

SNEC News

Southern New England Chapter of ASHI®



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SEPTEMBER 2006

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2005-2006

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Frequently Asked Questions on Home Inspections

Find Your Answers to Home Inspection Cost and Home Inspection Service Questions

What is a home inspection?

A home inspection is an objective visual examination of the physical structure and systems of a house, from the roof to the foundation.

What does a home inspection include?

The standard home inspector's report will cover the condition of the home's heating system; central air conditioning system (temperature permitting); interior plumbing and electrical systems; the roof, attic

and visible insulation; walls, ceilings, floors, windows and doors; the foundation, basement and structural components.

The American Society of Home Inspectors (ASHI) publishes a Standards of Practice and Code of Ethics that outlines what you should expect to be covered in your home inspection report.

Why do I need a home inspection?

Buying a home could be the largest single investment you will ever make. To minimize unpleasant surprises and unexpected difficulties, you'll want to learn as much as you can about the newly constructed or existing house before you buy it. A home inspection may identify the need for major repairs or builder oversights, as well as the need for maintenance to keep it in good shape. After the inspection, you will know more about the house, which will allow you to make decisions with confidence.

continued...

SNEC-ASHI CHAPTER MEETING

COURTYARD BY MARRIOTT

4 Sebeth Drive - off Route 372
Cromwell, CT

SEPTEMBER 7th, 2006

Dinner 6:30-Meeting 7:30 pm

Visit our web-site at www.snecash.org

Frequently Asked Questions on Home Inspections continued

If you already are a homeowner, a home inspection can identify problems in the making and suggest preventive measures that might help you avoid costly future repairs.

If you are planning to sell your home, a home inspection can give you the opportunity to make repairs that will put the house in better selling condition.

What will it cost?

The inspection fee for a typical one-family house varies geographically, as does the cost of housing. Similarly, within a given area, the inspection fee may vary depending on a number of factors such as the size of the house, its age and possible optional services such as septic, well or radon testing.

Do not let cost be a factor in deciding whether or not to have a home inspection or in the selection of your home inspector. The sense of security and knowledge gained from an inspection is well worth the cost, and the lowest-priced inspection is not necessarily a bargain. Use the inspector's qualifications, including experience, training, compliance with your state's regulations, if any, and professional affiliations as a guide.

Why can't I do it myself?

Even the most experienced homeowner lacks the knowledge and expertise of a professional home inspector. An inspector is familiar with the elements of home construction, proper installation, maintenance and home safety. He

or she knows how the home's systems and components are intended to function together, as well as why they fail.

Above all, most buyers find it difficult to remain completely objective and unemotional about the house they really want, and this may have an effect on their judgment. For accurate information, it is best to obtain an impartial, third-party opinion by a professional in the field of home inspection.

Can a house fail a home inspection?

No. A professional home inspection is an examination of the current condition of a house. It is not an appraisal, which determines market value. It is not a municipal inspection, which verifies local code compliance. A home inspector, therefore, will not pass or fail a house, but rather describe its physical condition and indicate what components and systems may need major repair or replacement.

When do I call a home inspector?

Typically, a home inspector is contacted immediately after the contract or purchase agreement has been signed. Before you sign, be sure there is an inspection clause in the sales contract, making your final purchase obligation contingent on the findings of a professional home inspection. This clause should specify the terms and conditions to which both the buyer and seller are obligated.

Do I have to be there?

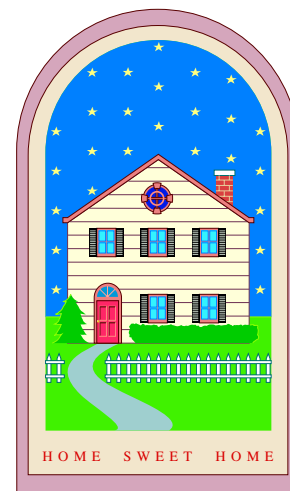
While it's not required that you be present for the inspection, it is highly recommended. You will be able to observe the inspector and ask questions as you learn about the condition of the home and how to maintain it.

What if the report reveals problems?

No house is perfect. If the inspector identifies problems, it doesn't mean you should or shouldn't buy the house, only that you will know in advance what to expect. If your budget is tight, or if you don't want to become involved in future repair work, this information will be important to you. If major problems are found, a seller may agree to make repairs.

