



MONTHLY

News and Views from the Connecticut Association of Home Inspectors, Inc.

June 2005

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Meeting Dates

Jun 22 *Roofing* - Dan Horton, IKO Roofing Products

July 27 *Open Forum*

Holiday Inn
201 Washington Ave
North Haven
(203) 239-6700

Effective 1/23/06 - Arsenic Rule Will Impact Home Inspectors

By Ronnie Fields, Premier Laboratory

EPA's new Arsenic Rule becomes effective on January 23, 2006 for all community water systems and nontransient, noncommunity water systems. Detection limits are being lowered from 50 micrograms per liter to 10 micrograms per liter, significantly raising the bar on the drinking water standard. Although at first glance this change in regulations does not appear to affect the homeowner with a private groundwater system, home inspectors should take notes and be prepared to answer questions about arsenic contamination.

The main source of arsenic in drinking water is arsenic-rich veins of rock through which water is filtered. Arsenic has also been used in timber treatment, agricultural chemicals, pesticides, glass manufacturing and pharmaceutical manufacturing. Homes situated near golf courses, farmland (active and inactive), lumber yards, saw mills, paper mills, glass factories and pharmaceutical companies are at high risk for arsenic contamination and should be monitored. As you perform home inspections, keep these high risk areas in mind.

This fall there will be a tremendous amount of media attention regarding arsenic contamination in drinking water systems. Homeowners and prospective will be concerned about the quality of their private systems. Due to the fact that arsenic is commonly found in the rocky soils of New England, homeowners should be concerned. EPA recommends annual water quality testing on private groundwater, however, homeowners are not under any regulation to comply.

Arsenic testing is inexpensive. Certified laboratories charge about \$20.00 for the analysis. The method utilized for testing will change along with the detection limits in January. The analysis will be performed by "atomic absorption furnace method" as opposed to the ICP method, the acronym for "inductively coupled plasma". Certified labs that proactively keep up with EPA regulations should already be certified

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President's Corner

Dwight Uffer

We are now entering June of 2005 and there does not appear to be any slow down in the Real Estate market in Connecticut. It appears that all of the economists are predicting that, if interest rates stay stable, we will have another year of historic real estate sales in Connecticut. If that becomes a reality, it will be a 10-year growth pattern which I don't believe any of us who have been in this business since 1995 ever expected.

I keep telling myself, and those that I meet, that this bubble has got to burst. I was in the inspection business during the 1980's and went through the Real Estate recession of the late 1980's and early 1990's. I remember how houses were selling for inflated prices and buyers were bidding over the asking price. In a matter of months the bottom fell out and the phone stopped ringing. At that time there

were about 120 inspectors in Connecticut and by the end of the recession I believe there were only 50 or 60 of us left. The times were hard and prices for inspections dropped accordingly as everyone who was left was looking for business to stay afloat. Some added additional services, while others with a trade background performed inspections on a part-time basis and worked in their specific trades full time.

I don't want to sound like a promoter of "doom and gloom", but we now have over 400 inspectors in Connecticut and, if we do have a slow down, many of you will not survive. The only way to assure your survival will be to market yourself in areas that you do not serve today. By spreading the word that you are in business in other areas of the state in which you presently cover will help build a clientele that will recommend you to their friends and acquaintances. This will enhance your business prospects and not rely on Realtors who may or may not be around when the "Bubble" bursts.

On a happier note, CAHI is selling raffle tickets for the Channel 3 Country Day Camp Golf outing on September 7, 2005. All proceeds will benefit the Day Camp. See Pete Petrino for details at the June meeting. The drawing will be at the July CAHI meeting.

June Keynote Speaker

This month's meeting topic is **Roofing**.

Our meeting will feature Dan Horton as the speaker. Dan is the Northeastern Regional Manager for IKO Roofing Products, working out of Barrington, R.I. He will discuss types of roofing materials, flashing, underlayment materials and how an inspector should be inspecting these items.

2 hours of Continuing Education Credits

for this method. When choosing a certified lab for arsenic analysis, ask appropriate questions:

- What is the analysis fee for arsenic testing?
- Is the lab certified for the new method, 200.9?
- Is the analysis performed in-house?
- Does the lab provide educational information for Home Inspectors to distribute to homeowners?

Home Inspectors should also be prepared to steer the homeowner in the direction of a Certified Operator in cases of arsenic contamination. Certified Operators can provide treatment for private systems with a variety of contaminants.

Premier Laboratory (www.premierlaboratory.com) is a leading regional environmental laboratory that specializes in drinking water testing and the scheduling of related services. Premier provides direct service to public water suppliers, home inspectors and private well owners and is certified throughout New England. The laboratory has been in business since 1977 and resides in a state-of-the-art facility in Dayville, Connecticut. Phil Rusconi and Bob Laferriere are principals in the venture.

Articles published in the 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.



REWARD

\$25.00

**Guest Speaker
or
NEWSLETTER article**



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 Barry Small (860) 655-6383 (barrysmall@yahoo.com).

Articles must be e-mailed to Rich Kobylenski (rkoblenski023@earthlink.net) 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.

Contact Us

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Executive Board

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CT Home Inspection Licensing Board

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The Licensing Board meetings are held at 9:30 am,
Department of Consumer Protection, Room 117, 165
Capitol Avenue, Hartford.

The public is always welcome.

E-mail Bernie Caliendo for the latest meeting schedule at
bsurehomeinspect@juno.com