

# The NC-ASHI<sup>®</sup> Home Inspector

NORTH CAROLINA CHAPTER OF THE  
AMERICAN SOCIETY OF HOME INSPECTORS  
June/July 2008

## PRESIDENT'S CORNER by Marion Peebles

We belong to the NC Chapter of the American Society of Home Inspectors

The word *Society* can be defined as: "A formal association of people with similar interests" or "The fashionable elite"

I am of the opinion that most of us belong not for the camaraderie, but rather to be seen by the public as being more professional than our competition. ASHI helps set you apart from other licensees by having more restrictive membership requirements than other organizations and our standards and ethics are a model for the rest of the nation. Does this make one elitist? That word has negative connotations that I would just as soon avoid, but I would certainly want to be seen as an elite inspector. Big difference, don't you think?

To be an elite inspector, one has to do more than just call yourself elite. You need to back up that image by taking advantage of high quality education and challenge yourself by exposing your skills to your peers for constructive criticism.

To that end, NC ASHI provides the best educational talent to be found anywhere in the nation during our conferences and some of the most interesting local talent at our monthly meetings. Members can obtain as much as 24 hours of NC continuing education by supporting and attending bi-annual conferences. If you come to monthly meetings, participate in committee work, and work with Peer Review you could amass as many as 50-60 ASHI CE's per year!

If you haven't been through our excellent Peer Review program, you are missing out on the opportunity to gauge yourself against some of the best inspectors in the state. Peer Review is not a competition to be won in a day; it is a marathon of learning that should never end. Get involved with Peer Review, there is a lot to be learned from sitting on both sides of the review table.

If someone says to you "I already have a license. What's in NC ASHI for me?" Let 'em have it with:

- NC ASHI promotes and provides tons of education.
- Peer Review can reveal weaknesses in their skills and reporting that might lead to big trouble later on.
- NC ASHI offers networking opportunities.
- And not least of all, there is not one NC ASHI member that would refuse help with any technical or customer service question you may have.

By taking advantage of what we offer here in the state chapter and the political influence and advertising power that ASHI brings to the national stage you have a winning combination.

That sounds like an elite organization to me!

Until August...

## 2008 -2009 MEMBERSHIP DUES AND SIGN UP

It's time again to renew your current membership or rejoin the North Carolina Chapter of ASHI. See the President's Corners article in this newsletter for information on what the chapter is doing to help our profession in North Carolina and why we value your membership.

### Changes to Dues

- Last year the Board of Directors voted to waive the dues for the upcoming year (July 1, 2008 to June 30, 2009) for anyone who attended the Fall 2007 or Spring 2008 Conference.
- Dues have been reduced from \$200.00 a year to \$100.00 a year.
- Please return your completed Membership form by June 30, 2008. There is a membership form in enclosed in this newsletter.

Thank you for your past and continued support to our chapter. If you know of anyone interested in joining please forward a copy of our application or direct them to our web site or a member of the board.

Thank You  
Larry Conway, NC-ASHI Treasurer

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## UPCOMING TRAINING by John Guy

### **Educational Committee**

On 6/18/08 we will have a representative from i-Level (formerly Trus Joist) speak on engineered trusses including proper installation and common mistakes. For our July meeting we tentatively plan to have a speaker on sealed crawlspaces. For our August meeting, we will deviate from our technical speaker topics to have Dr. Larry Hungerford with Woodard & Company Asset Management Group speak on financial issues for the self-employed, and investing for retirement. "Dr. H" is a Triad area, fee only (not commissioned) financial planner specializing in no-load mutual funds. From a personal standpoint, Dr. H's advice has been invaluable since I first sought his advice 15 years ago.

Monthly meetings are held the 3rd Wednesday of each month (excluding months with major conferences) at the Courtyard Marriot in Burlington, 140 exit #141 at 3:00 pm.

Everyone is invited to dinner on your own after the monthly meetings for an evening of war stories, inspection tips and socialization. We meet immediately after the business meeting at a nearby restaurant and everyone is invited.

Suggestions on meeting and conference topics are always welcome at [john@guyhi.com](mailto:john@guyhi.com) or 336-889-4897.

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## LAST MONTH'S NCASHI MEETING

In case you missed it, last month's meeting on Rinnai continuous water heaters was excellent. One of the interesting "bonus" tips was on a energy, time and water saving device called the Metlund System. Check it out at [www.hotwaternow.com](http://www.hotwaternow.com) It could be an invaluable device for you and your clients, especially if you are also paying for sewer on the water wasted while waiting for hot water.

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Remember we are always looking for handy, unique tool ideas and war stories to include in the newsletter! Email them anytime to John Woodmansee at [jjwoodmansee@bellsouth.net](mailto:jjwoodmansee@bellsouth.net)

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**NC HOME INSPECTOR LICENSURE BOARD BREAKING NEWS**  
by David Jones

The proposed, standardized report format will not be adopted, for now. A majority of the committee recommended against any change in the current standards, except for changing the required report summary statement. The new recommended language, which was approved by the board as a rule change, will have to go through the rules review process before becoming an official change, but can be used immediately.

