

Inside this Issue

President's Corner	2
November Speaker	2
Licensing Audit Alert	4
The Subprime Mortgage Crisis	5
Tidbits	5
CT Law Seminar	6
Water Hammer	7
Home Lead Test Kits Unreliable	9

Meeting Dates

Nov 28 *Brackets & Hangers*
– Lou Daviau,
Simpson Strong Tie

December - *No Meeting*

Jan 12 *CT Law Seminar*

Jan 23 *Septic Systems* –
Brad Korth, Korth
Engineering

Feb 27 *Water Analysis* -
Maryellen Diluzio,
EnviroTech

Mar 26 *Inspection Safety* -
Daniel Friedman

Apr 23 *Radon Mitigation
Systems* - Jay
Dockendorff from
RSA Laboratories

Holiday Inn
201 Washington Ave
North Haven
(203) 239-6700

Insulating Concrete Forms

Submitted by Tom Hauswirth

A Better Way To Build A Better Home

Insulating Concrete Forms (ICFs) give you all the benefits that have made concrete the material of choice for home building worldwide: Solid, lasting construction that resists the ravages of fire, wind, and Father Time. But ICFs do plain concrete one better – or rather, two better – by giving you two built-in layers of foam insulation.



This gives an ICF home some sizable advantages over an ordinary stick-built home. Greater energy efficiency. More peace & quiet. More sheer day-to-day living comfort. All wrapped up in a solid, high-quality building package that gives an ICF home an utterly remarkable feel that really has to be experienced to be believed. As soon as you step inside, you can tell that an ICF home is not an ordinary house. It's not just beautiful, comfortable and quiet. You can feel that it's solid, built to last.

So just how expensive is it to get all these extraordinary benefits? The truth is you can get superior ICF technology for a lot less than you'd think. ICFs are so efficient to build with and easy to use, that the cost of building an ICF house is comparable to that of an ordinary 2x6 wood-framed house. But you get so much more home for your money.

Insulating Concrete Forms In A Nutshell

ICF's are basically forms for poured concrete walls, that stay in place as a permanent part of the wall assembly. The forms, made of foam insulation or other insulating material, are either pre-formed interlocking blocks or separate panels connected with plastic or metal ties. The left-in-place forms not only provide a continuous insulation and sound barrier, but also a backing for drywall on the inside, and stucco, lap siding or brick on the outside.

Within these two basic ICF types, individual systems can vary in their design. "Flat" systems yield a continuous thickness of concrete, like a conventionally poured wall. The wall produced by "grid" systems has a waffle pattern where the concrete is thicker at some points than others. "Post and beam" systems have just that – discrete horizontal

President's Corner

Bernie Caliendo

There is a lawsuit that was filed in September of this year in Hartford Superior Court by a couple who own and live in a section of Farmington, Connecticut. The property owners contend that their property was contaminated by leaking underground oil tanks that were closed and abandoned in 1991. The neighborhood and the plaintiffs were serviced by two community 10,000 gallon capacity tanks until the community fuel distribution system was closed by order of the town. The lawsuit states that the system was improperly closed and abandoned and that the system resides on town property. Thus the defendants in the suit are the town, an oil company, an excavating firm and a heating company. The plaintiffs claim that inspectors from the state Department of Environmental Protection determined long-term oil leaks caused the contamination. The suit also states that employees did not properly supervise the decommissioning of the tanks. The plaintiffs claim the contamination has caused damage to trees, destroyed the driveway and a retaining wall, and decreased the value of their property. The owners claim they are looking at a bill of \$100,000 to clean up their property.

As home inspectors there are direct lessons to be learned from this suit. We all must do our due diligence when inspecting a home with oil tanks. Whether they are observed above ground, inside or out, any signs of tubing going through a foundation wall, fill pipes, vent pipes or signs of oil leaks on the property and/or in the building. Other observations should include a newer tank installed in a basement or above ground outside. Where and why was the tank replaced? Is there signs of an abandoned tank, any signs one was removed and is there any clearance documents to state these facts? Is the present heating system a conversion to gas, and where or what is the evidence to require further investigation to locate an old abandoned tank or confirm the removal was performed properly?

