interested to see one in action, we also integrate The Owl into our energy audit process. I'm telling you, it's *really* cool.)

Now before you think everything was fun and games in my quest to have the lowest electric bill on the planet, let me tell you another story.

As I've already shared, I've climbed around in roughly 5,063 homes in the Northeast Florida area during my 20 years as a building consultant. And during each of those visits, I was on a ladder. At each of those, I was on my ladder not once, usually not twice, but typically three or more times up and down my ladder. So by my best count, I've climbed my ladder over 15,000 times!

And guess what? During all those years and all those trips up and down my ladder, I've only fallen once!

Can you render a guess where and how? Would you suppose it was some super slick, high pitched roof? Or maybe getting into and through an attic access 20 feet above the garage floor in a Ponte Vedra McMansion?

Nope.

How about some really stupid trick like putting the bottom of the ladder on the bumper of my van while trying to make my ladder reach to the roof of a Hardees restaurant? Yes, I really did do that! But, nope, I didn't fall then.

In spite of the risks and dangers I've endured while inspecting thousands of homes and buildings for other people, the only time I've ever fallen from a ladder was in the master bed room of my own home!

It seemed safe enough...at least it did right up until I fell.

I had the ladder properly positioned under the attic access in the ceiling and the attic access cover slid to the side. I stepped up the ladder just high enough so that my shoulders were at the height of the ceiling. Then I reached above my head to hang an attic thermometer on a truss. Yes, an attic thermometer – remember, I'm fanatical about saving energy.

That's when I fell.

You've seen that slow motion special effect in the movie "The Matrix"... that's what the fall from the ladder felt like. And much like the Tom Petty song, I was "freeeee faallllling".

While on the way down, I was certain that I would be badly injured – **my feet were higher than my head.**

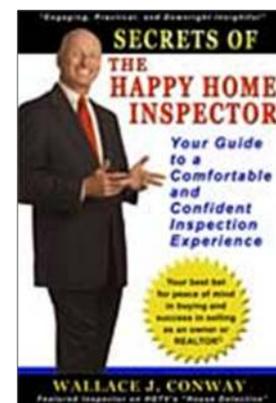
I knew that if I was seeing my ceiling AND my feet as I fell, that I was going to land on my head.

As if clairvoyant, I was correct. I did land on my head, but not before smacking it on the bedroom wall, knocking myself unconscious.

When I woke up, I was on my back with my legs draped over my toppled ladder. In my grogginess and without moving, I did an initial assessment of my condition.

Fingers moved, toes wiggled. Arms and legs followed. And without pain! I had only a bump on the noggin and a CLEAR reminder that a moment of inattention on a ladder could change my life in an instant.

According the Consumer Product Safety Commission 164,000 people are injured on ladders every year, most in their own home!



One of those people was a dear friend of mine in Jacksonville who fell from her ladder just a couple months ago while changing a smoke detector battery at the peak of her vaulted ceiling. Today, she continues to rehabilitate and heal from her significant injuries. Her injuries included a concussion, broken nose, fractured facial bones, loss of teeth, broken ribs and a punctured lung. Her life was altered in an instant.

Thankfully, I was not injured. Well, maybe just a small scar on my professional pride.

So what's a homeowner to do to reduce the risks of a ladder fall in their own home?

Ensure you are using the right ladder for the right job in the right way, or to be super safe, hire a professional to do those things that would put you on a ladder.

Truth be told, to safely do all the tasks around your home that require your feet be off the ground, you need several ladders. A minimum of three ladders will get you started; an extension ladder and a pair of step ladders, one tall and one short. It's easy to spend over \$1,000 on a quality set of ladders.

Friends don't let friends climb cheap ladders.

When you consider the expense of the ladders, the risk of injury, and the very real fact that most of us are not skilled at the task we intended to do once we get to the top of the ladder, hiring professionals really makes great sense.

To safely climb a strong ladder, only to end up electrocuting yourself while changing an incandescent bulb to a more energy efficient LED bulb, is not good.

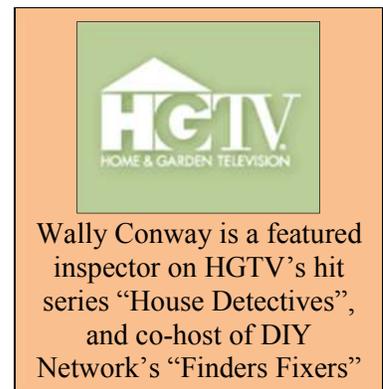
Add in a few power tools, or my favorite death wish device, a chainsaw, before climbing your ladder, and you just might be featured on the evening news!

