

CAHI MONTHLY NEWS



November 2010 Volume 2, Issue 11

President's Corner

The Board of Directors election of officers was late this year due to unforeseen circumstances, mostly health related. As we age, parts wear out, just like in homes. Thank you to Woody Dawson, outgoing President, for the last two years as President and for the years of participation on the Board. Woody and I have a long standing friendship and history of helping each other, he is a true pioneer as a home inspector.

Looking back on my years on the Board and the people that I have worked with during those years, the experience has been rewarding. I have made friends with some, and had it not been for this organization our paths would never have crossed. I have learned a lot along the way, not only about the nuts and bolts of our industry, but the people in this business in general. All of the board members that have served were asked when interviewed what they thought they could add to the Board, and why they wanted to get involved. Almost everyone saw something that they thought could be done better, either by helping or instituting a different approach. Every organization, be it an association, club, or business needs this kind of input and change. There are currently two open positions on the Board, we will fill them, and we aren't begging, we need people that want to be involved and participate in the process of what we do. Sometimes it is easy every day business, other times our skills are tested.

The education that we provide to our members has always been our top priority. Vice President Scott Monforte has been in charge of providing speakers and facilitating seminars, and will continue in that capacity, the time and effort that the job requires can only be described by experiencing it, Scott manages his time between family obligations, business and CAHI. Before one seminar is done, he is chasing down leads on speakers and trips for the future. Ken Mita has been filling in as Secretary, but now we welcome Barry Small back as Secretary, Barry has taken care of all mailings for the association for many years, even when he was not Secretary, a job that is tedious and very time consuming. Tom Hauswirth is our acting Treasurer. He has been helping to maintain financial records until we can implement a permanent procedure. Al Dingfelder is in charge of our newsletter, another job that requires a lot of time finding articles that are current and informative.

I am looking forward to working with this Board, there are no new faces so there are just minor adjustments by switching seats. Having been the treasurer since June 1992, most of you know me, and I know most of you by name. In all these years I have missed maybe four meetings, and only one Board meeting, attending meetings should be a priority as a member, it's what you are paying for, and you will most likely learn something.

Sincerely,
Pete Petrino
CAHI President

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Meeting Dates	
Nov 23 or 24	ICPA Seminar
Dec	NO SCHEDULED MEETING
Holiday Inn 201 Washington Ave. North Haven, CT. (203) 239-6700	

.....**Education Reminder**

All licensed Connecticut Home inspectors must complete Connecticut State approved Continuing Education every two (2) years to keep their license in Connecticut current. A Three hour Law Seminar is mandatory during the license cycle.

All Connecticut State approved Home Inspection licenses are due to expire as of 06/30/2011.

This means that if you have a Home Inspection license in Connecticut, to maintain your license past June 2011, you must be sure your license education requirements are current.

CAHI keeps attendance records, we do not keep a tally on individual CEU's, this is your responsibility.

To check your records, the telephone number for the Connecticut State Department of Consumer Protection, Occupational / Professional Licensing Division: (860) 713-6145

Please ask for Robert Kuzmich, R.A. (License and application Specialist.)



Newsletter Article or Guest Speaker

CAHI will pay \$25.00 to any member who provides us with a guest speaker for one of our monthly meetings or for any article that is submitted and used in the monthly newsletter.

Your guest speaker's name and contact number should be given to Woody Dawson (203) 272-7400 or Al Dingfelder (203) 284-1278 .

Articles must be e-mailed to ading5@aol.com and should be a PDF or Word document. Articles should pertain to our industry.

We will review articles for content and reserve the right to edit, use and/or refuse them.

Short Sales

A "short sale" is a real estate sales transaction in which the seller's mortgage lender agrees to accept a payoff of less than the balance owed on a property's loan. This typically happens when a borrower can't pay the remainder of the mortgage loan on their property, but the lender decides that selling the property at a moderate loss is a better alternative than foreclosure.

Short sales are different from foreclosures because the lender forces a foreclosure, while both lender and borrower consent to a short sale. Consent between these parties may suddenly change, however, such as if the borrower becomes obstinate and forces foreclosure, or if the lender disapproves of the sale price. If the property is collateral for a second mortgage from a different institution, it, too, must agree to the short sale, which may further complicate the transaction.

Short Sales from the Lender's Perspective

Banks incur a smaller financial loss from short sales than losses resulting from foreclosures, which cost lenders billions of dollars, mainly through the expense and time required to foreclose on the borrower and subsequently market the property. If the borrower owes \$30,000 on their home, it's often worth it for the bank to waive that amount, as the expense may be as much as \$50,000 per foreclosure, according to a study by the U.S. Congress Joint Economic Committee.

