

The NC-ASHI[®] Home Inspector

NORTH CAROLINA CHAPTER OF THE
AMERICAN SOCIETY OF HOME INSPECTORS

October/November 2008

UPCOMING TRAINING by John Guy

Fall Conference

We will host Peter Drenan of the popular Code Check guides October 17th and 18th in Greensboro at the Clarion Hotel. Topics will be Building Exteriors, Mechanicals and Flood Requirements. The '07 Mandatory class will be available Friday morning for anyone that missed the deadline, and the '08 Mandatory class will be Friday afternoon.

Our November meeting will feature our own Larry Ross on arbitration, complaints and the legal aspects of the business. The meeting will be at the Holiday Inn Express in Asheboro.

We will not have a regular monthly meeting in October due to the conference and Peer Review.

Suggestions on meeting and conference topics are always welcome at john@guyhi.com or 336-889-4897.

RADON CONTINUING ED COURSES AND MITIGATION TRAINING

The Southern Regional Radon Training Center (SRRTC) will be offering Radon Mitigation Training and the Mitigation Certification Exam October 27-31 in October in Greensboro.

Also offered:

Advanced Diagnostics & System Design Workshop on October 23rd
Quality Assurance & Quality Control Workshop on October 24th
RRNC & Moisture Control Techniques Seminar on October 28th

Check the SRRTC's website (www.bece.auburn.edu/srrtc/) or the NC Radon Program's website (www.ncradon.org) for more information.

WINSTON-SALEM REGIONAL REALTORS[®] ASSOCIATION'S "REALTOR[®]-HOME INSPECTOR COMMITTEE" CHALKS UP ANOTHER SUCCESSFUL "LUNCH AND LEARN" EXERCISE FOR LOCAL REALTORS[®], by Bill Dillon.

"This 75-year old home has knob & tube wiring in the attic, buried in insulation. The National Electrical Code Council determined that this wiring buried in insulation is a fire hazard. Remove the old wiring and replace it with modern Romex cabling."

A crowd of 100+ REALTORS[®], gathered for a "Lunch and Learn" event on September 18th, read this and other items from a fictitious Inspection Summary, then heard commentary from the agents' side (George Bell and Ted Kelly) as to its "fit" with the real estate contract. Then the home inspectors on the panel added their comments. You can imagine the liveliness of such a discussion. The panel included several NC-ASHI[®] people (Glenn Church, Bruce Rudd, Andy Hilton, and John Woodmansee). REALTOR[®] Brad Hunter and Bill Dillon were moderators.

As I have stated in prior news letter articles, REALTORS[®] and Home Inspectors depend on each other to assist, guide, and protect the real-estate buying and selling public, not to mention a goodly portion of each other's livelihood. It would only seem to be the natural chain of events that these groups should come together in a forum such as a REALTOR[®]/Home Inspector Committee. If any readers of this article

would like more information on how to start such a committee in their area, contact me. Our meetings are open to all, and the Committee would be happy for any interested parties to be our guest. We meet every third Tuesday of each month at 1:00pm in the WSRAR office building in Winston-Salem. If you have like-minded REALTORS[®] and Home Inspectors in your area, the Committee would be more than happy to send our representatives to you at your local REALTORS[®] Association location to explain how our committee works and how you can start your own Realtor/Home Inspector Committee.

Bill Dillon operates Dillon Residential Services from Tobaccoville (dilloninspections@alltel.net or phone 336-924-6002), and is Co-Chair of the WSRAR REALTOR [®] /Home Inspector Committee.
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PRESIDENT'S CORNER by John Guy

By now most of our membership should be aware that Marion Peebles resigned as our president due to the extensive obligations associated with serving on the NC Home Inspector Licensure Board. We are elated to have Marion representing us along with David Jones at the state level; and are forever thankful for getting the chapter back on track.

