

CAHI MONTHLY NEWS



Presidents Corner

"Season Greetings"

Traditionally one of the most joyous times of the year the yearend holidays give us a time to connect with love ones and reflect on the past slowly fading in the rear view mirror.

The year, for many, has been one of many challenges relative to our industry. Optimism is starting to return as news of improving inflation numbers and forecasts of lower interest rates begin to be infused into the news cycle. Time will tell if the optimism is premature or if additional national and world events will side track and or derail the momentum.

The yearend board of directors meeting officially added 6 new CAHI board members. Joining the board are fellow CAHI members Louis Nero, Michael Gauthier Jr, Brian Filush, Bruce Walsh, Ian Desjardins and John Swokla. The energy at the meeting was positive with a great deal of ideas shared and discussed. Many items were discussed at the meeting allowing the direction of the organization into 2024 to clarify and begin to take shape.

Details regarding the law seminar in January are beginning to finalize. Guest speakers for the first few months of the year have been confirmed and all associated information will be posted on the website in the next few weeks.

Challenges continue with the website. Jason has spent a great deal of his time researching and self teaching himself the process. I have been in contact with the State of CT. and continue the learning process relative to the nuances of dealing with the bureaucracy as well. Many of the new board members expressed a great deal of interest as well in assisting in the process which has been motivating. The fellowship has been great.

Continued on pg 2

MONTHLY MEETINGS – Details & Info

CAHI's regular monthly meetings are held at the Best Western located at 201 Washington Ave (RT 5), North Haven.

Meetings are still free to members but RESERVATIONS are a MUST. Reservations can be made at our CAHI website.

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.

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Meeting Date!

No membership meeting this month.

Happy Holidays!

Law seminar in January, time and place TBA.

Check Events page of CAHI Web Site for details and for registration!

Presidents Message Continued:

Life moves fast. As the year rapidly comes to an end and a new one begins I encourage everyone to take brief moments to pause and cherish every moment with friends and family.

May health, happiness and good fortune await all of you and yours in the coming year.

Best,

A handwritten signature in black ink, featuring a large, stylized 'D' followed by a horizontal line.

Dan Kristiansen
President



November CAHI member meeting took place November 29th at Dr. Energy Saver in Seymour, CT. CAHI would like to thank Larry Janesky, Ross Mannuzza, and the Dr. Energy Saver team for their hospitality and education to our members.

The link on CAHI website to the new CT SOP has been updated, this link now brings members to the updated SOPs which took effect November 2023.

The Duty to Warn: A Home Inspector's and Home Seller's Guide to Immediate Hazards

by Ben Gromicko and Kate Tarasenko, with contributions by Joe Farsetta, Nick Gromicko, CMI®, and the members of InterNACHI®

Let's say you're doing an inspection for a home-buying client and you find a defect that, in your opinion, is hazardous. Someone could get seriously hurt. Does a home inspector have a duty to warn not just the client, but also the occupants, real estate professional, and the owner of the property?

Many inspectors consider it their ethical and even moral duty to disclose to all relevant parties any imminent hazards they discover in the course of an inspection.

Some inspectors are required by their state's licensing authority to report emergent hazards on pain of license revocation, especially if such hazards may result in physical injury. But inspectors don't bear this burden alone. The obligation of disclosure also falls to the property owner.

Whether the client is the home buyer or seller, it's important for the inspector to know some of the obligations, limits and liability when it comes to disclosure, including when they may intersect—or not—with the homeowner's.



The Homeowners' Duty to Warn

The homeowner's obligation to warn others of any known dangers or hazards on the property covers invited guests, licensees (such as home inspectors and other professionals who are allowed onto the property to perform specific functions, with the homeowner's permission), and, in some cases, even trespassers. This obligation may also be assumed by the non-owner occupant, depending on the situation and the state. The precedent for such disclosure is found in civil law and is called "the duty to warn." The duty to warn says that a party—the homeowner—will be held financially liable for injuries caused to another, given that the homeowner had the opportunity to warn the other party of a known hazard but failed to do so. Such hazards may be hidden from visitors but known to the homeowner or occupant, and may or may not be the result of negligence. The duty to warn certain parties about known hazards can range from a deadly condition (such as a gas leak) or they may encompass all known hazards. The law makes distinctions between licensees, invitees and trespassers in order to determine the plaintiff's legal standing, the owner or occupant's level of liability, and the limits on damages awarded to the injured party.

As with all civil law, and even some criminal law, it is the individual state's precedents and statutes that determine the obligations of and potential consequences for the homeowner. For example, many states do not enforce a duty on owners or occupants to warn trespassers of any potential dangers on the property, while others, such as California, enforce a "reasonable duty of care" toward any person who enters a property. As an example, a rural property owner who sets animal traps for pesky prairie dogs may be required to post signs warning trespassers of the danger.