As a home inspector, you do not want to be on the defendant side of a case like this. As you can see, anybody that even sneezed on these oil tanks has been brought in to this suit as a defendant. The most important part of the inspection is to report what you see and make the recommendations when warranted. You can see the amount of damage and costs involved in this case. Let me tell you, you don't want to be a part of something like this.

On a lighter note, I would like to wish everyone a Happy Thanksgiving and hope you all get to spend some quality time with your families. I hope to see you all on the 28th at our next meeting with Lou Daviau from Simpson Strong Tie.

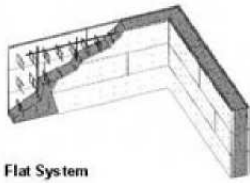
November Keynote Speaker

This month's meeting topic is **Brackets and Hangers**

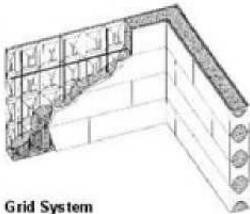
Our meeting will feature Lou Daviau from Simpson Strong Tie. He will be continuing his presentation on brackets and hangers used in new and existing construction, including proper installation.

2 hours of Continuing Education Credits

(continued from page 1)



Flat System



Grid System



Post-and-Beam System

and vertical columns of concrete that are completely encapsulated in foam insulation. Whatever their differences, all major ICF systems are engineer-designed, code-accepted and field-proven.

ICF Advantages For The Homeowner

Greater Comfort & Lower Energy Bills

Energy savings and comfort are built into every ICF system. ICFs start with a high R-Value. Four inches of ASTM C 578 polystyrene foam insulation, combine with a five inch concrete wall a typical ICF system – are rated above R-17 at 75° mean test temperature.

Other insulating form configurations and materials also exhibit high R-values.

But that's not all! Air infiltration in an ICF Home is minimal due to the continuous air barriers provided by the foam insulation and the concrete. Likewise, there are no convection currents within wall cavities.

The concrete walls of an ICF home have high thermal mass, which buffers the interior of a home from the extremes of outdoor temperature during every 24-hour cycle. This reduces both peak and total heating and cooling loads.

This combination of high R-values, low air infiltration, and high thermal mass is believed to account for the amazing 25% to 50% energy savings of ICF versus wood or steel-framed homes.

Peace & Quiet

New ICF homeowners almost always remark on how unbelievably quiet their new house is, compared with their old stick-build home. They expect the new-found comfort and energy efficiency, but the peace and quiet – the protection from outside noise – never fails to surprise and delight them.

In sound transmission tests, ICF walls allowed less than one-third as much sound to pass through as do ordinary frame walls filled with fiberglass. With double-glazed windows in ICF walls and beefed-up roof insulation, you will rarely hear street noises or airport traffic.

Solid & Lasting Security

The high-mass walls of an ICF home not only give it a remarkably solid feel, but they also make it safer for the family. And make it a remarkably solid and secure investment, too. Concrete homes have a proven track record of withstanding the ravages of hurricanes, tornadoes and fires, when all the stick-build houses around them are in ruins.

In fire wall tests, ICFs stood exposure to intense flame without structural failure longer than did common frame walls. The polystyrene foam used in most ICF forms is treated so it will not support combustion. Also, tests show that its tendency to transmit an outside flame source is less than that of most wood products. [Many insurance carriers are offer a premium reduction on a home owner's policy for an ICF home.]

Less Repair & Maintenance

With ICF homes, the equation is simple. No Rot = Less Repair and Maintenance. Neither polystyrene nor concrete will ever rot or rust. Concrete can even be exposed to the elements for centuries with few ill effects. Reinforcing steel, buried deep inside and protected by concrete's alkalinity, does not corrode.

A Healthier Home & Environment

Building with ICFs is healthier for the environment in a number of ways: by minimizing the number of different building products involved in construction, by reducing the amount of waste generated on the construction site, and by lowering energy requirements for heating and cooling.

ICF homes provide a healthy indoor environment, too. Nothing held within or ordinarily emitted by an ICF wall is toxic. The measurement of the air contents of actual ICF houses shows an almost complete absence of any emissions.

