

# CAHI MONTHLY NEWS



## PRESIDENT'S CORNER

Hello CAHI members,

I will be using the presidents corner to keep you informed about things related to our profession when I can, especially when it comes to the state and the licensing board. While on the Dept of Consumer Protection website last month, skimming through the home inspection section, I noticed that there were a few board meeting minutes posted. I read the last posted minutes, those of the May meeting. I read with interest several discussions regarding the state standards. There is a proposal to review them in light of recent changes made to standards by other organizations, local and national. After further investigation, I have learned that board members were give sections of the standards to review so the review is "active". Currently the board members were assigned to compare our standards to those of other nearby states.

There was also mention of changes to intern CEU requirements as well. Scott Monforte, Kevin Morey and I are planning to attend the next state board meeting. If the standards are to be reviewed, CAHI **MUST** be involved and must be well represented. As this situation develops, I will keep us all informed. I am forming a CAHI standards review committee. We will review the standards and discuss the language. Anyone who wishes to be on the committee can email me at [s.bajerski@sbcglobal.net](mailto:s.bajerski@sbcglobal.net), call me at 203 876-0353, or talk to me at the next membership meeting, Wednesday, October 22<sup>nd</sup>.

The board also brought up the fact that there are 27 inspectors who did not comply with the 2013 CEU audit, and have been deemed inactive by the state. These inspectors are not permitted to perform home inspections while considered inactive. I can bet that some if not all of these guys are working. So I went on the state website again to see if I could identify them. And much to my surprise, I found 188 inspectors listed as being inactive or having an expired application. I determined that retired inspectors are listed as inactive. I am not sure why anyone would want to see a retired inspector on the list. All these inactive listings muddies the waters and makes it difficult to determine who may be listed as inactive but in reality may be "active". This is a point I will be making at the state board meeting. Let me know your feelings on the matter.

On a "mental heath: note. We are in the last quarter of 2014. The holiday season is fast approaching along with the usual slow down in our marketplace. I have been reflecting lately with all the unrest in our crazy world. We should not take anything for granted. Take any "free" time as an opportunity to spend with your family and friends. Hug you kids, bring home flowers for your wife. Lend a hand to a neighbor or friend who needs help. We can make the world around us a better place. And MOST of all, give your brain a much needed rest and enjoy the fall!

Stan Bajerski

### MONTHLY MEETING – Details & Info

Larry Jenesky will host us at Basement Systems location in Seymour for an seminar on home energy efficiency systems. Meal included! Oct. 22nd The seminar will start with dinner at 6pm and then the lecture from 7-9pm. The address is at the Dr. Energy Building.

CAHI's regular monthly meetings are held at the Holiday Inn located at 201 Washington Ave (RT 5), North Haven. Meetings are free to members. Most meetings are on the fourth Wednesday of the month from 7-9pm.

Guests are always welcome! Guests may attend 2 free monthly meetings to experience our presentations, meet our members, and receive a CE attendance certificate.

Joining CAHI may be done at anytime of the year through our Membership Page

October 2014 Volume 7, Issue 10

### INSIDE THIS ISSUE

- President's Corner.....1
- CAHI Reward .....2
- Share Your Thoughts and Experiences to the Editor.....2
- A Few Good People Wanted.....2
- Article: "Bee" Careful ..... 3
- Article: Deck to Wall Spacer..... 4
- Article: Decks on Roofs..... 5
- Article: Finished Basements..... 7
- Article: How to Ground an Outlet with No grounding Wire..... 9
- Article: Inspector "Clue So"..... 10
- CPSC News Article: .....12
- Article: What are Cants in Roofing?.. 14
- CAHI Board & Contact.....15

### Meeting Dates

October

Larry Jenesky—  
Basement Systems

Regular Meeting Location:

(otherwise noted)

Best Western

201 Washington Ave.

North Haven, CT. (203) 239-6700



## 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.

Articles must 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.

