



HomeNotes

Home Maintenance Information from INSPECT & REPORT



INSPECT & REPORT

Homes - Mold - Radon

1-800-358-7019

Inspector@TZNET.com

Ceiling FANS

When it comes to buying a ceiling fan, one size does not fit all. A homeowner needs to calculate the square footage of the room where the fan will be installed. (This is a simple calculation

— multiply the length of the room by the width of the room.) According to Hunter Fan Company, the homeowner should then use the calculation in the following way:

For rooms up to ...

- 64 square feet (an 8 by 8 room),** choose a 32 inch fan
- 144 square feet (a 12 by 12 room),** choose a 42 inch fan
- 225 square feet (a 15 by 15 room),** choose a 44 or 48 inch fan
- 400 square feet (a 20 by 20 room),** choose a 52 or 54 inch fan
- 500 square feet (a 20 by 25 room),** choose a 56 inch fan

To cool most efficiently, the blades of a ceiling fan should be eight to nine feet above the floor. When eight-foot-high ceilings are standard (as in the case in many older homes), a fan that mounts close to the ceiling is best.

Cyber Home Tips

Here are a few tree-mendous links on the Web to see what a tree specialist can do for you.

Ask An Arborist!

oak-wood.co.uk/forum/treecare

Why Hire an Arborist?

isa-arbor.com/consumer/consumer.html

12 Questions to Ask About YOUR ATTIC

1. Is the attic insulated adequately and properly?

Ten to twelve inches is adequate in most situations.

2. Does existing insulation contain a vapor barrier?

Vapor barriers should always face the heated side of a ceiling or wall.

3. Is there proper and clear ventilation?

High-low ventilation is the most desirable and the more insulation, the more beneficial it is.

4. Is the attic fan or ventilator working?

These items may not be necessary, and adequate ventilation is more important, but if they are present they should operate properly. A safety shroud or some type of screening should protect a home's occupants from fan blades.

5. Is there delaminating plywood or warped roofing boards?

Causes may be expansion of plywood, condensation, or poor workmanship.

6. Are there signs, especially around the chimney and plumbing vent stacks, of past or current roof leakage?

Seventy percent of roof leaks occur at flashings and valleys.



7. Are air-conditioning and heating ducts insulated?

Ductwork in attics loses a significant amount of its effectiveness due to extreme summer and winter temperatures.

8. Are there open joint in the ductwork?

Air losses may negatively impact cooling and heating efficiency.

9. Do any plumbing vent stacks terminate in the attic?

The vents will function, but they must vent above the roof to expel sewer odors

10. Are exhaust fans from the kitchen or bathrooms discharging into the attic?

They will add moisture to the attic and may cause condensation concerns.

11. Are there open electrical junction boxes or improperly terminated electrical wiring?

The electric fixtures may function properly, but there may be a safety issue.

12. Are there any cracked, broken, or sagging sections of rafters or truss members?

Reinforcement may not be urgent, but it is necessary.

The Home Maintenance Guide Series

AVOIDING *Wet Basement Problems*

When homeowners crank up the dehumidifier and paint over the flaking plaster, it's easy to overlook even long-standing basement problems. Still, there's no hiding lousy grading when viewed from above. Faulty gutters and downspouts mean every raindrop that falls on the roof is going to end up on the ground within a few inches of the foundation wall.

When presented with the particular problem of a leaky basement. It's easy to disguise the problem long enough for a temporary fix, but impossible to prevent from showing up. Inevitably, it will, and inevitably, you or a future buyer will feel tricked or betrayed. Those feelings usually lead to lawsuits.

You may want to leave the roof climbing to a professional inspector, however, you'd be smart to walk around the house and assure the grading is always away from the walls. If the ground is flat or slopes towards the house, there is a chance of a leaking basement. Other clues will include stains on the gutters and downspouts, which indicate they may be blocked or overflowing. Another clue is the connection where the downspout enters the storm drain because a depression or washout in that area indicates water is backing up or spilling.

Even inside the house, there are signs of persistent wetness. For example, basement window sills should be free of rot and stain. There should be no rusty nails in the molding in the basement. A red flag should go up if the homeowner notices flaking of plaster walls or powder on the surface of masonry walls. A musty smell means trouble, as does buckled paneling, lifting tiles, or imperfections in drywall.

If you run into the signs of a leaky basement or potentially leaky basement, you'd be wise to hire a professional to correct your problem!

HomeNotes™ contains basic information on the home and general topics of interest. Due to the variations in homes, individual recommendations require a comprehensive evaluation. To reprint any article in this newsletter, please contact our office. (HNSP04) © 2002-2004. All rights reserved.

BATHROOM

Outlets & Switches

Combining electricity and the bathroom is serious business that is often overlooked during DIY projects! The following are two observations that almost every home inspector will make.

1. Location. The location of electrical outlets and switches should be similar in all bathrooms. Every bathroom should include at least one outlet adjacent to the sink. There may also be another outlet in the light fixture. Any bathroom outlet should be GFCI protected.

2. Code. According to the National Electrical Code, switches are not permitted inside bathtubs or showers (for obvious reasons!). Our neighbors to the north are even more strict — the Canadian Electrical Code prohibits switches from being installed “within reach” of a shower or tub. If a switch is within four feet of the tub or shower, the house may not be up to code and an electrician or inspector should be consulted.

GFCI codes are contingent upon the year in which the house was built. Again, it is important to contact a professional to get the most up-to-date advice.

The Benefits of a MOLD TEST

- 1. Peace of Mind** - Knowing if you have areas suspect to moisture intrusion that may be conducive to fungal growth. The intent of this survey is to identify areas that may be in need of microbial sampling. You will know if there are any current moisture problems that need fixing, and what sampling should be done to see if any fungal growth now exists.
- 2. Healthy Home** - Make your home as healthy as possible for you & your family. The presence of certain mold and mold spores in housing can result in mild to severe health effects in humans and can deteriorate the building materials in the dwelling resulting in structural damage. Health effects include, but are not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others it may take a more substantial exposure.
- 3. Knowing the health condition of the home you are buying** - The more information you have about the home you are buying, the better you will be at making an informed decision about purchasing it.

Visit www.InspectAndReport.com and www.MoldSurveyor.com today!

1-800-358-7019

Inspector@TZNET.com