ICF Advantages For The Builder

Versatile System – Flexible Designs

ICF homes can be designed in any style, and will accept any traditional exterior finish including vinyl or wood siding, stucco and brick. Because custom angles and curves are easily created, it's simple to build in bows, bays and radiuses. And ICF systems accommodate any of today's most popular design features, such as tall walls, large openings, long floor spans and cathedral ceilings.

Internationally Proven & Code-Accepted

Originally developed in Europe (where concrete home building is standard) ICF systems have been used

(continued on page 4)

(continued from page 3)

successfully around the world for more than 30 years. Thousands of ICF homes have been built in recent years throughout the United States and Canada. They have proven successful in every region and climate, from Orlando to Calgary. ICF systems are accepted by all the major model codes in the U.S., and by the R-2000 program in Canada.

Fast To Learn & Easy To Use

Although it looks new and different, anyone with construction experience can quickly get up to speed with ICFs. An ideal crew has a mix of concrete placement and carpentry experience. Once the crew has some practice, each ICF-build home requires less skilled labor and less total labor than a wood-framed home. And ICFs are very lightweight, so crews stay fresh through the day.

Likewise, ICFs present no problem for the sub-contractors who come after the walls are poured. Since

holes, chases and rectangles are easily cut into ICFs with a knife or saw, installation of mechanical systems is a snap. The fastening of drywall and lap siding is just as fast and easy. And mid-course corrections, such as moving an opening, are no big deal – just saw it out and re-form. It's not more difficult to make changes to an ICF wall – it's just different.

Cost Competitive

Over the last ten years, concrete prices have been remarkably stable. Recent price increases in other materials have generated interest in concrete building systems as never before. Labor savings and readily available materials make ICFs, feature for feature, one of the most cost competitive wall systems in the U.S. and Canadian housing markets.

Bruce Macintosh
Portland Cement Association

Licensing Audit ALERT!

All licensed inspectors should have received your continuing education audit letter by now. If you have NOT complied with the CE's for the July 1, 2005 to June 30, 2007 cycle, 17 hours of home inspection technical CE's and a 3-hour CT Law Course, you have a couple options with CAHI, a total of 5 credits are available before January 1st. If you can't meet the obligation of having the 17 required credits by January 1st, you need to contact DCP and request an extension. You may also be required to come before the Board and explain why you did not fulfill your CE obligation.

- * Wednesday, **November 28th** CAHI monthly meeting, **2 credits** - NON-Members \$25.00
- * Wednesday, **December 12th**, 9:00 am to 12:00 pm, **3 credits** - \$25.00
This is a Radon CE course for Real Estate professionals sponsored by CAHI at the Holiday Inn, North Haven which also meets the requirements for home inspectors.
 - o Register online at: www.ctrealestatece.com
 - o Or pay at the door
- * CT Law Seminar, Saturday, **January 12, 2008 – 3 required credits**
If you are using this seminar for the last CE cycle make-up, read NOTE below:
 - o Holiday Inn, North Haven, 8:30 am to 11:30 am - \$99.00
 - o This course is for the current CE cycle and may also be used for the last cycle make-up.

NOTE: Since this is scheduled after the January 1st deadline for fulfilling your CE responsibility, you *must* contact the DCP and request an extension. Additionally, you may be required to come before the Board and explain why you did not fulfill your CE obligation.

If you have any questions, contact the DCP or Bernie Caliendo at (860) 285-0332 for advice.



The Subprime Mortgage Crisis

By Thomas J. Donohue
President and CEO
U.S. Chamber of Commerce

The subprime mortgage crisis caused a temporary paralysis in the credit markets and led some to speculate that the economy would soon slide into recession. How did this crisis evolve, how serious is it, and what does it tell us about the state of our capital markets?

At the heart of this problem are lenders who made bad loans to borrowers. They made money by originating subprime loans and securitizing them into debt instruments that passed the risk on to someone else. The instruments were highly rated by the rating agencies, and were then gobbled up by investors attracted by their high yields.

Then something unfortunate happened. Home prices started to fall. Subprime borrowers--particularly those with adjustable rate loans--could no longer meet payments. The result is about \$1 trillion of commercial paper that can't be properly priced and no one knows who holds.

