

CAHI MONTHLY NEWS



July 2011 Volume 3, Issue 7

President's Corner

Annual membership dues for CAHI were due by the end of June, a mailing to all Inspectors and Interns listed with the State was sent out, if you did not receive yours this means that your information listed with the State is not correct, as this is the data base that we use for our mailing. Call The Department of Consumer Protection at 860-713-6100 to have changes made to your information.

June was the last month that we were at Connecticut Basement Systems, we will resume our normal education seminars at the Holiday Inn in North Haven in July, and as usual there will be no seminar in August.

Going forward, the date and time of every Board of Directors meeting will be posted on the web site, and there will be a "member's comments" time listed on the meeting agenda. Members will be given time to address the Board with their questions, concerns and suggestions. There is no need for advance notification, as this will be policy from now on. The next Board meeting will be at the Holiday Inn, North Haven on July 27, at 4:00 PM. Members comments will be at 4:30.

The Energy seminars were well attended, and productive. The certification test was given at the end of the last seminar, all of the attendees passed the quiz and were presented with certificates, and most had attended all 5 parts. The following letter was sent to Larry Janesky on behalf of the membership and Board.

Dr. Energy Saver

Dear Larry,

On behalf of the Board of Directors and the membership of the Connecticut Association of Home Inspectors I wish to sincerely thank you and your staff for producing and hosting the Home Energy Auditing series. The five seminars were relevant, informative and well presented.

Your evaluation process and subsequent presentation of Certificates of Successful Completion added additional value.

In addition to the well produced series, the comfortable accommodations, books, printed media and delicious dinners were very much appreciated by all attendees.

Your offer of complementary home energy audit coupons gratefully received by our member's added marketing incentive for perspective home inspection clients.

Thank you again and we look forward to working with you and your staff in the future to develop additional seminar topics oriented to the home inspection industry for our members.

Very truly yours,

Barry Small

CAHI Executive Secretary

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Meeting Dates	
July 27	First Medical, Dental and Prescription Benefits then Wood Roofing Meeting starts at 6:00PM
Aug	No Meeting Vacations
Sep 28	Septic Systems By Brad Korth
Regular Meeting Location: (otherwise noted)	
Holiday Inn	
201 Washington Ave.	
North Haven, CT. (203) 239-6700	

Products

by Tom O'Brien

Framing Fixer. The next time the plumber goes berserk with a Sawzall, it might not take so long to repair the damage. CTS218 Compression and Tension Straps are designed to reinforce compromised plates, studs, and even trusses. According to Simpson, the 14-gauge straps can resist both compression and tension (though several may be needed), and they can span gaps up to 4 1/2 inches wide while still fitting on the narrow face of 2-by lumber. Each 18-inch-by-1 1/2-inch strap costs about \$4. **Simpson Strong-Tie Co.**, 800/999-5099, strongtie.com.



Solar Helper. The company best known for its lineup of solar-powered attic fans now offers a way to expel hot air even after the sun goes down. The Solar Controller powers a fan for eight minutes every half-hour until the temperature drops below 80°F or the humidity goes below 75 percent. The maker says it plugs into a standard 110-volt receptacle and requires only \$5 of extra electricity a year. It sells for \$100. **U.S. Sunlight Corp.**, 866/446-0966, ussunlight.com.



Durable Footer Form. Cardboard forms work fine as long as it doesn't rain before the concrete arrives. Bigfoot Tube 8 is a 4-foot-long 8-inch-diameter tapered cone made from recycled high-density polyethylene. It consists of four nestable sections that collapse into a 12-inch-tall package for easy transport or storage. A plastic top keeps out dirt and moisture. The tube is compatible with all Bigfoot concrete footers and costs about \$10. **Bigfoot Systems**, 800/934-0393, bigfootsystems.com.



Nonslip Floor Cover. Cover Guard Floor Protection is a flame-retardant polyethylene sheet embossed with a diamond-plate pattern to prevent slippage. The waterproof antistatic membrane cuts easily with scissors or a sharp knife, says the maker, and is sold in 3- and 6-foot rolls, in thicknesses from 10 mil (for 20 cents per square foot) to 40 mil (90 cents per square foot). The company also makes products that protect carpets, walls, and other surfaces. **Bainbridge International**, 781/821-2600, cover-guard.com.