Short Sales from the Seller's Perspective

While a short sale will damage the seller's credit rating, a foreclosure causes even greater credit damage. The process for a short sale is also faster, cheaper and less emotional than a foreclosure, in which former owners are often forcibly removed from their homes.

Short sales, however, do not necessarily release the borrower from the obligation to pay some or all of the remaining balance of the loan, known as the deficiency. The bank, depending on state laws, might be able to go after the seller for the remainder of the loan after the home sells. Also, in these states, known as recourse states, the IRS can treat the unpaid portion of the mortgage as taxable income.

Communities, too, invariably prefer short sales to foreclosures, which drag down the real estate market of whole neighborhoods. Vacant foreclosed houses, many of which have been ransacked by former owners or vandals, further reduce the property value of neighboring homes which, in turn, increase the likelihood of more foreclosures. Of course, communities don't have much of a say in whether a home short-sells or forecloses, which is partly why a federal rule was issued to streamline and encourage short sales. As of April 5, 2010, the various parties that must consent to allow a short sale – the borrower, the lender, the investor who owns the loan, and the bank that owns the second mortgage (provided there is one) – are all offered financial incentives to consent to a short sale.

Typically, the following conditions must be present in order for a short sale to be approved:

- The property's market value has dropped.
 - The mortgage is near or in default status.
 - The seller can prove that they have few assets. Tax returns and financial statements may be required to prove that the borrower has no stocks, bonds, or other real estate, for instance, which may be used to pay off the balance of the loan.
 - The borrower has fallen on hard times. The seller is required to submit a letter to the lender that describes why they cannot pay the difference due upon sale, and how they wound up in financial hardship. This plea to the lender to accept a loss, known as a letter of hardship, may include the following acceptable explanations:
 - unemployment;
 - divorce;
 - medical emergency;
 - bankruptcy; and/or
- death.



The following circumstances are generally not accepted "hardships":

- bad purchase decisions, such as gambling or vacationing;
- unhappiness with the neighbors, such as if a meth lab opened up next door;
- buying another home. If you can afford another home, the bank will wonder why you can't pay off the one in which you currently reside;
- pregnancy. Lifestyle decisions aren't taken seriously in letters of hardship; or moving into an apartment.

If you are considering the purchase of a short-sale property, here are some tips:

- Obtain legal advice from a competent real estate attorney.
- Consult with an accountant to discuss the tax ramifications of buying a short sale.

Hire a licensed inspector to inspect for problems typical of short sales and foreclosures, such as pests, mold, water damage, and/or structural defects. Realize that short-sale sellers have fallen behind on their mortgage payments, making it likely that they have neglected basic building maintenance and repair, or even intentionally abused the building. Presale inspections, which are suggested for all real estate transactions, are as critical for short sales as they are for foreclosures.

In summary, a short sale is a compromise consented to by the lender and borrower in order to avoid foreclosure, and can be a better financial deal for all parties involved.

Thermostats

Thermostats are devices designed to control the heating and cooling systems in a building so that air temperature remains comfortable. It is wise for inspectors to understand thermostat operation and solutions to common defects.

Thermostats can be manually controlled or set to activate automatically based on timers or room temperature readings. Most thermostats contain two meters: the "set" temperature that the thermostat is asking for, and the actual temperature. On a traditional dial-type thermostat, the user can increase the set temperature by rotating the dial clockwise, and lower it by rotating it counter-clockwise. Newer thermostats usually have digital displays, which can be used to adjust automated heating and cooling schedules.

Thermostat Location

In order to avoid false or "ghost" readings, which will cause unnecessary furnace or air-conditioner cycling, the thermostat must be installed so that it correctly reads the room temperature. The following locations may cause the thermostat to give false readings:

- near a heat source, such as a fireplace, hot water pipes, bright lights, direct sunlight, electrical appliances that produce heat;
- in a drafty hallway, or near a window or exterior door that is opened often; and

on an outside wall. Outside walls are too affected by outside temperatures, which may make the thermostat "think" the air in the house is warmer or cooler than it really is.

Common Thermostat Problems and Solutions

- erratic operation or fluctuating temperature. This is often caused by poor pin connections between the thermostat and the backplate when the backplate is flexed against an uneven wall. To allow the backplate to flatten out, loosen the screws that attach the backplate to the wall, then snap the thermostat back onto the backplate.
- a thermostat that doesn't respond to changes in room temperature. This can happen when there is air passing over the temperature sensor from a hole in the wall behind the thermostat, through which wires enter from the air-handling unit. To rectify this, insulate the hole behind the thermostat with insulation, spray foam, or any other insulating material.