If the house proves to be in good condition, did I really need an inspection?

Definitely. Now you can complete your home purchase with confidence. You'll have learned many things about your new home from the inspector's written report, and will have that information for future reference.



MEMBER BIRTHDAY WISHES



AUGUST

Allen Stanczyk 8-20
Pillar to Post Professional Home
Inspection

Thomas Morgan 8/20
Sound Home Inspections

SEPTEMBER

Jack Perruccio 9/08
American Property Services, Inc.

Stephen Gladstone 9/25
Stonehollow Inc.

Donald Wicks 9/25
Oak Glen Enterprises LLC

Carey O'Neil 9/26
O'Neil Associates

William Stone 9/30
AA-MSA, Inc.

EDUCATION

TECHNICAL SPEAKERS

September

Gene Burch

RTK Environmental Group

860-798-7024

<http://leadsafeinc.com/index.htm>

Topic: Lead, asbestos & mold testing

October

John Murphy

Rinnai Company

508-330-4109.

<http://www.rinnai.us>

Topic: Tankless, high efficiency water heaters

November

Ron Canelli

Basement Systems

800-638-7048

<http://www.basementsystems.com/>

Topic: Basement water control methods and
new technology

December

David Sherwood

Sherwood Inspection Services

860-646-9983

<http://www.sherwoodinspection.com/>

Topic: Inspection techniques

BUSINESS SPEAKERS

October Business Speaker

Kathy Pooler

Publications Plus

860-889-2893

www.publicationsplus.com

Topic: Using the SNEC Message Board

KEEP SNEC-ASHI RECORDS UP-TO-DATE

Please email changes to
Warren Tomek

(contactus@fivestarinspection.com).

Check your contact information regularly on the
SNEC-ASHI website and let us know if changes
need to be made. Thanks for your help.

FALL SEMINAR

October 6-7, 2006

*Keynote Speaker:
To Be Announced*

*See the latest
technology and
services in our
Vendor Area*

Hosted by
SNEC-ASHI
16MRC

Aqua Turf
Mulberry Street • Plantsville, CT, 06479

Friday 10-6-06

Day 1 (8 Credits) 8:00 AM – 5:00 PM

Radon Course

Instructor: David Sherwood

David has been inspecting homes for more than 20 years, and has completed more than 10,000 home inspections. David has received a degree in electrical engineering, and has a strong architectural engineering background. David is a long-standing member of ASHI (American Society of Home Inspectors) and has held positions of both President and Vice President of the Southern New England Chapter of ASHI. David is an instructor at Kaplan inspection training schools.

Course Overview:

The State of Connecticut Department of Health is now required to maintain a list of qualified persons that conduct radon testing in CT. Due to the number of complaints and issues brought back to the Dept of Health and seen throughout the industry, a new course has been developed just for the State of CT. This course has been put together by Uconn, State of Connecticut Dep. of Public Health and David Sherwood.

Once inspectors and testers have been given the opportunity to take this tailor made course, the realtors will then be educated and presented with this list. If you are not on the list potential clients, the realtors and Dept of Health cannot verify that your tests are valid. This course will have new information on testing standards and a strong emphasis on testing procedures and QA/QC. Do you have a proper QA/QC program? If you get called to question by a realtor or the State of Connecticut can you verify your QA/QC program and testing methods are by the standards taught in this course?

Saturday 10-7-06

Day 2 (8 Credits) 8:00 AM – 5:00 PM

New Construction Inspection

Instructor: Brian Dunbar

Brian Dunbar is a member of the American Society of Home Inspectors (ASHI) and the Southern New England Chapter of the American Society of Home Inspectors (SNEC ASHI). He is a registered building and remodeling contractor in the State of Connecticut and an instructor at Kaplan inspection training schools. His teaching specialty is New Construction Inspections. He has 20 years experience in the home building industry.

Course Overview:

The class covers the procedures involved in the construction of a home and the basics of inspecting new construction. Different segments of the class cover planning, foundations, rough framing, roof construction, exterior wall coverings, flashing, rough plumbing, rough electrical, rough mechanical, plumbing, mechanical, and electrical.