Versatile Trim. TruWood Reversible Trim is a composite exterior-grade product manufactured from residual wood fibers using no urea-formaldehyde resins, the maker says. The preprimed material features a textured side - intended to resemble rough cedar - and a smooth side. It's sold in 4/4 and 5/4 thicknesses, and in nominal widths from 2 to 12 inches. It costs about \$1.50 per square foot. **The Collins Companies**, 800/329-1219, collinsco.com.



Easy Cure for Clogs. Instead of plunging, snaking, or pouring harsh chemicals down a stopped-up drain, how about just turning a dial? The No Clog Drain replaces a conventional P-trap with a device that generates turbulence to prevent buildup of debris. If a stoppage occurs anyway, an integral wiper operated by a dial sweeps away the blockage. This setup also makes it easy to retrieve lost valuables, the maker says. The drain costs about \$20. **PF Waterworks**, 877/265-9777, pfwaterworks.com.

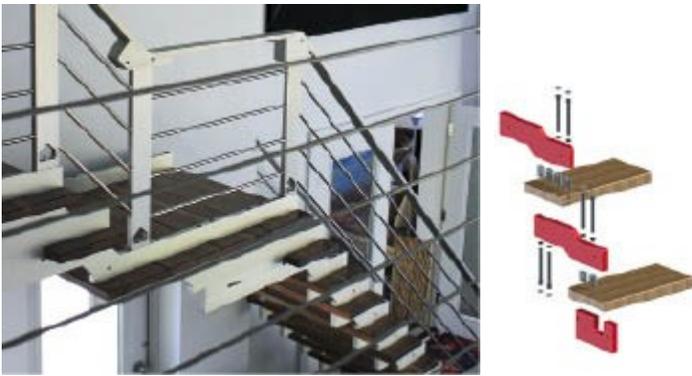


Waterproof Cabinet. All it takes is one leaky pipe to turn a shiny new sink base cabinet into a pulpy mess. That's why only the face frame and door panel of Merillat's CoreGuard Sink Base are wood - the rest of the carcass is made of a water-resistant polymer. To make spills easier to clean, the shelves feature raised ribs and a slight forward tilt. Prices for kitchen cabinets start at

\$930; bathroom vanities are also available. **Merillat**, 866/756-2790, merillat.com.



Modular Stairs. Instead of a one-piece stringer, an Ascendings modular staircase has individual CNC-machined aluminum "risers." Since the risers and treads are predrilled, installation entails little more than fastening eight bolts per step and takes only three to eight hours, says the maker. Treads can be made of wood, metal, lightweight concrete, or glass. A complete staircase costs between \$3,000 and \$4,000 per step, depending on the finish options. **Ascendings**, 812/342-0809, ascendings.com.



Soffit Baffles. AccuVent attic ventilation baffles are designed to keep insulation in place while directing a constant stream of air-flow from soffit to ridge. According to the manufacturer, they're made from recycled flame-retardant PVC and meet the new EnergyStar Thermal Bypass Checklist requirements. They're sold in various sizes for both traditional and cathedral ceilings; prices start at about \$1 per piece. **Brentwood Industries**, 610/376-1900, brentwoodindustries.com.



Premium Vinyl. Urban Luxury Vinyl Flooring comes in 6-inch-by-36-inch planks that mimic the look of natural wood and in three tile sizes (12, 16, and 18 inches square) that resemble real stone. According to the maker, a rigid UV coating helps the product stand up to wear and tear better than competing vinyl flooring. Installation requires tile adhesive and a 100-pound roller. Planks cost about \$1 per square foot and tiles \$1.20 per square foot. **California Flooring Express**, 951/738-9301, urbanluxuryviny.com.



