

CAHI REPORTER



Connecticut Association of Home Inspectors, Inc.

April 2004

President's Corner

by Dwight Uffer

Hopefully we have all been experiencing the benefits of the spring real estate market. A Fairfield County Realtor told me that their office produced over 64 million in sales for the first three weeks of April. With those results the inspection industry in Fairfield County must be boiling. I hope the rest of the state is doing just as well!

CAHI has some great speakers and seminars planned for the next few months and I hope all of our membership will take advantage of the educational programs that we are offering. This month we will have a representative of the Connecticut Health Dept, speaking about a controversial subject "mold". This should be a very informative and enlightening workshop for all of us. Bernie Caliendo has put a lot of work into scheduling two seminars in May and June at the CT Petroleum Dealers Association training institute for our membership in which CAHI will be sponsoring one third of the cost of attendance. Bernie has also scheduled a seminar in Guilford, CT pertaining to dating of historic structures this June in which CAHI will be absorbing the cost. Our May speaker will be George Torello Engineers who will be addressing concerns with residential foundations. This workshop will be sponsored by CAHI. Your dues are being used for your education & all of you should attend these workshops & seminars.

Our meetings are open to all persons interested in being a home inspector as well as those who have been in the trade or associated trades for a long period of time. We look forward to having new faces attend our meetings and workshops, so please get the word out that CAHI workshops are for all Home Inspectors.

Continuing Education & Training

April 28th

Mary Heyman

MOLD

This month's speaker will be **Mary Heyman**, from the CT Department of Health. She will speak on the several aspects of mold.

Due to the large meeting turnouts, April's meeting will be held across from Donatos Restaurant at the

Holiday Inn

at 201 Washington Avenue (Rt 5) Exit 12, I-91, N. Haven, CT

203-239-6700

Meeting Information

Monthly meetings are held on the **FOURTH WEDNESDAY** of each month. Due to the large meeting turnouts, April's meeting will be held across from Donato's Restaurant at the **Holiday Inn** at 201 Washington Avenue (Rt 5) Exit 12, I-91, N. Haven, CT 203-239-6700. Dinner @ 6 pm, Meeting starts @ 7 pm.

2004 Meeting Dates

May 26.....FOUNDATIONS
George Torello

June 23CEDAR SIDING
Ed Burke - Western Red Cedar Council

July 28..... ELECTRICAL
Leo Oulette - CT Electricians Licensing Board

August 25.....NO MEETING

September 22 HEATING
Hydronic & Forced Hot Air

October 27Wood Destroying Insect

November 17 Insulation & Ventilation



CAHI Officers/Directors 2003-2004

President/Director.....Dwight Uffer/Hebron
800-924-0932
V.P./DirectorBob Dattilo/Thomaston
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Secretary/Director. Ken Mita Sr./Wallingford
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Director Bernie Caliendo/Windsor
860-285-0332
Director Mike DeLugan/Tolland
860-870-7814
DirectorBill Hirsch/New Canaan
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DirectorRich Kobylenski/Coventry
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How to Contact CAHI

If you have comments, questions, suggestions or concerns please call one of the CAHI officers listed above.

**169 Cheshire Road
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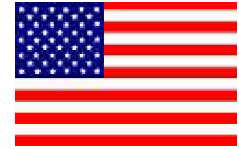
CT Licensing Board

Bernie Caliendo (Chairman) CAHI
Rich Kobylenski.....CAHI
Dana Fox.....CAHI
Bruce Schaefer ASHI
William Stanley..... ASHI
Susan A. Connors..... Attorney
Denise Robalard.....Realtor
J. Andre Fournier