- temperature that is inaccurate. A convenient way to test the temperature sensor is to tape a thermometer to the wall next to the thermostat and wait 15 minutes. A faulty thermometer needs to be recalibrated. Instructions for recalibration vary by manufacturer.
 - loss of power. This may be caused by the following two situations:
 - If the air handler powers the thermostat, check the circuit breaker meant for the air handler and make sure it has not tripped.
- If batteries power the thermostat, make sure they are lithium, not alkaline. Alkaline batteries will die rapidly or cause erratic thermostat operation.

Maintenance and Other Tips

- Give the thermostat's interior a light dusting with a small, soft paintbrush. Canned air can also be used to blow off dust. Twist the screws to remove the cover. Be sure to clean the contacts, which are small metal plates within the unit. The wires coming from the transformer attach to the contacts. Do not touch any of the interior parts with fingers.
- If the base is loose, re-tighten the screws. Check the wires coming from the transformer. If any corrosion is present, remove the wire from the contact and clean it. Use a wire stripper to remove the surrounding insulation, cut back the wire, and reconnect it.
- Make sure the terminal screws are tight.
- For wireless thermostats, make sure the model number of the thermostat matches the model number of the receiver. If the model numbers do not match, the stat and receiver will not be compatible.
- Make sure that your thermostat has been set to the proper position for the season: cooling or heating. The air conditioner will not run with the switch set to "heating" and, conversely, the heating system won't run if the thermostat has been set to "cooling." Thermostats that contain a mercury switch must remain perfectly level or they may not control the temperature setting.

A Few Notes on Energy Savings

- Many people believe that furnaces work harder than normal to warm an area back up to a comfortable temperature, which will counteract energy savings gained from turning the thermostat down. This belief is a misconception that has been disproved by years of studies and research. Fuel is saved between the time the temperature is stabilized at the lower level and the next time heat is needed, while the fuel required to re-heat the space is roughly equal to the fuel saved while the building drops to a lower temperature.
- According to the U.S. Department of Energy, consumers can save 10% on their utility bills by setting their thermostat back 10° to 15° for eight hours. This can be accomplished easily with a programmable thermostat.

Be careful not to set the thermostat so low in the winter that pipes freeze, or so low during the summer which may allow humidity-spawned mold to grow.

In summary, thermostats are used to ensure the comfort of building occupants through the proper control of the heating and cooling cycles.

Kerosene Heater Inspection

A kerosene heater, also known as a paraffin heater, is a portable, unvented heating appliance that runs on the controlled burning of kerosene. In the U.S., it is used mainly for supplemental heating and for emergency heat during a power outage. In Japan and other countries, it is used as the primary source for home heating.

Kerosene burners operate in a manner similar to kerosene lamps: a fabric wick draws kerosene from a tank via capillary action into a burning chamber mounted above. Once lit, the wick warms nearby objects through radiation and convection. The user may control the burner's heat by raising or lowering the wick's height inside the burning chamber. The heater is turned off by fully withdrawing the exposed wick into a cavity beneath the burner.

Kerosene heaters are favored for their portability, efficiency and lack of reliance on electricity. They also lack a pressure-fed fuel system, which is a significant safety advantage over standard heating systems. However, the following problems plague kerosene heaters:

- odor. While newer kerosene heaters do not present as much of a problem, all such heaters emit a smell when they are being fueled. Odors typically cease after the heater begins burning normally. If the odor does not dissipate, the cause may be because the wick may be too thin for the heating unit, allowing kerosene vapors to pass through the wick gap and vent into the room.

Odors and excess smoke might also result from the combustion of low-grade fuel or contaminated kerosene;

- inadequate ventilation. Kerosene heaters, like vent less fireplaces, vent soot, sulfur dioxide, carbon dioxide and carbon monoxide directly into the living space. In modern, well-insulated homes, an improperly adjusted, improperly fueled, or poorly maintained kerosene heater can pose a serious health hazard; and

fire hazard. Highly flammable liquids are burned within the living space, creating vulnerability to mechanical and human-made problems.

The aforementioned safety concerns can be addressed by inspecting for the presence of the following safety design features:

- an Underwriters Laboratory (UL) seal, guaranteeing that it has passed certain safety requirements;
- a push-button, automatic starter, which eliminates the need for matches;
- a low center of gravity, which makes accidentally tipping over the burner less likely;
- an automatic cut-off device to turn the heater off in case it is tipped over. This device also prevents kerosene from spilling during a tip-over;
- a grille attached to the front to prevent contact burns;
- placement of the heater on a large, fireproof surface;
- a model that is equipped with a wick -- this makes flooding of the burner impossible;
- all components made from heavy, reliable metal;
- a sturdy fuel tank, sealed and installed beneath the burner; and
- a fuel gauge to prevent inadvertent over-fueling.



