

CAHI REPORTER



Connecticut Association of Home Inspectors, Inc.

January 2004

President's Corner

by Dwight Uffer

Well another year has passed and we're all looking forward to a healthy Real Estate market in 2004. New construction appears to be moving right along at a robust pace and this assures that the secondary market will follow if rates stay affordable.

As many of you may know, our Holiday Party was "snowed out" and we had to cancel the event. Hopefully next year will bring better weather & more interest by the membership.

Our "Web Site" has been updated after months of work by Bob Datillo, who has been working with Image Works of Vernon, CT in setting up new parameters for the site as well as improving many of its features. I would like to thank Bob for all his endeavors in improving the site.

January is the start of a new year and also CAHI's introduction of new and exiting technical speakers at our monthly meetings. This month we will have a guest speaker from The Connecticut Department of Health, who will speak on what the CT inspector should be informing his clients about mold. February's meeting will have another speaker from the Connecticut Department of Public Safety (Chief Sates Building Inspector) who will address the membership concerning Connecticut's adoption of the new International Building Code as well as what role Connecticut Home Inspectors play in quoting codes during their inspections.

We are also sponsoring a Connecticut Business Law seminar on February 14th for the membership. See this newsletter for further information.

As you can see, CAHI is moving ahead to provide your educational requirements as well as bring together a brotherhood of Professional Home Inspectors to discuss their common concerns.

Continuing Education & Training

January 28th

Marian Heyman

MOLD

This month's meeting will feature **Marian Heyman** of the **CT Department of Public Health**. Ms. Heyman is an epidemiologist and industrial hygienist at the CT Department of Public Health, in the Division of Environmental Epidemiology & Occupational Health (EEOH). She has been at DPH for 13 years. For the past 11 years, she has focused on the recognition, evaluation, and control of workplace exposures, including those attributed to poor indoor environmental quality (IEQ). Her role has recently broadened to include schools, residences, and other community exposures as public demand for knowledge about mold and other IEQ topics has increased. Before joining EEOH, she was the pediatric AIDS epidemiologist for the State of CT.

Check Out
New & Improved
CAHI website

www.ct-inspectors.com

Meeting Information

Monthly meetings are held on the **FOURTH WEDNESDAY** of each month at **Donato's Restaurant** -270 Washington Avenue (Rt 5) Exit 12, I-91, N. Haven, CT 203-239-6011. Dinner @ 6 pm, Meeting starts @ 7 pm.

CT BUSINESS LAW SEMINAR

Saturday

February 14, 2004

8:30 am - 11:30 am

CAHI is sponsoring a special seminar for all CT licensed home inspectors,

"CT Law, Rules & Regulations"

This is a required 3 hour course for CT license renewal every 2 years and meets the minimum requirements as set forth by the CT Home Inspection Licensing Board

See Attached
REGISTRATION FORM
for Further Information



CAHI Officers/Directors 2003-2004

President/Director.....Dwight Uffer/Hebron
800-924-0932
V.P./DirectorBob Dattilo/Thomaston
860-283-8600
Secretary/Director. Ken Mita Sr./Wallingford
203-269-0341
Treasurer/Director Pete Petrino/Derby
203-732-8810
Director Bernie Caliendo/Windsor
860-285-0332
Director Mike DeLugan/Tolland
860-870-7814
DirectorBill Hirsch/New Canaan
203-966-8801
DirectorRich Kobylenski/Coventry
860-724-3272

How to Contact CAHI

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

169 Cheshire Road
Wallingford, CT 06492
E-Mail: ctinspect@yahoo.com

CT Licensing Board

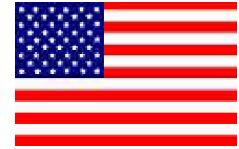
Bernie Caliendo (Chairman) CAHI
Rich Kobylenski.....CAHI
Dana Fox.....CAHI
Bruce Schaefer ASHI
William Stanley..... ASHI
Susan A. Connors..... Attorney
Denise Robalard.....Realtor
J. Andre Fornier

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

EXTERIOR WATER PENTRATION

(submitted by Dwight Uffer)



Most home inspectors have discovered wood decay and rot at the exterior of the structures that they have inspected. Have any of you ever given any thought as to why some homes have extensive wood decay and are relatively new structures, while older homes that you have inspected have little or no visible decay? This article will answer some of these questions and possibly help you in the future with your report writing, so that you can communicate the cause of decay to your clients.