---

### WANTED, A FEW GOOD PEOPLE!

CAHI can be a much more powerful organization and can bring so much more to the table if more members became involved with the board. We have ideas to be explored that can benefit us all. However, the effort to make the month to month operation of our organization takes all of our available time as board members. We ask for volunteers to work on committees that will strengthen our organization and move us far beyond any home inspection organization in the northeast.



We are currently seeking an Information Tech savvy website. We are also looking for help with mailings, from your home, with no requirement to attend board meetings. Anyone interested, please contact me or any other board member.

member to operate the back end of our web research, etc that can be done

If you have a story, article, or picture that you would like to share with the other members, or if you would like to get involved in helping our board explore the future of CAHI, let us know. It's your organization, get involved!

Stan Bajerski

---

### Share Your Thoughts and Experiences

As a home inspector, I have seen many unusual things over the years. I am sure all of you have as well. Now that most of us are using photographs in our reports, these unusual items are recorded for posterity. I encourage each and every one of you to consider taking a picture and or an unusual condition that you have come across and write a short article about it. Just a few lines, one page with the picture, and submit it to our newsletter. We really want the membership to become more involved with the organization. Personal stories and encounters are always more interesting to read about.

If there are any products or situations that you would like to have addressed in our newsletter, email me and let me know. I will research and attempt to gather interesting information on the subject for all to read.

## “Bee” Careful Out There!

Sometimes when you are wondering around just minding your own business, you find the most interesting things. On a recent inspection I was looking for the electrical meter and main breaker for a condo unit I was inspecting. When I turned the corner past the end unit I found this...the biggest bee or wasps nest I think I have ever seen!



Usually I can place my ladder against a 60 foot long house and find the only bees nest in the area and they usually let me climb all the way up to the roofs edge before they come out all hopping mad and chase me down the ladder. I have also been run off several roofs in my days!



Most veteran home inspectors have had their share of surprises and are usually ready for just about anything. You new guys and gals out there...BEE prepared!

Stan Bajerski

# DECK2WALL™

## spacer

by Decks Unlimited



### Testing

Deck2Wall Spacers™ were tested at ICC-IAS accredited Washington State University. The testing was performed following the methods used which established the deck ledger connection provisions in Table R502.2.2.1 of the 2009 International Residential Code (IRC). The prescriptive IRC table is a valuable guide for ledger connections, but it is restricted to the test configurations that were used to develop to table. The IRC table does not prohibit other designs, as indicated in “R502.2.2.2 Alternate deck ledger connections. Deck ledger connections not conforming to table R502.2.2.1 shall be designed in accordance with accepted engineering practice....”

Our testing expanded on the IRC table. The five test configurations included our original 5/8” thick Deck2wall Spacer, 5/8” nominal sheathing, 1/2” and 5/8” diameter lag screws, 1/2” and 5/8” diameter bolts, and one configuration with our 1/2” thick SWS spacer, 5/8” sheathing and a structural wood screw that is specified in the table. The fastener spacing shown in our tables indicates the remarkable performance of the Deck2wall Spacers as outlined in the report.

# DECKS ON ROOFS

By Stan Bajerski

I do a lot of work on the shoreline. Quite often I will find a deck built over a roof to take advantage of water views. My buyers are thrilled with the prospect of sitting outside, three stories up and viewing the shore line in all its majesty. Wait a minute...cut back to reality. This roof is going to need to be replaced at some point. Smile turns to frown.

I understand that the roofing material has a useful life of twenty years when installed exposed to the weather. Won't it last longer when it is covered by a deck? Yes, but that does not mean it cannot leak in the interim. We are relying on the integrity of the builder and his or her sub to ensure that this roof was installed carefully so that does not happen. However, there are usually points where posts penetrate the roof to support the deck structure that have a higher potential leakage rate. They must be treated in a manner that will provide a water tight seal. BUT...if they leak what happens?



Or what about using the roof as the floor?