Safe-Use Practices

- Burn only water-clear, K1 kerosene that is not yellow or contaminated. While other grades of kerosene may look like K1, they will release more pollutants into the home. Never burn gasoline or any other flammable liquids, as they dramatically increase the risk of fire or explosion.
- Do not use a kerosene heater in areas where explosive vapors may be present, such as in a garage.
- Always store kerosene in a container intended for kerosene and marked as such, and never in a can that has previously contained gasoline. Gasoline containers are typically red, while kerosene containers are usually blue. The container should have a tight-fitting lid to avoid spills. Do not store large amounts of kerosene or any other flammable liquid.
- Never bring kerosene into the house other than the fuel in the heater, which should be filled outdoors after the heater has cooled down.
- Maintain a safe clearance between the heater and furniture, drapes and other combustibles.
- Do not place the heater in a high-traffic area or in the way of an exit.
- Instruct children to never touch the controls, and keep children and pets away from the heater at all times.
- Do not let the heater operate while the house is vacant.
- Ventilate the room by opening a door or window.

Never move or carry the heater in the event of an explosion or flare-up. Activate the manual shut-off switch, if equipped, in emergencies.

In summary, kerosene heaters are alternatives to standard heating systems, although they present certain health and safety concerns when improperly designed or operated.

Radiant Heating Systems

Radiant heating systems directly heat the floor or panels in the wall or ceiling of a house, rather than heating the air, as do forced-air heating systems. The technique can be likened to standing in full sun on a chilly day, or feeling the warmth of a distant bonfire even though the air is cold. Despite their name, radiant heating systems also depend on convection -- the natural circulation of heat within a room -- caused by heat rising from the floor.

Radiant heat has been used since ancient times, perhaps as far back as 4000 BC in Mongolia. The ancient Romans, too, made use of a type of radiant heating known as a hypocaust to heat their houses and public baths. Recent decades have seen more mainstream use of radiant heating in Europe, although it is finally gaining popularity in the United States, especially in new-home construction, where installation is more economical. While European inspectors have far more experience with these systems, American and Canadian inspectors should be prepared to encounter them with increasing frequency.

Radiant heating systems use one of two heating mediums, each of which is described below:

- water (hydronic) radiant heat: This system uses hot water carried by tubing, arranged in a grid, to heat the home.
- electric radiant floors: This system uses electricity carried by cables or floor mats to heat the home.

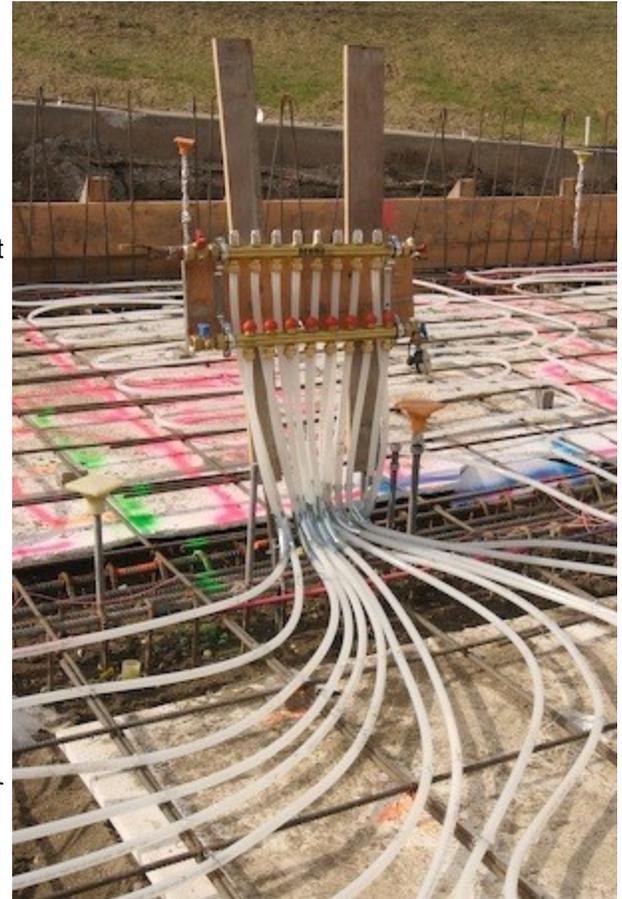
An installation of a radiant floor heating systems is either wet or dry (not to be confused with the aforementioned distinctions), and the decision to use one or the other is largely based on whether the system will be installed in new or existing construction. These two methods are briefly summarized as follows:

- In a wet installation, the heating panels are installed on the floor, and a thin layer of concrete or gypsum is spread over the installation, sandwiching the cables or tubing between two layers of flooring or concrete. This installation is ideal in new-home construction, where a concrete slab, which has high thermal mass, is used to build the ground floor.