This is the exact statement:

**“This summary is not the entire report. The full report may contain additional information of interest or concern to the client. It is strongly recommended that the client promptly read the entire report. For information regarding the negotiability of any item in this report under a real estate purchase contract consult your NC real estate agent or attorney.”**

John Hamrick requested that another committee be appointed by the chairman to study the issue of report standardization. That committee has not yet been formed.

The licensure board exam committee has unanimously agreed to recommend to the full board that the National Home Inspector Exam be adopted by North Carolina as the official licensing test. Since the committee, composed of John Hamrick, Jim Liles, and David Jones was unanimous in its recommendation, it is likely that the board will approve the motion at the July 11<sup>th</sup> meeting.

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Appointments to the NC Home Inspector Licensure Board are effective on July 1<sup>st</sup> of each person's term. If you want to write to Gov. Easley's office, the address is Sara Kusan, Director of Boards and Commissions, Office of the Governor, 1161 West Jones Street, Raleigh, NC 27603.

I want to know more about NC-ASHI@!

I am a Certified ASHI@ Member       NC-ASHI@ renewal

I am an ASHI@ Associate       Add me to your mailing list

I am not an ASHI@ Assoc. or Member, but want to join NC-ASHI@

Information on the next Peer Review session

Dues are free for first-time members. Renewals are \$100 annually, but remember they are considered paid for the next year when you join us at our Fall 2008 Educational Conference.

Send this and your personal information to:

NC-ASHI@ Secretary Andy Hilton  
Hilton Home Inspection, Inc.  
3033 Lori Lane  
Yadkinville, NC 27055

**MY FAVORITE INSPECTION STORY**  
by John Woodmansee

One hot August day years ago after one of those excellent NC-ASHI@ sponsored workshops on combustion safety, I tested a gas log heater in a basement family room fireplace. The family room had just been remodeled and now had its own heat pump system installed by a reputable contractor. The HVAC system even had a fresh air intake added to the return side. The owners were proud of this new space for their teenage daughters to enjoy with their friends.

The gas heater was producing lots of carbon monoxide (300 ppm), but all the exhaust gases went up the chimney...until the cooling system turned ON; then all the exhaust gases spilled out into the room. I was glad that I found this problem before anyone got hurt. I did let the gas log appliance run for about 20 minutes to heat the chimney since this was a hot summer day, and chimneys are less inclined to draft properly on hot days.

This finding got people upset, and I was asked to return to the house and demonstrate the problem. What an audience there was! The HVAC contractor, the buyer and her father, the listing agent and her broker-boss, the selling agent, and the whole family who lived in the home, including Dad, a lawyer who was mumbling something about filing a lawsuit against me.

Guess what happened next? I could not get the fireplace to back draft like it had a few days earlier! All that I could say to this restless audience was "This fireplace spilled its exhaust into the room when the air handler's blower came ON; and I don't know what has changed". This meeting surely did nothing to settle the matter.

I called Bruce Davis at Advanced Energy's Building Science Center in Raleigh with my dilemma. Bruce was one of our Chapter's first teachers on combustion safety. He said "John, don't back down from this one; you have found a real life problem, one that could hurt people". He gave me the name of one of his Greensboro trainees who was clever at diagnosing pressure differences in buildings. My client was willing to pay for a deeper level of technical analysis, and that expert found the answer to the puzzle. The fireplace's difficulty in drafting occurred when the 1<sup>st</sup> floor door to the basement staircase was CLOSED. When the door was OPEN the fireplace drafted OK, and did so with the HVAC blower either ON or OFF.

Why is this my favorite story? If I had not found this problem, someone could have been hurt or killed. Any of us inspectors take satisfaction in bringing awareness of this kind of danger. But reporting a problem that is elusive in terms of what causes it is maddening. My credibility is at stake. I really have to be able to say "Problem (A) occurs because of (B)". Lucky I was to have been through great training, then having an expert to turn to for advice. Thank you, Bruce Davis and the unknown expert who found the answer to my puzzle. I made a decision after that incident. I had to know more about how buildings get into trouble with unsafe combustion appliances.

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**North Carolina ASHI@**  
**GREAT INSPECTORS; THE BEST OF COLLEAGUES**



## **North Carolina Chapter, American Society of Home Inspectors**

Marion Peeples, President

We meet on the third Wednesday of most months at the Courtyard Marriott in Burlington (Exit #141 on I-85, north side). Plan to join us and stay for casual dinner after the meeting. Visitors are always welcome. Visit our website: [www.ncashi.com](http://www.ncashi.com).

June-- Engineered Structural components

July-- Sealed Crawl Spaces (tentative)

August--Savings and Retirement Issues for the Self-Employed (Dr. Larry Hungerford)

### **Fall Conference**

We will host Douglas Hansen and Peter Drenan of Code Check 10/17-10/19. Please save the date! Topics will be: Building Exteriors, Mechanicals, Safety Glazing, and A History of Electricity.

Newsletter of the NC Chapter of the  
American Society of Home Inspectors  
3935 Thorndale Drive  
Winston-Salem, NC 27106

Address Correction Requested

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Carolina's Finest Home Inspectors