Our board of directors voted to allow me to ascend to President to serve out Marion's term and chose not to fill the President-Elect office at this time. The board will absorb the duties of President-Elect. I am honored to serve and encourage everyone to participate. If you have ideas, suggestions or complaints please let me know. We especially need suggestions (including contacts if possible) for speakers for our monthly meetings.

We will have a full slate of officers up for election next fall. If you are interested in serving your chapter, please let someone know; or if you have questions, feel free to inquire. The chapter will only be as good as we make it. Leadership in the chapter is not about politics; it's about a willingness to serve. Please note that only ASHI members are eligible to serve as officers. If you are not an ASHI member, we certainly welcome you and are glad to have you but encourage you to "take the next step" and become a full ASHI member. If we can assist you in this regard, do not hesitate to ask. On a related note, we are still seeking a newsletter editor to replace John Woodmansee, who so graciously volunteered to serve. I have served as editor for another organization and it is a good opportunity to serve because it can be done at your convenience without meetings or travel.

By now I hope you have all registered for our fall conference on October 17th and 18th. The conference is critical to the financial solvency of our chapter and is really a no-brainer as you get the best education at a great price and eliminate chapter dues. We will have Peter Drennan of Code Check including a special bonus on flooding requirements on Friday night. For more info on the conference check out www.ncashi.com.

I would also like to encourage everyone to participate in the Peer Review on October 16th. I have participated in every one to date, and all have been incredible learning experiences. If you think you know it all, think again. Peer review is a great way to learn from some of the best inspectors in the State in a non-threatening environment. We promise it will be worth the small fee.

Finally, we are in most difficult economic times. However, I have always been struck by the conservatism (some say cheapness) of home inspectors so I'm sure we will emerge from this downturn even stronger and better positioned in our respective markets. I strongly encourage you to maintain your insurance coverage and prices. Someone else will always be cheaper.

The NC Home Inspector Licensing Board intended to relieve us from our 2008-09 license fees, but the plan got stuck in a legislative technicality. The relief will come next year, not this year.

PRODUCT & DESIGN FAILURES, PART II

Compiled by Andy Hilton & John Woodmansee

Knowing about the building components that have a history of premature or unexpected failure makes you a sharper inspector. Sometimes it's not a particular product that fails, but the way the product is used which causes problems (design failures). Included are safety recalls that come via the Consumer Product Safety Commission (CPSC), plus the recalls that manufacturers generate.

HEATING & COOLING

- (1) Polyethylene plastic outer wrap on HVAC flexible ducting. Some species of plastic deteriorate in the sunlight, heat or both... and the ductwork loses its fiberglass insulation as the plastic wrapper deteriorates.
- (2) High temperature plastic vent (HTPV) type piping used on 80%+ efficiency gas furnaces. This vent piping cracks at joints and comes apart. Heating people consider it a failed system and recommend replacement with a metal "B" vent, a barometric damper and powered wall cap termination with an appropriate suction sensor which kills the furnace's gas supply if the vent setup fails.
- (3) Lennox Pulse gas furnaces built before 1990 are suspect for heat exchanger failure. Lennox no longer re-inspects/corrects these furnaces for free. Other gas furnaces are suspect for premature failure. The following come to mind: gas package units of any brand; Carrier/Bryant furnaces built by International Comfort Products.
- (4) Does the furnace or water heater have an adequate supply of combustion air? Water heaters are the #1 source of CO poisoning incidents.
- (5) Does the furnace or air handler get the return air volume it needs to function properly? Dirty filters, blowers and evaporator coils are one problem, but the return air volume may be restricted by closed doors, blocked returns and, under-design of the return path.
- (6) Carrier Packaged Terminal Air Conditioners (PTAC) and Heat Pumps (PTHP). An electric heater in the unit can break, posing a fire hazard. Units manufactured between 2002 and 2005. Model numbers included in the recall are 52C, 52P, and unbranded model 84 units sold through the Bryant and FAST channels. Serial and model numbers are located on the rating/data plate on the right front of the unit, underneath the removable front panel. A complete list of the serial numbers involved in this recall can be found at www.carrierptacrecall.com. The units have capacities of 7,000, 9,000, 12,000, and 15,000 BTUs and were sold from January 2002 through December 2006

ATTICS, CRAWL SPACES/BASEMENTS

- (1) Attic pull-down stairs: Are they attached at the ceiling level? Hardware tight? Do they fold out in a straight configuration? Are the narrow treads free of obstructions like insulation batting?