It's important for homeowners to know that they have a legal obligation to maintain a safe property for all invitees, and this includes having performed an inspection-- personally or hired out--to discover any hidden hazards, whether or not a property transaction is involved.

The Seller's Disclosure

The duty to warn and a seller's disclosure address different legal concerns but the types of potential hazards they cover can overlap considerably. While a duty to warn is designed to prevent physical injury (and subsequent legal action and damages), a seller's disclosure is designed primarily to address a home's value, both its selling price and its resale value.

There are six general categories that should be included in all seller's disclosures, as they can significantly affect a home's price:

1. termite/wood-destroying organism infestation;
2. mold and/or damage due to moisture intrusion;
3. lead-based paint;
4. natural hazards;
5. general repairs; and
6. infamous or notorious past.

Again, these disclosures cover items that the homeowner/seller either knows about or should know about, and the breadth of these categories may vary by state.

- **Termite/WDO infestation** is not always obvious, and the presence of such pests may not be detected until the damage to the home's structure is done. However, if a home has been treated for infestation by termites or other wood-destroying organisms, most states require this disclosure for a sale. In areas where termites or other WDOs are a common problem, this disclosure doesn't have to be a deal-breaker, which is why InterNACHI recommends a WDO inspection, along with a Move-In Certified™ Seller Inspection for all home sellers.
- Most homes have some evidence of mold, but the level of moisture intrusion—whether past or active—can mean the difference between a smooth home sale and a costly lawsuit after the fact. Most moisture intrusion is easy to spot, such as a leaky roof, a musty-smelling basement, or bubbling paint on damp drywall.

Unfortunately, many home sellers whose homes have serious water-intrusion problems attempt to hide them, as this is the Number One reason new homeowners sue their homes' former owners.

Homes in the U.S. built before 1978—before **lead-based paint** and related products were outlawed—may have lead paint at the exterior, interior, or both. According to the Environmental Protection Agency, lead that is not disturbed does not pose a serious hazard, but in households with



small children, who may explore and ingest old and chipped paint, lead can be a serious health hazard that can result in severe, long-term neurological damage. Sellers of older homes are required to disclose any known lead-based paint in the home, as well as extend the prospective buyer a 10-day window to test the home for the presence of lead. The failure to disclose the known presence of lead that results in a lawsuit can trigger an automatic award of treble damages.

- **Natural hazards** cover homes located in floodplains, along earthquake faults, and similar natural dangers. This disclosure is designed primarily to give prospective buyers the heads-up for the need to obtain appropriate additional homeowners insurance coverage or specific riders.
- **General repairs** is the broadest category of disclosure and is meant to include major repairs and unique maintenance to a home's major systems and components, as well as structural fixes, including those required because of weather-related damage and moisture intrusion. While this category may result in litigation determined on a case-by-case basis, the general rule here is that if you would want to know about it as a home buyer, you should disclose it as a seller.
- Not all states have laws regarding a home's **infamous past**, but if some previous undisclosed activity or history significantly lowers a home's resale value (or jeopardizes its ability to be resold), a lawsuit may be the only way that a seller can recover on a poor investment. This category ranges from a home thought to be haunted, to a home where a murder was committed, and the more prevalent problem of a home used to manufacture methamphetamine. This last type of home poses more of a physical danger than one of notoriety, since the chemicals used to manufacture meth can permeate structural components and remain permanently, which can lead to severe neurological, respiratory and other health hazards for a home's future occupants.

A Seller's Inspection

InterNACHI strongly urges home sellers to obtain an inspection prior to even listing their home for sale. A Move-In Certified™ seller inspection informs the seller of any defects or problems so that they can be addressed before prospective buyers discover them. Sellers can then take the time they need to obtain reasonable repair estimates to address defects so that they don't become stumbling blocks later. A seller's inspection is also a demonstration to prospective buyers that the seller is dealing in good faith and is interested in providing full disclosure as to the home's condition, including repairs already performed as a result of an earlier seller's inspection. It has the added advantage of helping the seller obtain his asking price.

Home inspectors who don't currently offer seller's inspections should avail themselves of this built-in real estate marketing niche. Sellers should provide copies of their inspection report, along with receipts for repairs, to all real estate professionals and prospective buyers who tour their home.

The Home Inspector's Duty

Inspectors should bear in mind that they serve as a licensee of the homeowner when it comes to their own duty to warn. If there is an imminent danger or hazard that can cause physical injury, the obligation to warn those who may be harmed outweighs any confidentiality they owe their client.

While the inspection report is the bargained-for product between the inspector and the client, and while the report and contract may contain confidential information whose disclosure to other parties may require prior permission by the client, your state may dictate that you warn all visitors of known hazards and dangers discovered on a property, irrespective of the client's right to privacy and confidentiality.