Yet it's important to keep in mind that the estimated \$1.3 trillion in subprime loans represents a small portion of the \$10 trillion in total outstanding mortgages. It represents an even smaller share of a securities market that is worth \$100 trillion. Furthermore, only half of the subprime loans have adjustable rates.

While the alarmists are getting plenty of ink in the press these days, at the Chamber, we don't see the subprime crisis spreading to other parts of the mortgage market or the broader economy. Growth will slow for awhile, but the chance of a recession remains small. With some action from the Fed, the market is already righting itself.

The reaction to this situation from our politicians, regulators, and fellow citizens tells us a lot about how they view capital markets. It underscores a growing desire by many to try to eliminate all risk from investment. While no one wants to see someone lose their home or investments, we need to understand that the market goes up, the market goes down. Some people make a little money or a lot of money. Some people lose money. That's the way it is supposed to work.

Of course, there should be strong protections against fraud and manipulation in the markets. Reasonable regulations have an important role to play. Transparency is essential throughout the entire capital formation

process. But not every investment loss, market downturn, or bubble should result in legislation, regulation, or litigation.

If the goal is to eliminate all risk, then our markets will no longer be the engine that drives a growing economy and rising standards of living. So what do we need to do to ensure that we have the best capital markets in the world?

Tid Bits

* Great web site for electrical info:
www.mikeholt.com/index.php?id=homegeneral A link can be found on our site under "Helpful Information". Click on "Useful Links" and scroll down to "NEC internet connection." *Thanks to member Rich Westervelt*

* For inspectors licensed in New York and serving Westchester county, please take note of a new regulation concerning home sales where the home has well water. Westchester County has passed a new law requiring SELLERS to have well water tested for real estate transactions. It appears that sellers will need:

- * a basic profile
- * first draw lead
- * lead (flow)
- * arsenic
- * VOC's
- * Something called "POC's"

As a bonus, Westchester is telling sellers that they can expect to pay about \$400 for this service. I assume once CT gets wind of this we'll be in for similar regulations. *Thanks to member Tom Schlotter*

* I find it very interesting that HUD has listed many things that no longer should be repaired before a loan be closed for the purchase of a home. More interesting is that the appraiser is the one to make many decisions, not a home inspector. I have spoken with many an appraiser over the years and found that most do not have the understanding that most home inspectors have regarding safety items and insect damage (vs. rot).

Some of the listed items make sense, such as

(continued on page 10)



Early Registration
CONNECTICUT LAW SEMINAR
2007-2009

CAHI is sponsoring the required 3-hour Law Seminar on Saturday, January 12, 2008, 8:30 am to 11:30 am. Again, the one and only Attorney Kent Mawhinney will present the course at the Holiday Inn, 201 Washington Ave, North Haven, CT. Exit 12 off I-91 north and south.

We are making this available for registration now!

If you need this course for the last license renewal cycle, sign up on our web site at www.ctinspect.com. On the top of our home page click on "Special Events." Click "CT Law Seminar, January 12, 2008". Click "Add to Cart", fill out the form and pay by credit card. That's it! If you would rather register and pay by mail, fill out the form below, enclose a check made out to "CAHI" or fill in your credit card info and sign, then mail it to CAHI at the address below.

Those of you who would like to sign up and get this seminar under your belt the first year of the new continuing education cycle (2007-2009) and do not want to worry or wait, go ahead and sign up in advance.

As always, continental breakfast and refreshments at breaks are included in the fee.

FEE \$99.00

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Check box: [] Check Enclosed / [] MasterCard / [] Visa / [] Discover

Name on Card: _____

Authorized Signature: _____

Account #: [][][][] - [][][][] - [][][][] - [][][][]

Exp Date: _____ / _____
Month / Year

Amount Authorized: \$99.00

Mail to: CAHI, Pond View Circle, Beacon Falls, CT 06403

Make a copy for your records

Water Hammer

by Z. Michael Lahlou, Ph.D.,
Technical Assistance Consultant
Submitted by Tom Hauswirth

Summary

Water hammer refers to fluctuations caused by a sudden increase or decrease in flow velocity. These pressure fluctuations can be severe enough to rupture a water main. Potential water hammer problems should be considered when pipeline design is evaluated, and a thorough surge analysis should be undertaken, in many instances, to avoid costly malfunctions in a distribution system. Every major system design change or operation change—such as the demand for higher flow rates—should include consideration of potential water hammer problems. This phenomenon and its significance to both the design and operation of water systems is not widely understood, as evidenced by the number and frequency of failures caused by water hammer.