Faster Through-Bolt. If you're still using a socket wrench to fasten posts or beams, you might want to check out the ThruLok Screw Bolt Fastening System. According to the maker, you don't even have to predrill: Simply drive the ThruLok fastener (using an 18-volt drill) until the point protrudes from the other side, thread the nut onto the point, and tighten with the drill. Fasteners come in 6 1/4-, 7-, and 8-inch lengths. A 24-piece box with a driver bit and extra washers costs \$76. **FastenMaster**, 800/518-3569, fastenmaster.com.



Newsletter Article or Guest Speaker

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 Al Dingfelder (203) 284-1278 .

Articles must be e-mailed to ading5@aol.com 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.

BUILDER MAGAZINE LAUNCHES BUILDER PULSE – A DAILY E-NEWSLETTER FOR BUILDING PROFESSIONALS

John McManus
Hanley Wood
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Washington DC, September 9, 2010: Hanley Wood's Builder magazine announces the launch of Builder Pulse, a new e-newsletter serving the information needs of builders and architects in new home construction.

Builder Pulse is a powerful, first-alert briefing on *what matters* each day to home builders, architects, and the "eco" community in business, management, economics, finance, policy, real estate market intelligence, and household trends. This daily must-read e-newsletter contains the critical information building professionals need to keep a constant pulse on the industry and to make sound business decisions.

"Whether you work at a big enterprise or an entrepreneurial firm, insight, news, and analysis that helps you see around the next corner is what we hear you expect from us," says John McManus, Editorial Director for BIG BUILDER and the Multifamily Group at Hanley Wood, and editor of the new e-newsletter.

"Builder Pulse will come out each morning, mapping out both the big picture and the specific events that will help builders and their partners prepare for risks and jump on the opportunities that this tough environment offers the ones in the know."

Delivered to a database of more than 100,000 builders and architects each day, Builder Pulse is also the perfect advertising solution for building product manufacturers and service providers looking to target pros in the new home construction market. Exclusive sponsorships allow sponsors to dominate messaging and increase brand exposure. For advertising information, please contact Ed Kraft, ekraft@hanleywood.com.

About Hanley Wood

Hanley Wood, LLC, is the premier media and information company serving housing and construction. Through media event and marketing platforms, the company produces award-winning magazines and websites, marquee trade shows and events, rich data and custom marketing solutions. The company also is North America's leading publisher of home plans. **Hanley Wood Business Media** (Washington, D.C.), publishes more than 30 award-winning residential and commercial construction titles, including *metalmag*, *ecohome*, *Builder*, *Remodeling*, *Custom Home*, *Architect* and *residential architect*. **Hanley Wood Business Media** also offers the construction industry's foremost collection of websites, including *Builder Online*, *Remodeling Online*, and **ebuild**, the comprehensive online guide to building products, as well as the largest collection of house plans online through *eplans.com* and *Dream Home Source*.

Founded in 1976, Hanley Wood is one of the ten largest B-to-B media companies in the United States. Hanley Wood is owned by affiliates of JPMorgan Partners, which uses CCMP Capital Advisors to manage this investment.

EPA Cites First RRP Violator, With an Assist From YouTube

Ever since the EPA's Repair, Remodeling, and Painting (RRP) rule took effect in April 2010, remodelers around the country have been waiting expectantly for the agency to begin enforcement action against violators of its strict work-safety and record-keeping requirements (see "Lead-Safe Remodeling," *JLC Report*, 1/11). That wait came to an end in mid-May, when the EPA announced a multiple-count action against a Maine building owner and contractor for RRP violations dating to October 2010.



An anonymous YouTube video - from which this still image was taken - alerted EPA investigators to a Rockland, Maine, job site, where workers had made no effort to contain lead paint debris.

Particles and chips. According to the EPA complaint issued on May 6 and made public 10 days later, property owner Colin Wentworth was cited for a series of violations in connection with a painting project at a four-unit residential building in the city of Rockland. Sometime during the first week of October, two workers employed by Wentworth (one of them his brother) began stripping paint from the wall of a 160-year-old building at 83-87 Park Street. From the beginning, the pair did just about everything wrong: No dust containment was used and no drop cloths were laid out to catch paint particles. The two men also made extensive use of conventional high-speed disk sanders, distributing paint chips and particles over a wide area and creating clouds of airborne dust.