So even if you consider yourself the ultimate do-it-yourselfer, do me a favor – after you make your energy fix-it list, select a qualified (and if necessary, licensed) professional to do those tasks that require a ladder. I promise you it's far less expensive than a trip to the ER.

I'll get off my soapbox now. Back to energy savings!

Here's a really common problem that folks often suffer...tell me if this is you:

“My master bed room is too hot...if I lower the thermostat to cool my bedroom....ice forms in the rest of my home...”



One day you, or your dearly beloved, has had enough and takes an action... you call your favorite heating and air conditioning company.

After a brief discussion of your problem, they announce that the solution to your problem is to install a bigger heat pump. Yep, more cold air is the solution...and, they say, because the new heat pump has an 18 SEER rating, you will actually SAVE money AND be more comfortable!

(Does anybody really know what a SEER rating is? It stands for *Seasonal Energy Efficiency Ratio*. More technical-speak, I suspect.)

And the good news is they're running a special this week... only \$7,659!

Makes perfect sense... Room too hot = add more cold air... more efficient system = lower electric bill. Should solve the problem, right?

Maybe.

Here's what REALLY happens! The new, improved and EXPENSIVE heat pump is too large for the home, so it makes your home real cold. REAL FAST.

In fact it makes your home so cold, so fast, that the system does not run long enough to dehumidify your house.

So, now instead of being uncomfortable because it's so hot, it's uncomfortable because it's so cold and damp.

If you spent \$7,659 to be comfortable, but you're still not comfortable, just miserable in a different way, do you really care if you saved a few bucks on your utility bill? ... I don't think so!

Or it could go this way –

One day you, or your dearly beloved, has had enough and takes action... you call the window guy you saw at the Home and Patio Show.

After a brief discussion of your problem, he announces that the solution to your problem is to install new windows.

Yep, since the sun always shines bright on Northeast Florida, the solution is to install new Energy Star windows that are also hurricane rated for a discount on your homeowners insurance, and they're on sale this week for \$12,832!

Makes perfect sense... Room too hot = reduce the solar heat gain... New Windows = lower electric bill AND lower insurance bill. Should solve the problem, right?

Maybe.

Here's what REALLY happens! The new Energy Star rated windows have the same "R" value as the original windows the builder installed. And only a few of your windows had much direct sunlight, most were on the north side of the home or shaded by your porch, screened enclosure, or landscaping.

So, you got only a miniscule improvement in comfort, an even smaller reduction in your utility bill, and no reduction in your homeowners insurance because the window guy forgot to tell you that he is not certified to complete the required Wind Mitigation Form to get the insurance discount... that's extra! From another company, no less!

(A company like HomePro Inspections, actually. But I digress.)

Or it could go this way –

One day you, or your dearly beloved, has had enough and takes action... you call the spray foam insulation guy you read about in Home and Décor Magazine.

After a brief discussion of your problem, he announces that the solution to your problem is to add spray foam insulation to your attic.

Yep, since the summer afternoon attic temperature of a typical attic in Northeast Florida is 150 degrees, and since the spray foam salesman said your attic will be within 10 degrees of your inside thermostat setting, well, heck... you'll be cool AND cut your heating and cooling bill in half!

That's what the spray foam salesman said.

Oh, I almost forgot, because it's a special time of year (ever notice it's always SOME special time of year?), your attic can be spray foam insulated for only \$9,274!

Should solve the problem, right?

Probably not.

Here's what REALLY happens! The spray foam guy did not remove your old insulation, and that made it impossible to truly seal the attic, so now hot moist air leaks into your super cold attic and **your attic becomes a wet mess of mold and mildew.**

(Ewwwww...)

But wait, there's more... because your attic is cool your heat pump runs less. Because your heat pump runs less... you got it, the house gets cold too fast, and you've again got a humidity problem in your home. Further adding to the mold mess.

So, you got a cooler attic that's moldy, a cooler home that's humid, and you did lower your electric bill, but you're still not comfortable... and who wants that?

Let's go back to heating and air conditioning for a moment... almost forgot to mention this most important part of your heating and air SYSTEM, your duct work.

Think of duct work for your heating and air system much like tires for your car... here's an analogy.

You've had your regular old soccer-Mom type vehicle for a few years now; you know the ones you see lined up for miles on Race Track Road? And now you're shopping for a Ferrari (nice upgrade!). Lots of performance in a Ferrari. Cool.

But, in an effort to be frugal you put the old car tires on the new Ferrari... how's your performance now?

