



Home Inspection Services Newsletter

July, 2010

Educational: **Lead, Freon, and Chinese Drywall**

The following are thumb nail comments for Arizona realtors and home owners relative to subject topics. Significant information is available on each subject and links to official web sites are attached.

- **Lead Paint:**

On April 22, 2008, EPA issued a [rule requiring the use of lead-safe practices](#) and other actions aimed at preventing lead poisoning. Under the rule, [beginning April 22, 2010](#), EPA requires that contractors performing renovation, repair, and painting projects that disturb lead-based paint in **pre-1978 homes**, child care facilities and schools be certified by EPA and that they use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices. More detailed information is available on the web including:

<http://www.epa.gov/lead/pubs/regulation.htm>

- **Freon and residential Air conditioning units**

AC and heat pumps manufactured after 1/1/2010 cannot utilize R22 refrigerant (commonly referred to as Freon). This 40 year old refrigerant is associated with ozone depletion and is recognized as a greenhouse gas. The Most common replacement is R410A often referred to as Puron. These refrigerants are not compatible (R410 cannot be used in an R22 system). Recycled and reclaimed R22 will be available to service R22 systems until 1/1/2020. More detailed information is available on the web including:

<http://www.epa.gov/ozone/title6/phaseout/22phaseout.html>

- **Chinese Drywall**

Chinese drywall is a serious issue that appears to be primarily located in the southeast US. My search did not reveal issues in AZ homes however, apparently there have been a handful of complaints (for which I could find no information. Please let me know if you hear of any. The power point attached has some good information and some neat pictures:

http://www.chinesedrywall.com/files/Facts_and_Fears.pdf

Monthly Question: **Why do AC units run longer in July and August?**

Dumb question; right? This is a two part answer and everyone knows the first part: it's hot! The second part is that it's humid. An AC unit works equally hard to remove the humidity from the air. The combination of heat and humidity means that some AC units run virtually continually during the day. It is important therefore to have your AC unit serviced and in tip top shape to meet the "one two punch" of the monsoon season.

Maintenance Items for July: **Condensate Drip**

When humid air is made cooler, water is squeezed out. This occurs at your AC unit's evaporator coil located near the air handler (blower system). Water collects in a pan under the coil and is piped away. You must know where these pipes terminate. Regular inspections to ensure that condensate is draining properly are critical. Bugs nest in pipes causing blockages. Water then back ups and overflows the drain pans. Be vigilant this time of year; **blockages in condensate drain lines are very common**. With the AC running, inspect the termination of condensate pipes for water flow on a regular basis.

Safety Tip: **Water leaks & Mold**

Organic material that is wet will provide a home for mold. If you have a water leak (water heater, refrigerator feed line, AC condensate, etc.), it is important that the walls proximate to the leak be opened, examined and thoroughly dried out. Failure to do so runs the risk of mold in the enclosed spaces (which stay wet for an extended period of time due to lack of air circulation). If there is mold present when the space is opened, it is prudent to have the mold professionally mitigated.

Inspection classes for realtors: Please feel free to call on me. I have several prepared power point presentations about the home inspection process but am also happy to come in and answer questions.

Let our experience work for you!



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