Acting on an anonymous tip sent simultaneously to the EPA's Region 1 office in Boston and to the Maine Department of Environmental Protection (DEP), a DEP inspector visited the site, quickly determined that the paint chips scattered on the ground contained lead, and shut down the job. (Subsequent lab tests would put the lead content of the chips at 5.017 percent, more than 10 times the federal threshold of 0.5 percent.) After a cleanup and a follow-up inspection that confirmed that all visible paint debris had been removed, the DEP inspector allowed the work to resume.

Failure times six. The EPA complaint against Wentworth charges him with four violations of job-site work rules and two violations associated with training, certification, and record-keeping. Here are the charges, as listed by the EPA:

Failure to obtain initial firm certification

Failure to post warning signs

Failure to cover ground with plastic sheeting

Use of sanding/grinding equipment without HEPA exhaust control

Failure to contain waste from renovation activities

Failure to establish and maintain records

In connection with the first count, it's interesting to note that Wentworth himself had taken the EPA-required lead safety course in February 2010 and therefore qualified as a "certified renovator" under the agency's rules. He had not, however, trained any employees or provided any supervision at the job site.

Wentworth is charged with one violation of each count, which individually carry a maximum fine of \$37,500. (In principle, the agency could seek fines of \$37,500 for each day that the violations continued, but it has presumably limited its enforcement ef-

forts to the day of the inspection visit.) How much Wentworth will actually be required to pay had not been determined by press time. Under the Toxic Substances Control Act - which includes the RRP - the dollar amount depends not only on the violations themselves, but also on the violator's ability to pay without being driven out of business, any history of prior violations, and "such other matters as justice may require."

Caught on video. One unusual aspect of the Rockland case was the way in which the unsafe activity came to light: Rather than placing a phone call to a tip line, the anonymous tipster chose to record and edit a video of the ongoing work - complete with informative subtitles - and post it on YouTube before emailing the link to state and federal regulators. (The video, headed "Renovator Rule Violation Rockland," was available to visitors to the popular video-sharing site for more than six months but has since been removed for unspecified violations of YouTube's terms of service.)

"The video is obviously very compelling," says EPA District 1 spokesman Dave Deegan, but he is quick to point out that the violations Wentworth is charged with are the result of on-the-scene investigative work. "Given the digital editing capabilities available to people today, you can't assume that any video is completely accurate," he explains. In other words, a video is no different than a note slipped under a door - and anonymous tips can't be taken at face value. But Steven O'Neill, a Boston lawyer who specializes in construction law, observes that the EPA seems to be placing an unusual amount of emphasis on the YouTube link. "If you read over the complaint, it refers to the video again and again," he says. "I don't think you would have seen that if the tipster had just sent in a postcard."

O'Neill speculates that the agency may be consciously moving toward what he calls a "crowd sourcing" approach to compliance, in the expectation that video-capable cell phones and other devices will encourage other media-savvy citizens to send in tips of their own. The Park Street job site in Rockland, he notes, happens to be just across the street and a few doors down from the local Sherwin-Williams store, meaning that just about every painting contractor in the area - including those who were themselves going to the trouble and expense of complying with the RRP - could very likely have driven past and seen a competitor simply ignoring the rule.

"How surprising is it that someone turned him in?" O'Neill asks. "It's not hard to sit across the street and have a cup of coffee with the video camera running on the dashboard. I think we're going to see this happening with some frequency from now on."

Faint cheers and a few boos. The Rockland case would seem to be an ideal enforcement debut for the EPA. The violations Wentworth is charged with are obvious and substantial. That the violator had been trained in lead-safe procedures suggests that his failure to comply was due to carelessness rather than ignorance of the rules. And the presence of several children in the building - including one under the age of 6 - means that the violations "had the potential for serious damage to human health," as the agency's complaint noted.