Radiant floor dry installations are relatively new strategies in which the cables or tubing run in an air space beneath the floor. Tubing is often sandwiched between layers of plywood or beneath the subfloor. Dry heating is more common in retrofits and when the floors in new homes are not poured concrete.

Advantages of Radiant Heating

- efficiency. Radiant heating systems use less energy than convective heating systems where the same fuel is being used. This is due to a number of reasons:
 - The thermostat can be set to a lower temperature and still afford the same comfort. Rooms heated by radiance are typically heated uniformly from floor and ceiling, in contrast with forced-air systems, which leave the floors cold. Studies conducted by the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) indicate that people can be as comfortable at temperatures 6 to 8 degrees lower with radiant heating than with convective heating that uses air as the primary heat-transfer medium.
 - They require no ducts or pipes, which account for heat losses in other systems.
 - There is less heat loss through windows because air is not being blown.
 - Radiant heaters can be zoned so that energy is only used to heat individual rooms. You can thus more easily direct heat to areas that are more trafficked or chillier, while directing heat away from rooms that see little use.
 - Radiant heating systems, unlike forced-air systems, pose little threat of spreading dust, pollen and germs.
 - flexible fuel choices. Hydronic systems can be heated with a wide variety of energy sources, such as solar water heaters or gas, wood or oil-fired boilers.
 - unobtrusive. Radiant heating systems are not visible in the occupied space, which saves floor space and allows for more decorative freedom.



o quiet and clean. Radiant heating systems are quiet, clean and require little or no maintenance. An oil-fired heating boiler, on the other hand, requires annual maintenance.

o Radiant heaters take a long time to cool. This can be beneficial in several ways:

o The heater can be run at night during off-peak hours when electricity rates are cheaper. It can then be turned off, yet still radiate heat, during peak hours.

As it takes a long time for radiant heaters to cool down, they will continue to provide heat for hours into a blackout.

Disadvantages of Radiant Heating

- Additional under-slab insulation is required for radiant heating systems mounted on the ceiling.
- limited choice of floor covering. Carpet, due to its properties as a thermal insulator, reduces efficiency of in-floor systems. Wood, too, may not be a good choice because of its tendency to crack or shrink when heated. If wood must be used, it is best to use wood with a low moisture level to avoid shrinking and gaps.
- potentially high utility costs. In some areas, electricity is the most expensive way to provide heat.
- high up-front cost. Due to their complex installation, up-front costs can be prohibitive.
- long warm-up period. Electric systems heat up faster than liquid systems, although both take longer than conventional forced-air systems.
- They can only be used to heat. Separate systems are required to provide cooling, air cleaning and ventilation. A forced-air system, by contrast, can do all of these things.

Maintenance and repair of pipes may be difficult due to their lack of accessibility.

In summary, radiant heating is an attractive alternative to conventional heating systems, although neither system is perfect.

Home Winterization

Winterization is the process of preparing a home for the harsh conditions of winter. It is usually performed in the fall before snow and excessive cold have arrived. Winterization protects against damage due to bursting water pipes, and from heat loss due to openings in the building envelope. Inspectors should know how winterization works and be able to pass this information on to their clients

Plumbing System

Water damage caused by bursting pipes during cold weather can be devastating. A ruptured pipe will release water and not stop until someone shuts off the water. If no one is home to do this, an enormous quantity of water can flood a house and cause thousands of dollars' worth of damage. Even during very small ruptures or ruptures that are stopped quickly, water leakage can result in mold and property damage. Broken water pipes can be costly to repair.

- All exposed water pipes in cold areas, such as attics, garages, and crawlspaces, should be insulated. Foam or fiberglass insulation can be purchased at most hardware stores. Insulation should cover the entirety of a pipe.
- Plastic is more tolerant of cold expansion than copper or steel. Houses in colder climates might benefit from the exclusive use of approved plastic plumbing.
- Water supply for exterior pipes should be shut off from inside the house and then drained.
- Sprinkler systems are particularly vulnerable to cracking due to cold-weather expansion. In addition to turning them, it helps to purge the system of any remaining water with compressed air.

Homeowners should be aware that much of the plumbing system travels through areas that are significantly colder than the rest of the house. Because it is impossible to monitor the temperature of every portion of the plumbing system, indoor air temperature should be kept high enough throughout the winter to keep pipes in any unheated places from freezing.

Leaks in the Building Envelope

Leaky window frames, door frames, and electrical outlets can allow warm air to escape into the outdoors.

- Windows that leak will allow cold air into the home. Feeling for drafts with a hand or watching for horizontal smoke from an incense stick are a few easy ways to inspect for leaks. They can be repaired with tape or caulk.