I just want to bring reality to the fore front when I see things of this nature. There is living space under these decks, and if the roof leaks...for whatever reason...I do not want to be part of the chain of custody...Know what I mean?

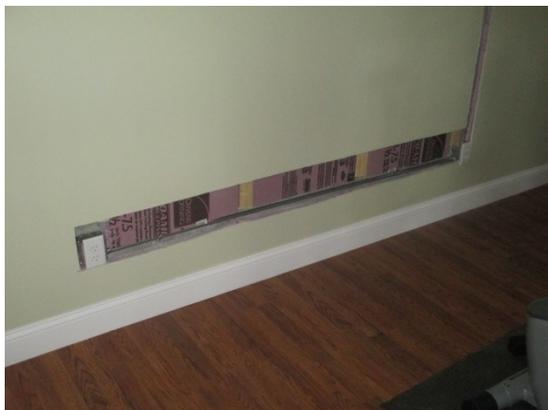
# FINISHED BASEMENTS...PERMITS PLEASE!

By Stan Bajerski

I received a phone call one day and it went like this. "I am selling my house and during the inspection the inspector told the buyers to ask me if there were permits for the work. I told them I bought the home with the basement finished, my inspector never mentioned anything to me about permits, and I have never had a problem. The building inspector says I need to have the work inspected...can you help me?" Well, I am not one of those inspectors who thinks that he knows everything and will charge a fee to help this poor lady out. I asked her if there was a bathroom involved and she said yes. So I advised her that she needed to enlist the help of a plumber and an electrician, and she needed to be prepared to remove finished material in the process. Good luck and good by!

This happens a lot. I am sure that over 50% of finished basements and decks are built without a permit. And a lot of remodeled kitchen and baths as well. As a matter of fact, I have had several contractors tell me they never pull a permit because building inspectors do not know their donkeys from their elbows, and they always slow the project down. By the way, most of these "contractors" don't even have a home improvement License.

I have had my fair share of finished basements lousing up deals. I bring up the "P" work all the time. I also have a blanket statement in my report regarding permits and work performed in the home. But my question here is...which inspector is right, the one that mention the P work, or the one that did not. The following pictures portray what can happen when you must have an unpermitted basement permitted.





Back to the question of who was right and who was wrong. Technically, because we are not performing a code inspection, we do not have to mention the need for permits. We do not have to mention that an attached garage may not be protected from fires. We do not have to state that an exposed wire splice should be installed in a secured and covered junction box. We do not need to point out the absence of hand railings on stoops and in stairways. I can go on and on. And even if you can squirm out of something like this because of the standards...somebody's gotta pay for this!

# How to Ground an Electrical Outlet With No Grounding Wire



Ground an Electrical Outlet With No Grounding Wire

Ground an electrical outlet with no grounding wire by installing a Ground Fault Circuit Interrupter (GFCI) receptacle. The National Electric Code (NEC) allows three prong GFCI outlets to exclude ground wires due to the built-in breaker switch that trips at the indication of a short. An electrician may insist on grounding a GFCI during installation, but it is not required for most applications. A GFCI without ground wiring is not considered safe for computers or microwave ovens, but it will accommodate all other household electrical items.

## Things You'll Need

Voltage tester or night light  
Slotted screwdriver  
Phillips screwdriver  
Tape  
Wire cutters  
GFCI receptacle

Shut off the electricity running through the circuit at the breaker box. Check both sockets with a volt tester or a working night light to be certain the power is off. Lock or tape the breaker box closed and hang a warning sign to keep anyone from turning the switch back on while you work.

Remove the old receptacle. Use a slotted screwdriver to remove the screw in the center of the cover plate. Loosen the top and bottom mounting screws that hold the receptacle to the [outlet](#) box.

Pull the receptacle away from the wall and examine the wiring. A black or dark-colored wire will be attached to a brass terminal. Mark that with tape as the hot wire. The neutral wire, usually white, is attached to a shiny silver terminal.