**REGISTER
TODAY**

FALL SEMINAR October 6-7, 2006 continued

FEES:

Day 1 and 2 (Friday & Saturday)
ASHI Members & Candidates
\$250

Non ASHI Inspectors
\$295

Day 1 ONLY (Friday)
ASHI Members & Candidates
\$165
Non-ASHI Inspectors
\$195

Day 2 Only (Saturday)
ASHI Members & Candidates
\$165
Non-ASHI Inspectors
\$195

Fees include continental breakfast, coffee breaks and hot lunch for days you are registered. \$50 fee is assessed on all refunds. No refunds after September 20, 2006

SCHEDULE:

(Both days)

7:00 - 8:00 Registration & Cont.
Breakfast

8:00 - 10:00 Session

10:00 - 10:15 Morning Break

10:15 - Noon Session

12:00 PM-1:00 PM Lunch and
Keynote Speakers

1:00 PM -5:00 PM Session

Mold, Moisture, and Your Home Who Should Do the Cleanup?

Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

* If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: Mold Remediation in Schools and Commercial Buildings. Although focused on schools and commercial buildings, this document is applicable to other building types. It is available free by calling the EPA Indoor Air Quality Information Clearinghouse at (800) 438-4318, or here at epa.gov/mold/mold_remediation.html.

* If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's Mold Remediation in Schools and Commercial Buildings, the guidelines of the American Conference of Governmental Industrial Hygienists (ACGIH), or other guidelines from professional or government organizations.

* If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit epa.gov/iaq/pubs/airduct.html, or call (800) 438-4318 for a free copy.

* If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.

* If you have health concerns, consult a health professional before starting cleanup.



Leaky window - mold is beginning to rot the wooden frame and windowsill

MEETING NOTICE

THURSDAY, SEPTEMBER 7th 2006

COURTYARD BY MARRIOTT

4 Sebeth Drive - off Route 372
Cromwell, CT

Dinner 6:30 pm - Meeting 7:30 pm

ROUNDTABLE DISCUSSIONS - 1 mrc
during dinner

BUSINESS MEETING AND GUEST SPEAKER - 1 mrc

SEE THE MONTHLY NEWSLETTER IN YOUR E-MAIL FOR
GUEST SPEAKERS AND MEETING INFORMATION

OR

VISIT OUR WEB SITE
WWW.SNECASHI.ORG

Dinner - Choice of:

English Cut Prime Rib (8 oz.) or Chicken Piccata
\$25.00 per person, including tax and tip

RESERVATIONS FOR DINNER ARE REQUIRED
AT LEAST 5 DAYS IN ADVANCE OF THE MEETING

You may place a "standing order" for dinner. Standing orders assure you of dinner without the need to call-in your order. However, if you are unable to attend, you must call-in to cancel (or the Chapter will be charged for your dinner and you will need to reimburse the Chapter).

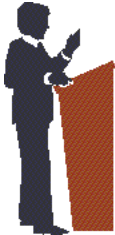
For reservations or to place a standing order call:

Natalie at (860) 798-8457 or natalie.dimauro@pillartopost.com
Dinner Reservations can also be made from the SNEC ASHI website

Come and enjoy a good meal and conversation with your fellow inspectors.

Chapter Meeting

The next meeting will be on Thursday, September 7th at the Courtyard By Marriott - Cromwell, CT. Dinner will be at 6:30 p.m. and the meeting will begin at 7:30 p.m.



2006 Meeting Schedule

Below is the SNEC ASHI meeting schedule for 2006. Meetings generally occur on the first Thursday of the month except as noted below:

-2006-

September 7th

October 5th

November 2nd

December 7th



Visit our web-site
at
www.snecashio.org

E-mail us at
info@snecashio.org

SNEC News is the official publication of SNEC ASHI®, a not-for-profit, voluntary professional society. Correspondence to the chapter president should be mailed to David Sherwood, Sherwood Inspection Services, LLC, 435 Buckland Rd., S. Windsor, CT 06074, (860) 646-9983. david@sherwoodinspection.com

Articles and newsletter information should be sent to Kathy Pooler, editor; via fax: (860) 889-6872; e-mail: Kathy@PublicationsPlus.com; or snail mail: Publications Plus, 5 Melody Lane, Norwich, CT 06360-1717. Materials must be of interest to members of the home inspection profession and must be submitted **no later than the 15th of the month** to be eligible for the next issue.

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***Drive Careful
Children are back in school***



September