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Home Inspection Services Newsletter

April 1, 2006

Educational Section: **“THE BIGGEST PROBLEM”**

I am often asked, “What’s the biggest problem item that you encounter doing home inspections?” Without defining the word biggest, my response is **moisture damage**. Maybe because we live in Arizona, most people don’t expect to have moisture issues in their home. As inspectors, what we typically see are surface stains or surface damage which sometimes conceal significant damage to the structure. We generally recommend **“further evaluation”**; this usually includes removing sheet rock or carpeting to assess the cause and extent of the problem. Professional mold testing or remediation may also be warranted.

Eliminating catastrophic floods (broken water pipes, water heater failure, washer hose failure, etc.) from the equation, the formula is:

Moisture damage = moisture + organic material + time

Moisture: levels above 20% moisture content in wood (12-14% is normal)

Organic Material: wood, sheet rock, carpeting, etc.

Time: “Wood rot” can begin in weeks; mold can begin to grow in days.

There is no substitute for regularly inspecting your home for evidence of moisture issues. Most people can do this themselves with the aid of a good flashlight. When problems are observed, fix them immediately. If you’re not confident in your ability, hire a competent person. Moisture issues left unresolved can result in \$10s of thousands in costs.

There are many specific items that you may also wish to consider as preventative measures, these are listed on our web site which can be accessed at www.hainspect.com/moisture by viewing “prevent moisture issues”.

Questions of the Month: **What does “bonded” mean?**

In home inspection, this term is generally used relative to the swimming pool area. Metal such as pump housings, pool filters, and the pool fence, should be mechanically connected by a copper wire that is grounded to the home’s electrical system or a separate ground rod. This is done as a safety measure to discharge any inadvertent electrical energy that might build up in these metal units.

Inspection Item for March: **AC/Heat Pump**

(Each month, we select appropriate items so that over a 12 month period you are reminded to attend to most common household maintenance/inspection items.)

We are now in between the heating and cooling seasons. Contractors are usually not frantic this time of year which makes it a good time to have your AC unit or heat pump inspected and serviced. Don’t forget to have some high quality filters on hand for your air returns.

Safety Tip of the Month: **CPR & First Aid**

Did you know that you can become certified in CPR and first aid by investing **6 hours** of your time and about **\$40 dollars**? Perhaps you have never been in a situation requiring these skills, but statistically, you will be. Chances are, you will need them with a **family** member. The other day, while inspecting the outside of a property, an elderly neighbor tripped over the curb and fell onto the sidewalk. With my first aid training, I assisted with confidence. For more information, visit:

www.arizonaredcross.org

Raffle for the month of April: **\$25.00 Starbucks card**

To enter, send a reply email with “April Raffle” in the subject along with your name and Ph# to Lauren@hainspect.com. The winner will be posted next month. Good Luck!

Let our experience work for you. Over 10,000 inspections performed!



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