Of course the Ferrari wouldn't perform correctly!

Guess what... it's the same darn thing as installing a new heating and air conditioner without correctly sizing and sealing your duct system!

**Duct work is how your air conditioning performance gets to your rooms,
just like tires are how Ferrari performance gets to the road!**

You would never consider putting old tires on your new Ferrari!

Now, to be fair, there are times when the existing duct work is perfectly serviceable with an upgraded heat pump... **but, how do you know?**

Here's a fun fact from the Department of Energy about duct work... the average residential duct system leaks 28%. Maybe that doesn't sound so bad.

But here's what that 28% really means. It means that if you have a 4 ton heat pump, about 1 ton of air-conditioning is lost to leaks into the attic!

Heck, if you just eliminated the leaks you could cool the same home with only 3 tons! Then you could purchase a less expensive system that took less electric juice to run. Now THAT'S savings!

Do heating and air conditioning contractors leak test duct systems? Nope, never seen it, and doubt I will anytime soon.

Why would they spend time and money to sell you a 3 ton system to replace a 4 ton system, when they can make more money on a 4 ton system?

And, heck if they sold you a 5 ton system to replace the 4 ton system, because the 4 ton system left you with rooms that were hotter or colder than the rest of the home, but left the leaky ducts in place... (Because heating and air contractors HATE to work in the attic...which is where the ductwork is. Easier to sell you a bigger system.)

Nah... that can't happen. Right?

You should see what I see! (yikes!) Happens every day.

HomePro can protect you from this nonsense.

There are boundless risks you face from contractors when you want to make your home healthy, comfortable, and affordable. But, it doesn't have to be that way.

Imagine a world where YOU, YOUR home, YOUR family, and YOUR budget were all that mattered. And you were in charge and in control.

Imagine a world where you had NO PRESSURE to do anything!

Would you like to have Jacksonville's most trusted experts answering your questions? Not to sell you something, but answering your questions based on your needs, wants, and best interest. Best interest as described by YOU!

Imagine a world where you could share your concerns with a trusted advisor.

A world where, even if your problem could be solved for free, or you could do the work yourself, the trusted advisor would share that information with you... not sell you something because they wanted to make the commission!

As I'm all too fond to share, my utility bill was \$52.59 in November. And the total amount of my hard-earned income that I've sent to JEA in the past year has been only \$817.56. TOTAL for the YEAR.

Yep, less than a grand. Yep, for the year.

Heck, there are tons of people in Jacksonville spending that much every month, with total annual utility expenses at \$10,000 and beyond. Truth be told, the average is around \$400 a month, but that's still \$5,000 per year.

Before you get on my case about living without lights, burning trash to keep warm, and taking cold showers, let me share some things about my home. As Jack Webb of the 50's TV show used to say, "The facts, nothing but the facts"!

Your home is likely better than my home when it comes to being a candidate for a \$52.59 electric bill.

My home was built in 1976.

Yours is likely newer, so it should be more energy efficient.

My home is 2136 square feet, about average for Jacksonville, though yours may be a bit more or less, but for purposes of discussion, we'll make it equal. I'll continue.

Check out all those windows! I love my windows, but my home has 36 of them. And, 24 of those windows are STILL the original single pane glass. Plus, 2 sliding glass doors.



I'm positive your windows are all double pane, so your home beats my home already!

My home is also two stories tall, each floor with its own 12 year old heat pump. Total tonnage of air conditioning in my home is 6 tons... Don't slam me on that, they were there when I bought the home!

(God only knows why there are 6 tons of air conditioning in a 2136 square foot home, but by God, that's what I've got AND they're each 12 years old.)

We haven't talked yet about water heating, but I did save some money there.

Did I mention I'm a frugal guy?

When my old 50 gallon electric water heater took a leak three years ago, I found a free used 40 gallon tank electric water heater to replace it with. Good luck calculating the ROI, "return on investment", on that one!

(During your HomePro energy audit, remind our auditor to spend special time with you discussing water heaters. The choices are seemingly endless – solar water

heat, tankless units, and now heat pump water heaters – but there is one that’s right for your home. However, make a mistake on this choice, and you might as well burn \$20 bills to heat your water!)

I’m not ready to recommend that you go dumpster diving in search of parts and pieces to lower your electric bill. But, I am sharing that my low electric bill did not come from some huge investment in super fancy or expensive equipment, solar power, windmills or hamsters on treadmills!

So, how, did I get a \$52.59 electric bill?