What is water hammer?

Water hammer (or hydraulic shock) is the momentary increase in pressure, which occurs in a water system when there is a sudden change of direction or velocity of the water. When a rapidly closed valve suddenly stops water flowing in a pipeline, pressure energy is transferred to the valve and pipe wall. Shock waves are set up within the system. Pressure waves travel backward until encountering the next solid obstacle, then forward, then back again. The pressure wave's velocity is equal to the speed of the sound; therefore it "bangs" as it travels back and forth, until dissipated by friction losses. Anyone who has lived in an older house is familiar with the "bang" that resounds through the pipes when a faucet is suddenly closed. This is an effect of water hammer.

A less severe form of hammer is called surge, a slow motion mass oscillation of water caused by internal pressure fluctuations in the system. This can be pictured as a slower "wave" of pressure building within the system. Both water hammer and surge are referred to as transient pressures. If not controlled, they both yield the same results: damage to pipes, fittings, and valves, causing leaks and shortening the life of the system. Neither the pipe nor the water will compress to absorb the shock.

Investigating the Causes of Water Hammer

A water transport system's operating conditions are almost never at a steady state. Pressures and flows change continually as pumps start and stop, demand fluctuates, and tank levels change. In addition to these normal events, unforeseen events, such as power

outages and equipment malfunctions, can sharply change the operating conditions of a system. Any change in liquid flow rate, regardless of the rate or magnitude of change, requires that the liquid be accelerated or decelerated from its initial flow velocity. Rapid changes in flow rate require large forces that are seen as large pressures, which cause water hammer.

Entrained air or temperature changes of the water also can cause excess pressure in the water lines. Air trapped in the line will compress and will exert extra pressure on the water. Temperature changes will actually cause the water to expand or contract, also affecting pressure. The maximum pressures experienced in a piping system are frequently the result of vapor column separation, which is caused by the formation of void packets of vapor when pressure drops so low that the liquid boils or vaporizes. Damaging pressures can occur when these cavities collapse.

The causes of water hammer are varied. There are, however, four common events that typically induce large changes in pressure:

1. Pump startup can induce the rapid collapse of a void space that exists downstream from a starting pump. This generates high pressures.
2. Pump power failure can create a rapid change in flow, which causes a pressure upsurge on the suction side and a pressure downsurge on the discharge side. The downsurge is usually the major problem. The pressure on the discharge side reaches vapor pressure, resulting in vapor column separation.
3. Valve opening and closing is fundamental to safe pipeline operation. Closing a valve at the downstream end of a pipeline creates a pressure wave that moves toward the reservoir. Closing a valve in less time than it takes for the pressure surge to travel to the end of the pipeline and back is called "sudden valve closure." Sudden valve closure will change velocity quickly and can result in a pressure surge. The pressure surge resulting from a sudden valve opening is usually not as excessive.
4. Improper operation or incorporation of surge protection devices can do more harm than good. An example is oversizing the surge relief valve or improperly selecting the vacuum breaker-air relief valve. Another example is to try to incorporate some

(continued on page 8)

(continued from page 7)

means of preventing water hammer when it may not be a problem.

Finding Practical Solutions

The surge pressure must be incorporated with the operating pressure in the design of the pipe. The recommendations and requirements regarding allowances for surge pressure are given in the American Water Works (AWWA) standards and manuals for water supply practice, and vary depending on the type of pipe used. The following are some tools to reduce the effects of water hammer:

Valves

Water hammer often damages centrifugal pumps when electrical power fails. In this situation, the best form of prevention is to have automatically-controlled valves, which close slowly. (These valves do the job without electricity or batteries. The direction of the flow controls them.) Closing the valve slowly can moderate the rise in the pressure when the downsurge wave—resulting from the valve closing—returns from the reservoir.

Entrained air or temperature changes of the water can be controlled by pressure relief valves, which are set to open with excess pressure in the line and then closed when pressure drops. Relief valves are commonly used in pump stations to control pressure surges and to protect the pump station. These valves can be an effective method of controlling transients. However, they must be properly sized and selected to perform the task for which they are intended without producing side effects.