STRUCTURAL MATTERS

- (1) Foam plastic sheathing board, great for its insulation value, but bad when it burns, releasing a poisonous gas. The foam boards are a favorite among insects who enjoy tunneling through it to reach damp areas elsewhere in the structure.

ENVIRONMENTAL MATTERS

- (1) Lead-containing materials which can get ingested (paint, lead pipes, lead solder for pipes).
- (2) Asbestos when it gets dispersed into the air--- in homes, mainly from heating pipe insulation that falls apart and becomes friable.
- (3) Building products which use formaldehyde in their manufacture: chip board for floor sheathing, carpeting, furniture building panels, foam in-place insulation.

Editor's Note: Andy Hilton has digested a large volume of recall and alert information of interest to us home inspectors. Most of this is US Consumer Product Safety Commission information. Next time we will publish Andy's addendum as part III of the series. The goal is to compile one master list of product and design failures. We will print copies of this quick reference guide for distribution at one of our Winter 2009 Chapter meetings.

We see this list as constantly expanding. New problems arise in time. Most importantly, we inspectors bring our own insights, and these need to be shared among us.

GOT OTHERS YOU THINK NEED TO BE INCLUDED? SEND THEM ALONG TO JOHN WOODMANSEE (jjwoodmansee@bellsouth.net) or ANDY HILTON (hiltonhome@yadtel.net).

We made an error! In the August/September newsletter we gave 18" as the minimum clearance from a range to combustibles directly above it. That clearance should be 30". The 18" clearance is for combustibles adjacent to the range's sides. (our thanks to David Jones).

LEGAL NEWS: An important judicial ruling by the NC Court of Appeals (2007 NCCA COA07-121807) supports the claim of a home inspector that he may, by contract with the client, limit his exposure to liability by negligence to one year (vs. the three year standard for negligence claims). You should keep this precedent in mind when renewing your E & O insurance and be sure that your contract contains the right wording.

MEMBERSHIP UPDATE by Larry Conway

ASHI Members or ASHI Candidates	53
*Affiliate Members	19
Total Chapter	72

*Affiliate members have joined the local chapter but do not currently belong to ASHI National.

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

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



2008 NC-ASHI Education Conference October 17 & 18

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NC-ASHI
 1589 Skeet Club Rd, Ste 102
 Box 342
 High Point, NC 27265
 Ph (336) 441-5391
 Fax (336) 841-1085
 Email Conwaylr@bellsouth.net

North Carolina Chapter, American Society of Home Inspectors

John Guy, President

FALL CONFERENCE

We will host Peter Drenan of the popular Code Check guides. October 17-19 in Greensboro. Save the date! Topics will be: Building Exteriors and Mechanical Systems. Both the 2007-08 and 2008-09 Mandatory Courses are also offered.

We meet on the third Wednesday of most months (**no meeting in October due to the Fall Conference**). November's meeting is at the Holiday Inn Express in Asheboro at 3PM. Plan to join us and stay for casual dinner after the meeting. Visitors are always welcome. Visit our website: www.ncashi.com.

Featured Speaker for November: Larry Ross on arbitration, complaints and the legal aspects of the business.

Directions to Holiday Inn Express Asheboro: From US 220 Take US 64E. Hotel is 2 miles on left. From west, take US 64E. Hotel is 2 Miles on left past US 220. From east, take US 64W. Hotel is 1 traffic light past NC 42.

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

Address Correction Requested

Your **NC-ASHI HOME INSPECTOR** Newsletter
for October-November 2008

First Class Mail for North
Carolina's *Finest* Home Inspectors