Remove the wires from the old receptacle and prepare them for the new one. Loosen the terminal screws with a Phillips screwdriver. Cut the bare wire off the ends with wire cutters. Strip 1/2 inch of the insulation off the ends by biting gently into the shielding with the blades of wire cutters and twisting them around the outside of the wire. Pinch the end of each individual bare wire between your thumb and forefinger to twist the strands together.

Attach the wires to the GFCI terminals. Wrap the exposed twisted end of the hot wire around the brass terminal on the GFCI outlet marked "Line" in a clockwise direction. Tighten the terminal screw with all exposed wire under the screw head. Attach the neutral wire to the silver terminal marked "Line" with a clockwise wrap around the terminal, tightening it over all bare wire.

Place the GFCI outlet into the box and secure the upper and lower mounting screws. Put the cover plate on around the outside of the sockets and screw in the plate screws. Label the outlet to indicate the absence of a ground wire. The NEC requires this for safety.

Turn the power back on at the breaker switch and push the "Test" button between the sockets. Push the "Reset"

# INSPECTOR "Clue" SO!

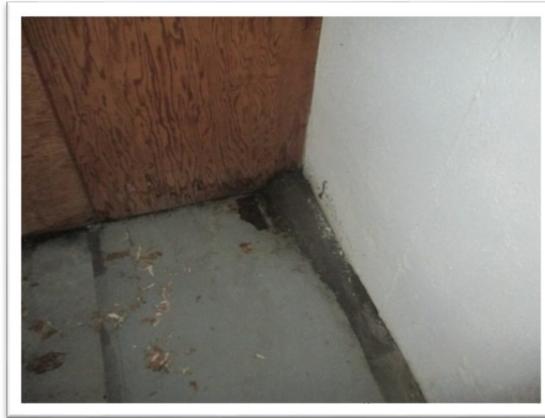
**By Stan Bajerski**

Sometimes things do not add up at a home inspection. Sometimes you have to REALLY give it some thought. On a recent home inspection I observed several conditions that at first could have been the result of several things. But it was not until the last defect was discovered, that they all tied together.

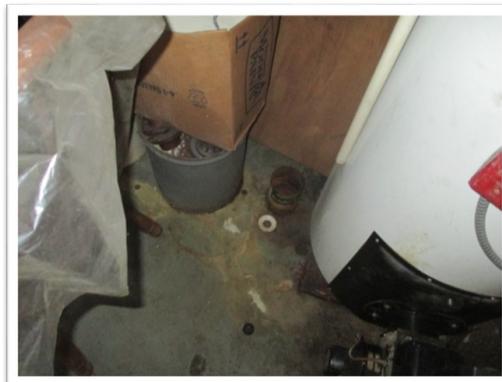
It was a Monday. The inspection started like just about any other inspection...on the outside. Everything looked normally. Typical routine maintenance stuff.



But on the inside trouble was brewing. My inspection of the basement turned up some dampness on the floor and some water stains on installed plywood. Hmm, hasn't rained in a long while.



There was water near the water heater as well. A closer on the knees inspection of the base of the water heater did not find water dripping from the tank itself. Must be the relief valve...and it appears that it has been dripping for some time.



Even though it was dry between the two wet areas, the dry space may be a high spot and the water probably just evaporated in this area. Metal cans were rusted in the same area.

So I went about my business and inspected the rest of the home. I finished the interior of a small addition at the rear of the home and was passing through the dining room when a small patch of flaking paint was discovered on the exterior wall.

First thought...TERMITES! But after closer investigation, it was not. I looked up and I saw water stains running down the wall as well. So I went back outside and looked at the siding, gutters and roofing in this area. A low and behold, water stains on the siding as well. Pushing on the area, it was clear that the sheathing was soft and water damaged.



I returned to the basement and examined the area below this area and found discolored floor sheathing... right below the flaking paint and above the standing water and water stained plywood in the basement.