If pressure may drop at high points, an air and vacuum relief valve should be used. All downhill runs where pressure may fall very low should be protected with vacuum relief valves. Vacuum breaker-air release valves, if properly sized and selected, can be the least expensive means of protecting a piping system. A vacuum breaker valve should be large enough to admit sufficient quantities of air during a downsurge so that the pressure in the pipeline does not drop too low. However, it should not be so large that it contains an unnecessarily large volume of air, because this air will have to be vented slowly, increasing the downtime of the system. The sizing of air release valves is, as mentioned, critical.

Pump

Pump startup problems can usually be avoided by increasing the flow slowly to collapse or flush out the voids gently. Also, a simple means of reducing hydraulic surge pressure is to keep pipeline velocities low. This not only results in lower surge pressures, but results in lower drive horsepower and, thus, maximum operating

economy.

Surge Tank

In long pipelines, surge can be relieved with a tank of water directly connected to the pipeline called a "surge tank." When surge is encountered, the tank will act to relieve the pressure, and can store excess liquid, giving the flow alternative storage better than that provided by expansion of the pipe wall and compression of the fluid. Surge tanks can serve for both positive and negative pressure fluctuations. These surge tanks can also be designed to supply fluid to the system during a downsurge, thereby preventing or minimizing vapor column separation. However, surge tanks may be an expensive surge control device.

Air Chamber

Air chambers are installed in areas where water hammer is encountered frequently, and are typically seen behind sink and tub fixtures. Shaped like thin, upside-down bottles with a small orifice connection to the pipe, they are air-filled. The air compresses to absorb the shock, protecting the fixture and piping.

Conclusion

Water hammer will continue to challenge engineers, operators, and managers of water systems because it is associated with systems that cannot be exactly defined due to the size and length of the water distribution system with undulating profile or the lack of definition of the system components such as valves or pumps. There is a need for a more practical approach while research continues to provide better descriptions of the physics of water hammer and for useful computational solutions including those basics.

Where can I find more information?

- Kroon, J. R., M. A. Stoner, and W. A. Hunt. 1984. "Water Hammer: Causes and Effects." *Journal of the American Water Works Association*. 76: 39–45.
- National Drinking Water Clearinghouse. 2001. "Ask the Experts." *On Tap*. Vol. 1, Issue 3: 10–11.
- Parmakian, J. 1963. *Waterhammer Analysis*. Dover Publications.
- Sharp, B.B. and D. B. Sharp. 1996. *Water Hammer: Practical Solutions*. New York: Halsted Press.
- Weis, F. 1996. "Dispelling Common Misconceptions about Water Hammer." *Water Engineering and Management*. 143: 24–30.
- Wood, D. J. 2002. *SURGE2000 Software*. (Modeling water hammer in pipes and a wide range of hydraulic and surge protection devices are addressed). Civil Engineering Software Center, University of Kentucky Lexington, KY.

U.S. Consumer Product Safety Commission Warning: Home Lead Test Kits Unreliable

U.S. Consumer Product Safety Commission
Office of Information and Public Affairs
Washington, DC 20207

CPSC Staff Study: Home Lead Test Kits Unreliable

WASHINGTON, D.C. - The U.S. Consumer Product Safety Commission (CPSC) today announced the results of a special evaluation of consumer lead test kits. CPSC staff used commonly available test kits on a variety of paints and other products containing different levels of lead. Many of the tests performed using the kits did not detect lead when it was there (false negatives); some indicated lead was present when it was not (false positives). Of 104 total test results, more than half (56) were false negatives, and two were false positives. None of the kits consistently detected lead in products if the lead was covered with a non-lead coating. Based on the study consumers should not use lead test kits to evaluate consumer products for potential lead hazards. These findings are consistent with previous CPSC staff test results.

CPSC staff studied two common types of home lead test kits that are based on chemical reactions involving rhodizonate ion or sulfide ion. Most test kits were developed to detect levels of lead in household paint that are usually much higher than CPSC's regulatory maximum level of 0.06%. As a result, staff found that these kits may not be useful for detecting relatively low lead paint concentrations or for detecting lead in other materials, such as metal jewelry or vinyl products. Also, both types of kits may be affected by substances such as iron, tin, or dirt, or by paint colors that can cause the color in the test kit to change or hide the color change, thereby interfering with interpretation of the test results.

