



Guy's Home Inspection Services Newsletter November 2003



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Greetings!

Welcome to my newsletter. In this and subsequent newsletters, I will attempt to provide information that members of the real estate community will find worthwhile. If you prefer not to receive this, simply reply with "unsubscribe" in the subject line of an e-mail or call me at 889-4897. If you would like to read information on a particular topic, let me know & I will attempt to provide pertinent information in an upcoming newsletter. Finally, if you would like to submit something to be included, please let me know. I will identify you as the author or source (unless you prefer to remain anonymous).

Congratulations to **Don Jones** with Allen Tate in High Point. Don was the winner of the framed print at the vendor fair.

Does Your Home Inspector Carry E&O?

Like it or not, we live in a litigious society today. If deficiencies in a home are discovered after closing, all parties involved are likely to be involved in a lawsuit. This would include the listing agent, the selling agent and the home inspector.

In the unlikely event that a problem should arise concerning the inspection, I want you to be aware that I am fully insured against both Errors and Omissions and General Liability through Lloyds of London **and that our insurance also covers you to its full extent as a referring party.** My guiding policy is to be fully responsible for my work and concerns in a forthright manner.

Carbon Monoxide

Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Following are the health effects of carbon monoxide (CO) at the designated parts per million (PPM):

9 PPM: Max allowed ambient by EPA

35 PPM: Headache in 2-3 hours

400 PPM: Life threatening after 3 hours

800 PPM: Dizziness, nausea, convulsion in 45 minutes, death within 2-3 hours.

1600 PPM: Headache, dizziness, nausea in 20 minutes, death within 1 hour.

3200 PPM: Headache, dizziness, nausea in 20 minutes, death within 1 hour.

6400 PPM: Headache, dizziness, nausea in 10 minutes, death within 10-15 minutes.

12800 PPM: Death within 1-3 minutes.

Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. To protect the occupants, I always recommend carbon monoxide detectors within the home if fuel-burning appliances are present.

Detectors are recommended on each level of the home and each

sleeping area. (If the home is a split bedroom plan, one detector for each side is recommended). Bedrooms with fireplaces should be equipped with their own detector. A low level detector, which signals at 10 PPM, available at www.aeromedix.com versus vs. the alarms typically available at mass merchandisers, which are UL 2034 compliant. These units signal at 70 PPM. Compare these numbers to the health effects in this article. Of course, the low level alarms are more expensive (\$100) but how do you value your health?

Note: I am working with a group of home inspectors to purchase quantities of these detectors at a reduced price for resale to our clients and other interested parties. If you are interested, please let me know.

For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance.

Thank You

Thanks to all that have helped make this a very successful year. If you have any comments or suggestions for future inspections, I welcome your feedback. I am always looking for ways to improve my service and the delivery of findings on site.

As we reflect on our lives during the approaching holiday season, I hope that each of you has as much to be thankful as I do.

Happy Thanksgiving!