So I surmised that the gutter for the addition was improperly pitched or overflowing, causing the water to run down the exterior and the interior of the exterior wall, damaging the wall sheathing and causing the paint to fail on the interior wall. The water was also running through the base of the wall, into the basement and under the water heater.

It wasn't the relief valve after all!



-----NEWS from CPSC-----  
U.S. Consumer Product Safety Commission  
Office of Communications

4330 East West Highway, Bethesda, MD 20814, [www.cpsc.gov](http://www.cpsc.gov)

\*\*\*\*\*

1. Hearth & Home Technologies Recalls Gas Fireplaces, Stoves, Inserts and Log Sets Due to Risk of Gas Leak and Fire Hazard <http://www.cpsc.gov/en/Recalls/2014/Hearth-and-Home-Technologies-Recalls-Gas-Fireplaces-Stoves-Inserts-and-Log-Sets/>

\*\*\*\*\*  
\*\*\*\*\*

1.  
Recall Date: September 23, 2014  
Recall Number: 14-279

Hearth & Home Technologies Recalls Gas Fireplaces, Stoves, Inserts and Log Sets Due to Risk of Gas Leak and Fire Hazard

#### Recall Summary

Name of Product: Gas fireplaces, gas stoves, gas inserts and log sets

Hazard: The gas valve in the unit can leak, posing a fire hazard.

Remedy: Repair

Consumer Contact: Hearth & Home Technologies at (800) 883-6690 from 8 a.m. to 8 p.m. CT Monday through Friday, or online at [www.hearthnhome.com](http://www.hearthnhome.com) and click on Notices for more information.

#### Recall Details

Units: About 20,000

Description: This recall involves Hearth & Home Technologies(r), Heat-N-Glo(r), Heat-Ilator(r), Outdoor Lifestyle(r) and Quadra Fire(r) natural or propane gas indoor and outdoor fireplaces, stoves, inserts and log sets. Click here to view a list of brand names and serial numbers that are printed on the unit rating plate, located near the controls, and in the instruction manual:

<http://www.cpsc.gov/en/Recalls/2014/Hearth-and-Home-Technologies-Recalls-Gas-Fireplaces-Stoves-Inserts-and-Log-Sets/>

Incidents/Injuries: None reported

Remedy: Consumers should immediately stop using the gas fireplaces, stoves, inserts and log sets, turn off the gas to the units and contact the fireplace store where the unit was purchased to arrange for a free inspection and, if necessary, valve replacement. The firm's dealers are contacting known purchasers.

Sold at: Fireplace stores from May 2014 through July 2014 for between \$1,200 and \$8,000.

Fireplace Manufacturer: Hearth & Home Technologies, of Lakeville, Minn.

Valve manufactured: Taiwan, United States

\*\*\*\*\*

The U.S. Consumer Product Safety Commission (CPSC) is still interested in receiving incident or injury reports that are either directly related to a product recall or involve a different hazard with the same product. Please tell us about your experience with the product on SaferProducts.gov.

Media Contact

Please use the phone numbers below for all media requests.

Phone: (301) 504-7908

Spanish: (301) 504-7800

CPSC Consumer Information Hotline

Contact us at this toll-free number if you have questions about a recall:

800-638-2772 (TTY 301-595-7054)

Times: 8 a.m. - 5:30 p.m. ET; Messages can be left anytime Call to get product safety and other agency information and to report unsafe products.

-----

# What Are Cants in Roofing?

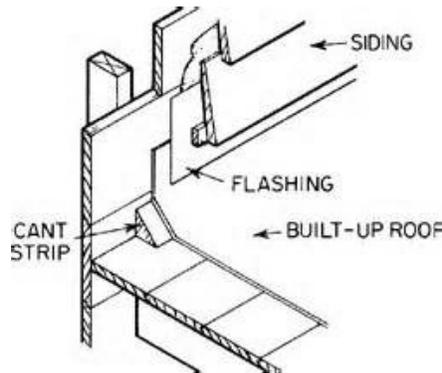
By Kay Wagers, eHow Contributor



## Kay Wagers

Kay Wagers is a copywriter in Arizona and has worked for over five years for clients in a wide variety of industries. Wagers has contributed pieces to several fiction magazines and holds Bachelor of Arts degrees in English and in history from the University of Arizona.

