

CAHI REPORTER



Connecticut Association of Home Inspectors, Inc.

May 2004

President's Corner

by Dwight Uffer

I have just completed reading an article in the real estate section of the Sunday edition of the Hartford Courant, "Inspected But Not Detected" (5/16/04). This article was apparently written by a person unfamiliar with the home inspection process and its limitations. It was also apparent that the inspectors that performed the inspections for the people in the article didn't fully explain their limitations to the buyers at the time of the inspection.

As Home Inspectors are hired to evaluate the condition of a property at the time of the inspection. In that process, most of us do our best to uncover defects that may affect the health, welfare and future financial well being of our client. We cannot determine if a system or appliance will fail next week, month or year without an intrusive inspection in which the system, appliance or device is dismantled and fully evaluated for mechanical or structural fatigue or deterioration. This is not a part of a normal inspection and that has to be conveyed to the client and even with this type of inspection may not divulge imminent failure.

An example that I use is: If you are purchasing a used car and you hire a mechanic to go over the car to make sure that it is in good mechanical condition and has not been in a serious accident that has been repaired, you would expect that his evaluation would uncover any major defects. The mechanic will tell you in his written evaluation of the automobile what his findings were at the date that he inspected the vehicle and that his responsibility ended when you left his place of business. If the automobile is purchased and has mechanical problems a month later, it is not the responsibility of the mechanic. This you will find true of any tradesperson unless he performed defective work and was responsible for the failure.

Continuing Education & Training

May 26th

George Torello

FOUNDATIONS

This month's speaker will be **George Torello**, from **George Torello Engineers**. George will discuss foundation design and common problems home inspectors should be aware of.

Due to the large meeting turnouts, May'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, May'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

June 23CEDAR SIDING
Ed Burke - Western Red Cedar Council

July 28 ELECTRICAL
Leo Oulette - CT Electricians Licensing Board

August 25NO MEETING

September 22 HEATING
Hydronic & Forced Hot Air

October 27Wood Destroying Insect

November 17 Insulation & Ventilation



CAHI Officers/Directors 2004-2005

President/Director.....	Dwight Uffer/Hebron	800-924-0932
V.P./Director	Bob 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
Director	Bill Hirsch/New Canaan	203-966-8801
Director	Rich Kobylenski/Coventry	860-724-3272
Director	Barry Small/West Hartford	860-233-6948

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

President's Corner

(continued)

Trades people also do not write reports and give you a sense of well being after they perform a cursory inspection of a given appliance or system in order to protect themselves from liability. They perform repairs on a given problem or concern and cannot foresee the future performance of any device or system.

I have been inspecting homes and commercial properties for over 20 years and have kept myself out of trouble by explaining the inspection process to my client prior to beginning the inspection and also sitting down with them at the end of the inspection and presenting a summary of my findings. If they have any questions, I take them back to the areas of concern and show them exactly what the area of concern entails and the general cost of repair. This will save you a lot of grief at a later date, and is also a great way of communicating with your client so that he/she can understand what you are trying to convey in your written report.

Have a great day & prosperous month! Hope to see you all at the Holiday Inn, No. Haven, CT for this month's workshop with George Torello on foundation concerns.

Barry Small Joins Board

The Board of Directors is pleased to announce that **Barry Small** was elected to the Board. Barry brings a wealth of knowledge and experience to CAHI. Congratulations Barry !!

**Check Out
New & Improved
CAHI website**

www.ct-inspectors.com

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

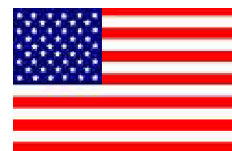
Click on **Register**, fill out the form and send it to (**submit**) CAHI for approval.

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.

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**



INSULATION BASICS

Heat Transfer Mechanisms

- **Convection:** When a liquid or gas is heated and moves upward as a result of the heat. Warm air rising and cooler air falling is a good example.
- **Conduction:** The transfer of heat through a solid substance. Heat transfer through metal is an example.
- **Radiation:** The transfer of heat via electromagnetic waves. The sun transfers heat to the earth using radiation.

Heat Flow

Thermal energy flows from warmer objects to cooler objects.

U-value: A measurement of the heat flow rate through a substance.

R-value: A measure of the heat flow resistance of a substance.

Test Conditions

Temperature: In accordance with Federal Trade Commission regulations, R-value is tested at an average temperature of 75 degrees. R-values will change when tested under different temperatures. Regulations specify a standard temperature so consumers can evaluate R-values derived from identical test conditions.

Thickness: R-values are given for one inch of thickness. This R-value is not necessarily the R-value per inch of thickness.

Density: R-value can change with changes in density of the insulation materials

Whole Wall Systems:

Richard T. Bynum writes in *Insulation Handbook*,

“Currently, most wall R-value calculations are based on experience with conventional wood frame construction, and they do not factor in all the effects of additional structural members at windows, doors and exterior wall corners. Thus they tend to overestimate the actual field thermal performance of the whole wall systems.”

Since the R-value of the insulation material alone does not accurately indicate the average R-value of the whole wall system, Bynum describes three methods for measuring R-values:

- **Clear wall R-value:** This is the R-value of a wall with just studs and does not include the framing included in windows, doors and exterior corners.
- **Center of Cavity R-value:** This is the R-value estimate of the area of the cavity space between studs that contains the most insulation.
- **Whole wall R-value:** This is an R-value estimation that includes both the clear wall estimate of R-value and takes into account additional framing like windows, doors and exterior corners

Bynum notes that “For some conventional wall systems, the whole wall R-value is as much as 40 percent less than the clear wall R-value.”

References Bynum, Richard, 2001, *Insulation Handbook*, McGraw-Hill, New York, NY