The Licensing Board meetings are held at 9:30 in room 117 at Consumer Protection, 165 Capitol Ave, in Hartford. The public is always welcome. E-mail Bernie Caliendo for the latest meeting schedule at:

bsurehomeinspect@juno.com

Nothing Like a Little Low Tech GPS



Submitted by Bill Hirsch

Have you ever been on an inspection and observed mildew and staining more on one side of the house than on the others or have you ever seen more wear on the paint/stain finish on one side than the others? We all know that northern exposures are more likely to have mildew and that southern and western exposures are more likely to be more worn than eastern and northern exposures, but if you don't have a compass to verify what direction is which way, you will be less likely to definitively call out "on the southern exposure...". If the sun is visible, that won't be a problem any longer! If you're wearing a watch or even if you're not and you know what time it is, point the hour hand of your watch directly at the sun (even with a digital watch or no watch at all, you should know where the hour hand would be). The midpoint between where the hour hand is pointing (at the sun) and the 12 on your watch.....will be more or less DUE SOUTH!!!!

A mountain climber taught me this and they always have to know what direction is where. I've performed this technique in front of my clients and they always think I'm wearing a compass. When I show the "trick" to my clients they are always in awe. I've had a referral from a previous client to a new one and the new client told me that the fellow that referred him to me taught him the trick too, but that he neglected to give me credit for teaching it to him (I guess my previous client was impressed)! It is also a great way to explain the conditions you find to your clients and also when you refer to the western side of the house, they will now exactly where you mean!

This always works, regardless of daylight savings time or not. Try it (you don't even have to give me or the mountain climber any credit).

**Check Out
New & Improved
CAHI website**

To all CAHI members: Go to the CAHI web site and register to use the message board.

Click on **Register**, fill out the form and send it to (**submit**) CAHI for approval.

Also send an additional e-mail to ctinspect@yahoo.com with your name stating that you just registered for the message board. This is needed for verification.

www.ct-inspectors.com

TANKLESS WATER HEATERS

Submitted by Ken Mita

People love their hot water. Lots of it.

And while tankless water heaters deliver abundant supplies of on-demand hot water, many homeowners are beginning to realize the benefits of the tankless water heaters: big energy and water savings! According to water heater experts, tankless hot water heaters can reduce water heating costs thirty to fifty percent compared to traditional water heaters. On-demand heating doesn't waste water by allowing the flow to run until warm enough for use.

A typical forty gallon heater is similar to running your car all night in the garage until you drive it. Hot water heaters do not have to run all the time when you don't need hot water. A tankless system uses no energy until you turn on the faucet. Tank systems use energy nearly twenty four hours a day to maintain present temperatures. As water cools, the hot water heater must fire up to maintain the hot water temperature.

Domestic hot water, as well as some hot water tanks, often can't keep up with the typical family's average daily consumption of hot water, especially when showers and clothes washing machines are operating at the same time. Usually, when approximately thirty percent of the typical hot water tank's hot water is drawn off, water must be heated again.

European homes use two or more tankless heaters to offset energy costs several times higher than in North America. Tankless heater maker Rinnai now markets a single unit better suited to American homes and American appetites for hot water.

The compact natural gas unit is wall mounted inside or outside a home. Sensors detect when a faucet is turned on, forcing water over a thin copper plate heated by 32 small burners. The unit is vented outside. The compactness of the heater - 18 inches wide by 27 inches high - makes it a space saver. No mechanical room is necessary.

Homeowners use digital key-pads to present water temperatures to various rooms. Control pads are typically installed in laundry rooms, master baths, or kitchens. The keypads resolve safety issues also.

Scalding water is a danger to small children or older adults. Tank systems heat water 130 F or higher, well above the 120 F comfort zone for most showers. Once set, tankless water cannot be heated above the preset limit.

Expect to pay \$1,000 to \$1,200.00 for a Rinnai system, including installation. This compares to \$300. for the cost of a tank and \$300 to \$500 for professional installation. Tankless systems are not a do-it-yourself project.

Homeowners can visit foreverhotwater.com for more information on dealer networks.

Homeowners can also save on replacement costs. Tankless systems should last up to twenty years, nearly three to four times longer than tank systems.

Experts seem to think that within ten years, tankless systems will be the dominant source of hot water in North America. As energy costs and water conservation become even bigger issues, homeowners will turn to tankless systems. It's the one responsible way to heat water for the home.