Nevertheless - and perhaps predictably - the EPA finds itself taking fire from already-compliant painting and remodeling contractors, who want to see more robust RRP enforcement. Among them is NARI director of communications Gwen Biasi. "Everyone is looking at this one person in Maine," she says. "But our members who have taken the time and expense to comply are frustrated that it's taken over a year to bring even one complaint. They're looking for the rule to be consistently enforced."

Whether it's fair to criticize the agency for being slow out of the gate on RRP enforcement is debatable, however. The May 6, 2011, date of the complaint in the Wentworth case is indeed more than a year after the April 2010 enforcement deadline - but the agency was actively working on the case for more than half of that time.

It's also important to remember that, due to contractor complaints and a shortage of trainers, the enforcement date for certification had been moved from April of last year to October (see "EPA Delays Enforcement of Lead-Safety Requirement, But Pleases No One," *JLC Report*, 8/10). Many industry observers believe that the EPA deliberately chose to delay beginning *any* enforcement efforts - not just ones related to certification - until after the Oct. 1 deadline had passed. If that's the case, the 12-day gap between that date and the EPA's initial site inspection in Rockland can hardly be characterized as a long delay.

Of course, even as some fault the environmental agency for not being aggressive enough, there are also plenty of anti-regulatory critics who attack from the opposite angle. "This is the kind of crap they want us doing," posted a participant on PaintTalk.com, billed as a forum for professional painting contractors. "Turning each other in. Couldn't sleep at night if I were to rat someone out."

The EPA's Dave Deegan concedes that the agency is unlikely to win any popularity contests no matter what it does. Still, he says, information from contractors and consumers will continue to be a mainstay of its enforcement efforts going forward. "We don't have inspectors everywhere, and I don't think anyone wants that," he says. "We depend on an informed and aware population, and we welcome their help."

Ladder Safety

A ladder is a structure designed for climbing that consists of two long side-pieces joined at uniform intervals by rungs or steps.

According to the American Ladder Institute, there are nine different types of ladders. Not all of them are used by inspectors, however. The following ladders are used commonly by inspectors:

- step ladder. The step ladder is a self-supporting ladder that is not adjustable in length, with a hinged design for ease of storage;
- single ladder. The single ladder is a non-self-supporting ladder that is not adjustable in length, consisting of one section. This type of ladder is rarely used anymore because extension ladders are used instead;
- extension ladder. The extension ladder is a non-self-supporting ladder that is adjustable in length. It consists of two or more sections that travel in guides or brackets arranged so as to permit length adjustment;
- articulated ladder. An articulated ladder has one or more pairs of locking articulated joints, which allow the ladder to be set up in several different configurations. It may be used as a step ladder or a single ladder; and
- telescoping ladders. This ladder uses a pin system to "telescope" into variable lengths. As it is more portable than the extension ladder, it is often preferred over that design for indoor applications. Inspectors should be aware that accidents have happened due to failure of the pins, which can be difficult to detect in advance. Some inspectors refuse to use telescoping ladders for this reason.



Statistics Concerning Ladder Dangers

- According to the World Health Organization, the United States leads the world in ladder deaths. Each year, there are more than 164,000 emergency room-treated injuries and 300 deaths in the U.S. that are caused by falls from ladders.
- Most ladder deaths are from falls of 10 feet or less.
- Falls from ladders are the leading cause of deaths on construction sites.
- Over the past decade, the number of people who have died from falls from ladders has tripled.

Safety Tips for Inspectors and Homeowners

Never:

leave a raised ladder unattended. Ladders that are not in use should be laid on the ground or put away. A client may be tempted to climb the inspector's raised ladder if it is left unattended, which is never a good idea. Similarly, the inspector should never use the client's ladder;

- place a ladder in front of a door that is not locked, blocked or guarded;
- use a ladder for any purpose other than the one for which it was designed;
- tie or fasten ladders together to provide longer sections, unless they are specifically designed for that purpose;
- use a ladder in windy conditions;
- exceed the maximum load rating. The maximum load rating, which should be found on a highly visible label on the ladder, is the maximum intended load that the ladder is designed to carry. Duty ratings are Type III, II, I, IA and 1B, which correspond to maximum load capacities of 220, 225, 250, 300 and 350 pounds, respectively. Inspectors and homeowners should know the duty rating of the ladder they are using, as well as the combined weight of themselves and their tools;



- use a step ladder in the closed position;
- sit on any rung, including the top;
- climb past the fourth rung from the top on leaning ladders, or the second rung from the top on step ladders;
- pull, lean, stretch, or make any sudden moves. Over-reaching is the most common and dangerous form of ladder misuse; or

step on the rear section of a step ladder or the underside of an extension ladder.