Elementary, as Sherlock Holmes would have said. There is a linear relationship between the flow of heat, the flow of energy, and the flow of money.

Understand the relationships and you can alter the flow!

Using sophisticated, state of the art and specialized diagnostic equipment, an expert (like the ones at HomePro!) can track the flow of heat, the flow of energy, and hence the flow of money out of your home and into the coffers at the electric company.

Once the flow paths are discovered, they can be interrupted and diverted **back into your own pocket**. What makes the diagnostics so powerful is this – it takes control away from the contractor and puts the power in YOUR hands!

No more mystery about what you need and why.

On the contrary and more importantly, you will know what you DON’T need and why. And you’ll quickly learn how to slash your electric bill without the over-hyped junk being peddled in the name of energy efficiency!

What is this sophisticated, state of the art and specialized equipment?

It’s expensive... Ah, but that’s my problem, not yours!



You see, you don’t need to buy all this necessary and expensive equipment. Just have one of my guys take our equipment over to your house, do the diagnostics, and then drag it all back to my office.

That would be waaaay less expensive for you, not to mention you have to know how to set it up, capture the data, and most of all, interpret the data in the best interest of you, your home, your wishes, and your budget.

To determine the amount of leakage in your ducts, we use a piece of gear known as a “duct blaster” to measure the total leakage. And at the same time, we can isolate which specific duct the leakage is likely coming from. We do that with another piece of equipment called a “pressure pan”.

Knowing how much the ducts are leaking and from which sections they’re leaking helps us to show you where to focus your repair efforts to reduce duct leakage. And as you now know, duct leakage contributes to comfort, dust, and health problems as well as wasted energy which drives up your electric bill.

As if duct leaks were not problem enough, your home also has air leaks!

When hot, humid, and dirty air leaks into your home through your walls and attics, it makes the inside of the home hot, humid and dirty. This bad air is what makes the air-conditioner run.

(Same with cold, humid, and dirty air, except your heater runs. Everything is just inverted for the time of year.)

If we control the air that leaks into the home, we can control the temperature, humidity, and dust in the home WITHOUT running the heating and cooling system.

Guess what? The MOST efficient mode to run your heating and cooling system in is the OFF mode!

Can you spell FREE? (easy, just did it)

Finding the building leaks is a challenge, but it’s a challenge that we can easily conquer with the help of another piece of sophisticated and expensive piece of diagnostic equipment, the “blower door”.

The blower door is a special fan with sensitive computerized measuring equipment attached to it that calculates the total amount of leakage in your home. Based on the size of your home, we calculate how much outside air you need coming into your home to keep it feeling fresh. Any air beyond what’s desired only contributes to dust, allergens, and high electric bills.

Knowing “how much” air is leaking into your home is only a part of the battle. The more important step is knowing where the air leaks are...

Problem is – air is invisible!

To determine where air is leaking into your home it would be most helpful if we could SEE the air, and that's just what we can do using an "infrared thermal imaging camera".

Yet ANOTHER expensive piece of equipment. But again, my problem, not yours!

Infrared is truly amazing. Originally developed by the Department of Defense, this previously Top Secret technology is now available for civilian use.

An infrared image is the ULTIMATE diagnostic tool for us building scientists. **It's like an MRI for your home!**



In the hands of an expert building scientist like those here at HomePro inspections, you can see the movement of heat, the movement of air, and the movement of energy. And those add up to seeing the movement of money!

(Let's move some of that money back into YOUR pocket!)

With infrared, insulation that is missing or poorly placed can be seen behind walls! The attic insulation can be seen without even going into the attic! You will know exactly where additional insulation is needed... and you WON'T be sold insulation for your entire home when you don't need it. You'll have photographic PROOF of what you need.

Believe it or not, there are people in the Jacksonville area purporting to be "energy auditors" that do not own an infrared camera, or even have an idea of how to use one.

These same people make idiotic claims that they can evaluate and make recommendations for your home without this important tool... **that's like a doctor claiming that an MRI or CAT scan is unnecessary for a medical diagnosis.**

You must FEAR the quack energy auditor who hasn't got the right equipment or experience to get the real answers you need for understanding how to make your home healthy, comfortable and affordable.

BEWARE the "FREE Energy Audit" offered by contractors.

Let me ask you this – would you trust a surgeon who offered a "Free CAT scan with every brain surgery" or a "Free MRI with every joint replacement"?

That would be crazy! You can't do surgery without the diagnostic testing FIRST. And it ain't EVER free.

Why isn't it free?