On a breezy day, a homeowner can walk through the house and find far more leaks than they knew existed. Leaks are most



likely in areas where a seam exists between two or more building materials.

Insulation

● Because hot air rises into the attic, a disproportionately larger amount of heat is lost there than in other parts of the house. Like a winter hat that keeps a head warm, adequate attic insulation will prevent warm indoor air from escaping. Attic insulation should be 12 inches thick in cold climates.

Storm doors and windows should be installed to insulate the house and protect against bad weather.

Heating Systems

The heating system is used most during the winter so it's a good idea to make sure that it works before it's desperately needed. The following inspection and maintenance tips can be of some help to homeowners:

- Test the furnace by raising the temperature on the thermostat. If it does not respond to the adjustment quickly it might be broken.
- Replace the air filter if it's dirty.
- If the furnace is equipped with an oil or propane tank, the tank should be full.



Cooling Systems

- Use a hose to remove leaves and other debris from the outdoor condensing unit, if the home is equipped with one. Protect the unit with a breathable waterproof cover to prevent rusting and freezing of its components.
- Remove and store window air conditioners when they are no longer needed. Cold air can damage their components and enter the house through openings between the air conditioner and the windowpane.
- Ceiling fans can be reversed in order to warm air trapped beneath the ceiling to recirculate. A fan has been reversed if it spins clockwise.

Chimneys and Fireplaces

- The chimney should be inspected for nesting animals trying to escape the cold. Squirrels and raccoons have been known to enter chimneys for this reason.
- The damper should open and close with ease. Smoke should rise up the chimney when the damper is open. If it doesn't, this means that there is an obstruction in the chimney that must be cleared before the fireplace can be used.
- A chimney-cleaning service professional should clean the chimney if it has not been cleaned for several years.
- The damper should be closed when the fireplace is not in use. An open damper might not be as obvious to the homeowner as an open window, but it can allow a significant amount of warm air to escape.
- Glass doors can be installed in fireplaces and wood stoves to provide an extra layer of insulation.

Roofs

- If debris is left in gutters, it can get wet and freeze, permitting the formation of ice dams that prevent water from draining. This added weight has the potential to cause damage to gutters. Also, trapped water in the gutter can enter the house and lead to the growth of mold. For these reasons, leaves, pine needles, and all other debris must be cleared from gutters. This can be done by hand or with a hose.
- Missing shingles should be replaced.

Landscape

- Patio furniture should be covered.
- If there is a deck, it might need an extra coat of sealer.

Adequate winterization is especially crucial for homes that are left unoccupied during the winter. This sometimes happens when homeowners who own multiple properties leave one home vacant for months at a time while they occupy their summer homes. Foreclosed homes are sometimes left unoccupied, as well. The heat may be shut off in vacant homes in order to save money.

Such homes must be winterized in order to prevent catastrophic building damage.

In addition to the information above, the following are measures to prepare an unoccupied home for the winter:

- Winterize toilets by emptying them completely. Antifreeze can be poured into toilets and other plumbing fixtures.
- Winterize faucets by opening them and leaving them open.
- Water tanks and pumps need to be drained completely.
- Drain all water from indoor and outdoor plumbing.

Unplug all non-essential electrical appliances, especially the refrigerator. If no electrical appliances are needed, electricity can be shut off at the main breaker.

In summary, home winterization is a collection of preventative measures designed to protect homes against damage caused by cold temperatures. These measures should be performed in the fall, before it gets cold enough for damage to occur. Indoor plumbing is probably the most critical area to consider when preparing a home for winter, although other systems should not be ignored.

NEWS from CPSC

U.S. Consumer Product Safety Commission

Office of Information and Public Affairs

FOR IMMEDIATE RELEASE
October 5, 2010

Washington, DC 20207

Firm's Recall Hotline: (800) 661-7146
CPSC Recall Hotline: (800) 638-2772
CPSC Media Contact: (301) 504-7908

Trisonic Compact Fluorescent Light Bulbs Recalled Due To Fire Hazard

WASHINGTON, D.C. - The U.S. Consumer Product Safety Commission, in cooperation with the firm named below, today announced a voluntary recall of the following consumer product. Consumers should stop using recalled products immediately unless otherwise instructed. It is illegal to resell or attempt to resell a recalled consumer product.

Name of Product: Compact Fluorescent Light Bulbs

Units: 124,000

Importer: Eastern America Trio Products Inc. of Flushing, N.Y.

Hazard: Light bulb can overheat and catch fire.

Incidents/Injuries: The firm has received four reports of incidents, including two fires that resulted in minor property damage.