*When installing a roof, you want to do everything possible to support the roofing material. A good foundation for the roof can prevent problems with leaks and material shifting in the future. Depending on what type of roof you are installing, you could need to install cants.*



## Cants

Cants, or cant strips, are components of built-up roofing. A cant strip is a small strip or block of material, usually triangularly shaped, placed at the point where a roof deck intersects with a parapet wall that rises higher than the roof. Cant strips are used to support roofing material and prevent gaps or voids. They are most commonly installed in asphalt roofing systems and modified bitumen membrane systems.

## Materials

Roofing cants can be constructed of materials ranging from insulation composites to metal. Two common materials used are pressure-treated wood and wooden fiberboard. When choosing between the two, take into account that pressure-treated wood can provide structural support to the building overall, while fiberboard is only strong enough for the roof. For leak resistance as well as ability to withstand punctures, materials like pressure-treated wood and concrete  stand up best.

## Benefits

When not using roofing cants, an asphalt roof can have a 90-degree angle between the roof surface and the wall it intersects. The sharp bend places stress on the felts used to support the roof. They can pull away from the angle, trying to straighten out. This can crack the roofing surface and creates gaps that allow moisture to get under the roof. A cant strip creates a gentler angle, closer to 135 degrees than 90. This reduces stress on support felts and provides an extra layer of protection for the flashings that line the edges of the roof.

## Considerations

Not all roofs require cant strips. Some modified bitumen membrane manufacturers don't call for them during installation. Plastomeric and elastomeric single-ply roofing systems can actually be damaged by installing cant strips. Before installing a cant strip, consult the manufacturer's installation guidelines before using them on any built-up roofing

Read more : [http://www.ehow.com/info\\_12135711\\_cants-roofing.html](http://www.ehow.com/info_12135711_cants-roofing.html)

Contact CAHI c/o

Scott Monforte

39 Baker St.

Milford, CT. 06461

Email: [info@ctinspectors.com](mailto:info@ctinspectors.com)

Web: [www.ctinspectors.com](http://www.ctinspectors.com)



*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	
President	<b>Stanley Bajerski</b> , Milford 203-257-1694	Bernie Caliendo	William Stanley, Chairman	Inspector
Vice President	<b>Scott Monforte</b> , Milford 203-877-4774	Robert Dattilo	Rich Kobylenski	Inspector
Treasurer	<b>Dan Kristiansen</b> , Shelton 203-257-0912	Woody Dawson	Larry Willette	Inspector
Secretary		Michael DeLugan	Bruce Schaefer	Inspector
Director	<b>William Kievit</b> , Farmington 860-919-4960	David Hetzel	David Sherwood	Inspector
Director	Kevin Morey Trumbull 203 375-5997	Richard Kobylenski	Eric Curtis	Public Member
Director	<b>Woody Dawson</b> , Cheshire 203-272-7400	Scott Monforte	James J. O'Neill	Public Member
Director		Joseph Pelliccio	Daniel Scott	Public Member
Director		Pete Petrino		
Director		Dwight Uffer		
Committee Member		They have served as our primary leaders and in other capacities since 1992.		
Committee Member		Please thank them for their service when you have a chance.		
			<p><i>The Licensing Board meetings are held at 9:30 am</i></p> <p><i>Dept of Consumer Protection</i></p> <p><i>165 Capitol Avenue. Hartford</i></p> <p><i>The public is always welcome.</i></p>	

Published by: JBDR & Associates, LLC

[jbderosa@jbdr-associates.com](mailto:jbderosa@jbdr-associates.com)

<http://www.jbdr-associates.com>