Before mounting a ladder, always check the following:

- that ladders are free of oil, grease, wet paint, and other slipping hazards;
- that the feet work properly and have slip-resistant pads. These pads become worn over time and may need to be replaced. On extension ladders, the rubber pads can be turned around to reveal metal spurs, which can be used to secure the ladder in soft surfaces, such as grass or dirt;
- that rung locks and spreader braces are working;
- that all bolts and rivets are secure;
- that the steps, rungs, and other ladder parts are free of oil, grease and other materials;
- that the ground under the ladder is level and firm. Large, flat, wooden boards braced under the ladder can level a ladder on uneven or soft ground. Also, some companies make leveling devices so that ladders can be used on uneven and hilly terrain;
- that ladder rungs, cleats, or steps are parallel, level, and uniformly spaced when the ladder is in position for use. Rungs should be spaced between 10 and 14 inches apart;
- that the ladder is anchored. The base can be tied to a nearby sturdy object, such as a pole or a building. If no anchor is available, a stake can be driven into the ground. Inspectors should beware not to anchor their ladders to something that can impale them if they were to fall on it, such as a grounding rod. A 10-inch nail, hammered so as to leave only an inch or two exposed, is usually safe and effective;
- that the area around the ladder is roped off or barricaded.
- any indications of cracks, bends, splits or corrosion;
- the location of nearby power lines. If setting up a ladder near them or other types of electrical equipment is unavoidable, use a wooden or fiberglass ladder. Do not let a ladder made from any material contact live electrical wires;
- the distance of non-self-supporting ladders from the structure. This type of ladder must lean against a wall or other support, so they should be positioned at such an angle that the horizontal distance from the top support to the foot of the ladder is about 1/4 the working length of the ladder. A rough method to test this angle is by placing your toes at the base of the ladder and stretching your arm at shoulder height. Your hand should just touch the ladder;
- that the ladder has slip-resistant feet;
- that the ladder is the proper length for the job. Ladders should extend a minimum of 3 feet over the roofline or working surface; and
- locking devices. Stepladders must have a metal spreader or locking device to hold the front and back sections in an open position when in use; and
- that someone knows where you are. Accidents can and do happen in remote areas where cell phones are ineffective and no one is home. If you are injured under these conditions, no one will know you are hurt and need help.



While on the ladder, always:

- face the ladder;
- consider anchoring the top of the ladder with a bungee cord. Perhaps the most feared move an inspector must make is stepping back onto the ladder from the roof. They must step around the section of the ladder that extends above the roofline, placing lateral pressure on the rung as they make contact with the ladder. A bungee cord is a convenient tool that can be used to reduce any wavering that could otherwise result in a serious accident. Also, a bungee cord may prevent the ladder from being blown over in the wind while the inspector is on the roof;
- be conscious of the ladder's location, especially while walking on the roof. In an emergency, the inspector may need to leave the roof quickly. Ladders become much more dangerous when an inspector becomes covered in a swarm of stinging bees and must get down in a hurry, for instance;
- keep your body centered between the rails at all times. Do not lean too far to the side while working; and
- utilize three points of contact, because this minimizes the chances of slipping and falling from the ladder. At all times during ascent or descent, the climber must face the ladder and have two hands and one foot, or two feet and one hand, in contact with the ladder cleats and/or side rails. In this way, the climber is unlikely to become unstable if one limb slips during the climb. It is important to note that the climber must not carry any objects in either hand that can interfere with a firm grip on the ladder.



In summary, basic safety practices can prevent accidents caused by improper use of or unsafe ladders.