Description: This recall involves Trisonic 15-, 20-, 22- and 25-watt compact fluorescent light bulbs with the model numbers TS-EN 15W/SP, TS-EN 20W/SP, TS-CFL 22WB or TS-EN 25W/SP printed on the base of the bulb.

Sold at: Discount stores in New York, New Jersey, Pennsylvania and Connecticut from January 2008 to December 2008 for between \$1 and \$1.50.

Manufactured in: China

Remedy: Consumers should immediately stop using the light bulbs and contact the company for a full refund.

Consumer Contact: For additional information, contact Eastern America Trio Products Inc. at 800-661-7146 between 9 a.m. and 5 p.m. ET Monday through Friday or visit the firm's website at <http://www.trisonic.com>

CPSC is still interested in receiving incident or injury reports that are either directly related to this product recall or involve a different hazard with the same product. Please tell us about it by visiting <https://www.cpsc.gov/cgibin/incident.aspx>



NEWS from CPSC

U.S. Consumer Product Safety Commission

Office of Information and Public Affairs

FOR IMMEDIATE RELEASE

October 21, 2010

Release #11-016

Washington, DC 20207

Firm's Recall Hotline: (888) 281-5310

CPSC Recall Hotline: (800) 638-2772

CPSC Media Contact: (301) 504-7908

Firm Media Contact: (614) 761-2633

Frigidaire and Electrolux ICON Electric Smoothtop Cooktops and Slide-In Ranges Recalled Due to Fire Hazard

WASHINGTON, D.C. - The U.S. Consumer Product Safety Commission, in cooperation with the firm named below, today announced a voluntary recall of the following consumer product. Consumers should stop using recalled products immediately unless otherwise instructed. It is illegal to resell or attempt to resell a recalled consumer product.

Name of Product: Frigidaire and Electrolux ICON Smoothtop Electric Cooktops and Frigidaire Slide-in Ranges with rotary knobs and digital displays

Units: About 122,000

Manufacturer: Electrolux Home Products Inc., of Charlotte, N.C.

Hazard: Liquids can pool under the control knob and cause the surface heating element to turn on unexpectedly, heat to temperatures other than expected and then not turn off, posing a risk of fire and burn hazards to consumers.

Incidents/Injuries: Electrolux has received 70 reports of incidents, including three reports of fires that resulted in property damage. Three minor burn injuries were reported.

Description: This recall involves Frigidaire and Electrolux ICON smoothtop electric cooktops and Frigidaire slide-in ranges with rotary knobs and digital displays. Model and serial numbers for the slide-in ranges can be found inside the oven door on the left side of the unit or on the underside surface on cooktop models. The following model and serial numbers are included in this recall:

Frigidaire Serial Number Range and Models				
Serial Number Range: NF501XXXXX through NF952XXXXX				
Model Numbers	GLEC30S9EB GLEC36S9EB GLEC30S9EQ GLEC36S9EQ GLEC30S9ES	GLEC36S9ES GLES389EB GLES389EQ GLES389ES GLES389FB	GLES389FQ GLES389FS LEEC30S9FE LEEC36S9FE LES389FE	PLEC30S9EC PLEC36S9EC PLES389EC PLES399EC

Electrolux ICON Serial Number Range and Models		
Serial Number Range: NF501XXXXX through NF045XXXXX		
Model Numbers	E30EC65ESS	E36EC65ESS

Sold at: Mass merchandise and independent retail stores from January 2005 through August 2010 for between \$500 and \$2,500.

Manufactured in: Canada

Remedy: Consumers should immediately stop using and unplug the recalled ranges or power off cooktops at the circuit breaker. Contact Electrolux for information on how to obtain a free repair kit.

Consumer Contact: For additional information, contact Electrolux at (888) 281-5310 between 8 a.m. and 10 p.m. ET Monday through Saturday or visit the firm's website at www.smoothtoprangerecall.com (Frigidaire) or www.cooktoprecall.com (Electrolux).



Sample smooth top slide-in range with rotary knobs and digital displays



Sample smooth top cook top with rotary knobs and digital displays



Slide-in serial plate—left side of oven with door open



Cooktop serial plate—underside of unit

NEWS from CPSC

U.S. Consumer Product Safety Commission

Office of Information and Public Affairs

FOR IMMEDIATE RELEASE
October 26, 2010

Washington, DC. 20207
Firm's Recall Hotline: (877) 275-6840
CPSC Recall Hotline: (800) 638-2772
CPSC Media Contact: (301) 504-7908

GE Recalls Dishwashers Due to Fire Hazard

WASHINGTON, D.C. - The U.S. Consumer Product Safety Commission, in cooperation with the firm named below, today announced a voluntary recall of the following consumer product. Consumers should stop using recalled products immediately unless otherwise instructed. It is illegal to resell or attempt to resell a recalled consumer product.