If you inspect colonial or antique homes, you will note that they are drafty places in which the wind and outside air currents penetrate rather easily. You will also notice that in most cases the original siding, windows and doors are still intact and that the original wood trim shows no signs of wood rot or decay. These homes have withstood winter storms, hurricanes, thousands of rain storms, sunlight and scorching heat and are in fairly good condition.

We also inspect newer homes, which have been constructed within the past thirty years and find that wood decay and rot have taken its toll along trim boards, window casings, jambs, siding and trim. Why? If you ask most builders that question you will get the response that the wood that was available thirty years ago was better than what is available today, that the manufacturers of windows and doors use lower quality materials, or that the homeowner does not maintain the home by painting or caulking on a regular basis. Well, some of these answers are somewhat correct, however there are underlying problems which we will address in this article.

Some of you may have been builders or contractors, and in your other life, prior to becoming home inspectors, have first hand experience on the line, with shall we say, with displeased clients. These clients become irrational when they have invested thousands of dollars into a new home or renovations to an existing home and in two or three years after you have left the job, find that their new window sills, jambs or wood trim have begun the process of decay. The smell of moisture begins to permeate sections of the walls or Carpenter ants begin to move into the home as unwelcome guests. The first reaction to these problems is to call the Asian lawyer "Wesu" or if they are somewhat reasonable, to call you to explain why this problem is occurring.

Most water infiltration problems occur in homes as a result of what is known as "surface tension". This condition creates capillary action that results in water migrating in all directions along cracks in and between building materials. Surface tension can be the result of negative pressures in the home which act like a vacuum cleaner, sucking in water from the outside. Surface tension occurs because we have tightened up our dwellings in order to save energy in the past thirty years. As we add more insulation or use products that inhibit outside air infiltration, we encourage surface tension and wood decay to occur. This is why we do not find as much of a concern with wood rot with homes that were constructed in the period prior to 1970 unless maintenance was a factor.

The best way to combat "surface tension" is to have adequate flashings installed at critical areas of the home during the construction process.

Articles published in the CAHI Reporter are the sole opinion of the author and CAHI publishes them for educational purposes only and not to indorse or state a position for or against the content of the article.

Connecticut Association of Home Inspectors, Inc.

Presents

A Special Seminar for All CT Licensed Home Inspectors

"Connecticut Law, Rules & Regulations"



Date: **Saturday, February 14, 2004**

Time: 8:30 am to 11:30 am

Cost: ***\$100.00** to all attendees

Place: American Legion Hall Post 76
20 Church Street
North Haven, CT

*Registration in advance is **\$90.00** received before 2-12-04, or **\$100.00** at the door.

*This is a **required** 3 hour course for license renewal every 2 years, and meets the minimum requirements as set forth by the Home Inspection Licensing Board.*

*You must be on time and attend the full 3 hours. Doors close at 8:30 A.M.
Attendance certificates will be handed out at the conclusion of the seminar*

Seating is limited and attendance is on a first come first serve basis.

Directions;

From Route 91;

Exit # 12, Route 5 south, @ the junction of Route #5, #22, and # 103, continue straight on # 103 South, this is Church St; # 20 is on the right.

From the Parkway;

Exit # 63 to Route 22 East, at the junction of Route # 5 and # 22 take a Right, this is Route # 103 South (Church St.) # 20 is on the right.

Send your registration and advance payment to:

Pete Petrino, CAHI Treasurer

18 Garden Place, Derby, CT 06418-1417

Name: _____

Company: _____

Address: _____

Town/City: _____ State: _____ Zip: _____

E-Mail Address: _____ Phone# _____

CT License # or Permit # _____

Payment (check one):

Check # _____ MC _____ Visa _____ Discover _____

Credit Card # _____ Expires _____

Refreshments will be provided during the Break only