Mudjacking

There was a time when the only remedy for sinking sidewalks or uneven foundations was to tear out the old pavement slab and pour a new one, and spend a great deal of time and money in the process. Today, a less intensive alternative known as mudjacking (also called concrete leveling, pressure grouting or slabjacking) pumps slurry beneath a sunken concrete slab in order to raise it back into place.

Concrete sinks because its underlying support, for various reasons, gives way. The original concrete may have been installed on dirt that hadn't been compacted sufficiently, for instance, or soil erosion may be responsible. And some soil simply settles naturally over many years. Regardless of the cause, sunken concrete can lead to many structural defects, including failed retaining walls, foundation settling, uneven junctions of concrete, sunken sidewalks, uneven concrete pads, cracked foundations, and bowed basement walls. If left uncorrected, these defects can lead to unwanted water runoff and major structural problems.

And, aside from the shabby appearance and decreased functionality of an uneven sidewalk, steps or walkway, sunken concrete can create major trip hazards for which the building owner is liable. If a building owner notices any of these conditions, they should consult with their inspector during their next scheduled inspection.

Process

First, small holes are drilled into the concrete, through which is pumped a slurry that may be composed of various materials, such as sand, cement, soil, limestone, bentonite clay, water or expanding polymers. The particular mixture is based on the type of application and the mudjacker's preference. The slurry then fills any gaps and forces the concrete to rise back into place before the drilled holes are plugged up with cement, leaving the only visible evidence of the repair. Over the next day, the slurry solidifies and stabilizes the subsoil, making further sinking



unlikely.

While this is not a complicated procedure, it should be performed only by a trained professional, as amateur workmanship may cause even more extensive damage. Drain pipes, sewers and utilities must be located and avoided, and the area must be evaluated as to whether it can survive the mudjacking process.

Some advantages of mudjacking over re-pouring cement include:

- efficiency. Mudjacking requires less equipment and fewer workers. Adjacent plants and landscaping are also disturbed less, as are neighbors, tenants and passersby by the loud noise, dust and cumbersome equipment;
- price. Mudjacking typically costs roughly half as much as concrete replacement because there is little need for new cement or the removal of old concrete. The overall cost is based on the area of concrete that must be lifted, which may be as little as \$5 per foot. Thus, for a 5x4-foot job, it might cost just \$60, although the mudjacker may charge more if the area is in a hard-to-reach location;
- speed. Mudjacking takes hours, while certain concrete pours may take days; and
- environmentally friendly. Mudjacking makes use of perfectly good concrete, which would otherwise be sent to a landfill.

Limitations of Mudjacking

Mudjacking may be an ineffective waste of resources in the following situations:

- The concrete surface is spalling or otherwise damaged. The mudjacking process might further damage the surface, which will still be defective even after it's raised back into place.
- The concrete has risen, caused by expansive soil. The only solution for this defect is to re-pour the cement.
- The cause of the settling is not addressed. If the soil has settled due to some external factor, the problem must be fixed or the soil will sink again in the future. For instance, a gutter downspout that drains onto a concrete edge must be corrected in order to avoid the need for future repair.
- The underlying soil is swampy.
- There is a sinkhole beneath the concrete.



In summary, mudjacking is an inexpensive, fast and clean way to level a sunken concrete slab.

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Articles published in 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.

CAHI Executive Board		CAHI Presidents	CT Home Inspection Licensing Board	
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Director	Stanley Bajerski , Milford 203-257-1694	Pete Petrino	Daniel Scott	Public Member
Director	Dan Kristiansen , Shelton 203-257-0912	Dwight Uffer	<p><i>The Licensing Board meetings are held at 9:30 am Dept of Consumer Protection 165 Capitol Avenue. Hartford The public is always welcome.</i></p>	
Committee Member	Margaret Conable , New Haven 203-415-5700	They have served as our primary leaders and in other capacities since 1992.		
Committee Member	James Enowitch , Cromwell 860-989-0068	Please thank them for their service when you have a chance.		
Committee Member	William Kievit , Farmington			

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