Name of Product: GE Profile™ and GE Monogram® Dishwashers

Units: About 174,000

Manufacturer: GE Appliances & Lighting, of Louisville, Ky.

Hazard: Water condensation can drip onto the electronic control board, causing a short circuit and resulting in an overheated connector. This poses a fire hazard to consumers.

Incidents/Injuries: GE has received five reports of fires, four of which caused minor damage to the kitchen countertops where the dishwashers were installed and one caused minor damage to adjacent cabinets and smoke damage to the home. No injuries have been reported.

Description: This recall involves the GE Profile dishwashers manufactured between July 2003 and December 2005 and GE Monogram dishwashers manufactured between January 2004 and December 2006. They were sold in white, black, bisque, stainless steel and with custom panels. The recalled model and serial numbers listed below are located on the inside on the front left side of the dishwasher tubs.

Brand	Model Number Begins With:	Serial Number Begins With:
GE Profile	PDW9200J, PDW9280J	MF, RF, SF, TF, VF, ZF, AG, DG, FG, GG, HG, LG, MG, RG, SG, TG, VG, ZG, AH, DH, FH, GH, HH, LH, MH, RH, SH, TH, VH, ZH
	PDW9800J, PDW9880J	MF, RF, SF, TF, VF, ZF, AG, DG, FG, GG, HG, LG, MG, RG, SG, TG, VG, ZG, AH, DH, FH, GH, HH, LH, MH, RH
	PDW9700J	MF, RF, SF, TF, VF, ZF, AG, DG, FG, GG, HG, LG, MG, RG, SG, TG, VG, ZG, AH, DH, FH, GH, HH, LH, MH, RH, SH, TH
GE Monogram	ZBD6800K00, ZBD6800K01, ZBD6800K03, ZBD6800K10	AG, DG, FG, GG, HG, LG, MG, RG, SG, TG, VG, ZG, AH, DH, FH, GH, HH, LH, MH, RH, SH, TH, VH, ZH, AL, DL, FL, GL, HL, LL, ML, RL
	ZBD6880K00, ZBD6880K01, ZBD6880K03, ZBD6880K10	AG, DG, FG, GG, HG, LG, MG, RG, SG, TG, VG, ZG, AH, DH, FH, GH, HH, LH, MH, RH, SH, TH, VH, ZH, AL, DL, FL, GL, HL, LL, ML, RL, SL, TL, VL, ZL
	ZBD6890K00, ZBD6890K01, ZBD6890K03, ZBD6890K10	DG, FG, GG, HG, LG, MG, RG, SG, TG, VG, ZG, AH, DH, FH, GH, HH, LH, MH, RH, SH, TH, VH, ZH, AL, DL, FL, GL, HL, LL, ML, RL, SL
	ZBD0700K00, ZBD0700K01, ZBD0700K03, ZBD0700K10	VG, ZG, AH, DH, FH, GH, HH, LH, MH, RH, SH, TH, VH, ZH, AL, DL, FL, GL, HL, LL, ML, RL, SL
	ZBD0710K00, ZBD0710K01, ZBD0710K03, ZBD0710K10	RG, SG, TG, VG, ZG, AH, DH, FH, GH, HH, LH, MH, RH, SH, TH, VH, ZH, AL, DL, FL, GL, HL, LL, ML, RL, SL, TL, VL

Sold at: Retail stores nationwide, appliance dealers and authorized builder distributors from July 2003 through December 2006 for between \$750 and \$1,400.

Manufactured in: United States

Remedy: Consumers should immediately stop using the recalled dishwashers, disconnect the electric supply by shutting off the fuse or circuit breaker controlling it and inform all users of the dishwasher about the risk of fire. Contact GE for a free in-home repair or to receive a GE rebate of \$200 for the purchase of a new GE Profile dishwasher and a GE rebate of \$400 for purchase of a new GE Monogram dishwasher.

Consumer Contact: For additional information, contact GE toll-free at (877) 275-6840 from 8 a.m. to 5 p.m. ET Monday through Friday or visit the company's website at www.geappliances.com/recall



Samples of some of the colors and models included in this recall

Contact CAHI c/o

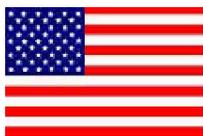
Scott Monforte

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

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Director	Al Dingfelder , Wallingford (203) 284-1278	They have served as our primary leaders and in other capacities since 1992.	<p>The Licensing Board meetings are held at 9:30 am</p> <p>Dept of Consumer Protection</p> <p>165 Capitol Avenue. Hartford</p> <p>The public is always welcome.</p>	
Director	Ken Mita, Sr. , Wallingford (203) 269-0341			
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