As part of the study of lead test kits, CPSC staff also evaluated the use of x-ray fluorescence (XRF) for screening for lead in paint and other products. Twelve of 13 samples were correctly identified as containing lead. The staff notes that this technology may be of use by a professional inspector for screening for the presence or absence of lead in products, particularly for surface level lead. However, XRF detectors are generally not available for consumer use. Further, use of an XRF device requires knowledge, training and consideration of its limitations. For example, XRF detectors have limited depth of penetration so, for certain applications such as children's metal jewelry, it is possible for the surface coating to mask the presence of potentially hazardous leaded base metal underneath.

Consumers should exercise caution when using these test kits to evaluate consumer products for potential lead exposures. False results can make it difficult or impossible for consumers to determine the proper course of action to take. In fact, CPSC staff has tested a number of other samples that had been identified by consumers and others based on their use of inexpensive test kits as having high lead levels. To date, none of these items has actually had high lead levels based on CPSC lab analysis. This is another indication of the poor reliability of the kits for this purpose. Testing by a qualified laboratory and trained personnel is the only way to accurately assess the potential risk posed by a consumer product that may contain lead.

Consumers can stay informed of lead-related recalls by signing up for email announcements at www.cpsc.gov. Consumers who suspect that their child has been exposed to excessive levels of lead, should immediately contact a physician.

To see this release on CPSC's web site, please go to:
<http://www.cpsc.gov/cpsc/pub/prere/08/08038.html>

(continued from page 5)

damaged sheetrock and other mostly cosmetic items, BUT missing handrails is a serious safety hazard and should be corrected. It is the job of the home inspector to do a thorough home inspection and to educate the consumer about the condition of the home. It is not our job to follow the guidelines set forth for real estate appraisers. We are educators of home buyers. If we fail to tell them about serious safety hazards and they become injured because we did not tell them, then we should expect to have a claim filed against us. Careful and thorough inspecting and reporting are very important in our business.

Never perform a home inspection without a properly completed pre-inspection agreement, so there is an understanding of what you will and will not do during your inspection and then report everything you agreed to do.

I do agree with HUD dropping the requirement of inspecting roof surfaces which cannot be observed, that makes good sense, but the home inspector must report that there were sections which could not be observed and recommend that those surfaces be inspected by someone (usually a roofer) who works on those items.

Thanks to CAHI founder Dave Hetzel, Retired Home Inspector and Educator

Articles published in the CAHI Reporter are the sole opinion of the author.
CAHI does not endorse or state a position for or against the content of said articles.

CAHI Executive Board

President	Bernie Caliendo , Windsor (860) 285-0332
Vice-President	Woody Dawson , Cheshire (203) 272-7400
Secretary	Barry Small , West Hartford (860) 233-6948
Treasurer	Pete Petrino , Beacon Falls (203) 732-8810
Director	Tom Hauswirth , Deep River (860) 526-3355
Director	Ken Mita, Sr. , Wallingford (203) 269-0341
Director	Scott Monforte , Milford (203) 877-4774
Director	Peter Sampiere, Jr. , Seymour (203) 732-0599
Director	_____

Contact CAHI

75 Pond View Circle
Beacon Falls, CT 06403

E-mail: info@ctinspect.com
Web: www.ctinspect.com

Artemis
Publications

DCaliendo@ArtemisPublications.com

CT Home Inspection Licensing Board

Bernie Caliendo , Chairman	Inspector
Rich Kobylenski ,	Inspector
Larry Willette	Inspector
Bruce Schaefer ,	Inspector
William Stanley ,	Inspector
Susan A. Connors ,	Public Member
Eric Curtis ,	Public Member
_____	Public Member

The Licensing Board meetings are held at 9:30 am,
Department of Consumer Protection, Room 117, 165
Capitol Avenue, Hartford.

The public is always welcome.

E-mail Bernie Caliendo for the latest meeting schedule
at bsurehomeinspect@juno.com