It's not free for several reasons:

- MRI equipment is very expensive
- The Doctor does not know how to use the MRI equipment
- Medical diagnostics are done by an EXPERT with that equipment, NOT the Doctor
- You can't even get the surgery without the diagnostics first!

Anyone claiming to be offering "FREE Energy Audits" is likely using bad science to SELL you what they want to sell you, not what is best for the health and comfort of you and your home.

And despite offering a "free" initial service, they are NOT looking out for your budget!

So why say yes to something that you KNOW isn't good for you or your home? You need an EXPERT from HomePro Inspections on your side.

Just say NO to free Energy Audits!

So, back to the pain of your utility bill and discomfort in your home...

I asked you earlier if you would like to trade electric bills with me. Truth be told, we can't trade bills. But HomePro can show you how to dramatically lower your utility bills (legally!), and without exotic technologies like solar and wind.

And without witchcraft.

Or hamsters.

Using our really expensive, specialized equipment, we simply show you where you are losing energy (a.k.a., money), and how to effectively reduce your electric expense using a whole house, holistic approach.

With a complete energy audit from HomePro (we have two service options for you to choose from), you'll have the roadmap you need to live more comfortably, and put an end to those high electric bills.

PLUS, the indoor air of your home will be healthier for you and your family.

Because I know it's hard to resist those "cheap" or "free" energy audits being offered by others AND because I believe so strongly that HomePro is your best choice for reducing your energy bill and increasing your comfort, **I'm going to make you a special promise.**

Simply schedule your HomePro energy audit.

Allow us one hour in your home.

After the first hour, if you don't think our thorough process will help you lower your utility bill and increase your home's comfort, just send us home.

I promise we'll pack up and leave, no questions asked, and you owe nothing.

BONUS – Just because you took the time to read this report, I'm going to give you \$37 off your Platinum or Gold Energy & Water Evaluation Package from HomePro Inspections (use promo code SLASH37)!

Looking forward to saving you money on your utility bill!

Best to you,

A handwritten signature in black ink that reads "Wally Conway". The signature is fluid and cursive, with the first name "Wally" being more prominent and the last name "Conway" following in a similar style.

Wally Conway
LEED AP, CRC034602 & HI437
Founder & President, HomePro Inspections

P.S. Remember, friends don't let friends climb cheap ladders.

P.P.S. Friends also don't let friends get cheap energy audits. But because you took the time to read this special report, I'm going to give you a \$37 discount on your Platinum or Gold Energy & Water Evaluation Package. Simply enter promo code SLASH37 when you schedule online at <http://www.JeaEnergyAudit.com>. Is that a great deal, or is that a great deal?

“BONUS SECTION”



Here are Wally's Top 10 Favorite Actions for Immediate Savings for Little or No Expense:

- 1) When at home, set your thermostat at 78 degrees in summer, 68 degrees in winter. Dress accordingly!
- 2) Set the temperature 5 to 10 degrees warmer/cooler when leaving home for more than 1 hour. HOWEVER, avoid setting your thermostat to a colder/hotter setting than normal when trying to cool/heat your home (after returning); it will not cool/heat your home any faster and could result in excessive cooling/heating and unneeded expense.
- 3) Make sure all return and supply vents are not blocked.
- 4) Close and open curtains and blinds according to the seasons; during summer, close during the day to reduce heat gain and in wintertime, open during the day to increase heat gain. This makes more of a difference that you think!
- 5) Set water heater to 120 degrees or lower; each 10 degree reduction will save up to 5% on water heating costs.
- 6) Make a habit of turning off lights in any room not being used; use task lighting and natural light when possible. Also, turn off exhaust fans within 20 minutes of cooking or bathing.
- 7) Run ceiling or table fans in addition to A/C to feel up to 5 degrees cooler, but ONLY when you are IN that room. Turn OFF any fans when you leave the room. Keeping fans on does not saving on cooling costs – that's an old wives tale!
- 8) Set refrigerator temperature to 40 degrees and the freezer to 5 degrees; keep as full as possible for optimal savings. And unplug extra refrigerators and/or freezers (and other appliances) and save about 7% on your bill - INSTANTLY.
- 9) Don't put "cleaning tablets" in the toilet tank; they can corrode the rubber flapper and cause it to leak, and a toilet leak can add 50% or more to your bill.
- 10) Save by turning off the water run when brushing your teeth, shaving, washing your car, or any other water activity, and operate dishwashers and clothes washers only when you have full loads; also use the "short" or "energy" cycles. By the way, don't thaw frozen foods under running water. Plan ahead and thaw in the refrigerator!