InterNACHI's own Home Inspector Code of Ethics (https://www.nachi.org/code_of_ethics.htm) provides for the notification all relevant parties--not just the client--of an imminent danger or hazard:

I. Duty to the Public[...]

7. The InterNACHI member shall not communicate any information about an inspection to anyone except the client without the prior written consent of the client, except where it may affect the safety of others or violates a law or statute.[...]

An informal survey of InterNACHI home inspectors has revealed that many inspectors rely on common sense when it comes to notifying parties other than their clients of hazards, primarily because inspector licensing is limited to a small number of states in the U.S.

Inspectors cited the following hazards as those they would immediately report, regardless of the party: the risk of carbon-monoxide poisoning (perhaps due to an inoperative detector or a potential problem with the door separating an attached garage and the living space); the lack of a temperature/pressure-relief valve on a hot water heater or furnace, which can result in a deadly explosion; and other hazards that pose an immediate risk of injury. Of course, not all defects qualify as imminent dangers, and all identified but unaddressed defects require that occupants exercise reasonable care, such as when going up and down a staircase that lacks a required handrail on at least one side.



In all cases, the inspectors stated that they would maintain documentation for themselves in the form of notes and photos. This type of record-keeping can be critical if the matter takes a legal turn in the future. Some inspectors stated that they would inform their clients as a courtesy of the additional disclosure to other parties, and would also note the hazards in their inspection report summaries to highlight their emergent nature.

Some states that license home inspectors require the disclosure of immediate health and safety hazards to parties other than the homeowner/seller. Such provisions may be covered in the state's Standards of Practice or requirements covering contracts.

In the case of New York, disclosure is covered in their New York State Home Inspection Code of Ethics:

Section 197-4.2 Written Contracts

(a) Prior to performing a home inspection, home inspectors shall provide a client with a written pre-inspection agreement that clearly and fully describes the scope of service to be provided and the cost associated with that service. All said contracts shall contain the following clause:

"If immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and/or occupants of the property."

Such "occupants" may be renters, but this definition may extend to any visitors whose health and safety may be at risk due to an identified hazard.

Where to Draw the Line?

For all potential legal matters arising from a home's condition and any associated hazards, homeowners should check with their homeowner's insurance carrier to understand their obligations and liability.

Inspectors should check with their state licensing authority, real estate board, or other authority having jurisdiction. They should also make sure that their general liability insurance and errors and omissions (E&O) insurance are at levels appropriate to cover their particular state's liability limits for injuries caused by their negligence or their failure to warn of a defect they discovered or should have discovered during the course of their inspection.

InterNACHI reminds its inspector-members that its Standards of Practice for Performing a General Home Inspection (<https://www.nachi.org/sop.htm>) does not require or recommend that inspectors quote local building code to their clients or in their reports. Doing so exceeds the role of a home inspector, as well as opens the door to greater liability, if such code were to be relied upon and some injury or defect were to arise from quoting code or even failing to quote code. It's also important that inspectors understand that most building codes are based on safety. So, in the limited role of home inspector, where does the professional draw the line?

It's worth noting that anyone who's willing to pay the filing fee can file a lawsuit. Very often, people spend months in litigation arguing about whether there was a duty and who the duty was owed to. Even if the inspector wins because it is determined he did not owe a duty to the claimant, he still "loses" because he had to suffer through the court battle concerning that issue. But even this reality is not enough to dissuade some inspectors from notifying all parties of an imminent danger.



InterNACHI reminds its members that its Code of Ethics does not compel him or her to disclose information about any immediate hazards to nonclient parties, but the inspector can disregard his confidentiality to his client if he feels he should warn others about an immediate hazard--as distinguished from other material defects. In fact, inspectors may wish to add the following language to their own Client Agreement:

If Inspector discovers a condition that, in his/her judgment, presents a risk of imminent harm, Client agrees that Inspector may disclose that condition to the Seller or such other third parties as Inspector deems appropriate.

As with so many factors involved in being a professional home inspector, acting in this type of situation should be weighed against the inspector's risk tolerance and best judgment.

Home Inspections vs. Code Inspections

By Reuben Saltzman, Structure Tech

Home inspections are not ‘Code’ inspections, and a lot of home inspectors react to the word “Code” as if it’s taboo. Some even call it the ‘C-word’. In this article, I’ll share the arguments that home inspectors make against inspecting To Code, and then share my two cents on the subject.

The Case Against Building Codes

There are two large national organizations for home inspectors in the United States: The American Society of Home Inspectors (ASHI), and the International Association of Certified Home Inspectors (InterNACHI). Both organizations make it clear in their Standard of Practice that home inspectors are not required to report on code compliance. The [ASHI Standard of Practice](#) states that “Inspectors are NOT required to determine compliance of systems and components with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.)” While [InterNACHI](#) says, “The inspector is not required to determine compliance with codes or regulations.” If you look up the standard of practice for any licensed state, you will surely find a similar language.

Besides our standards of practice, home inspectors don’t inspect To Code because it’s just about impossible to do so. If a home was built To Code 50 years ago and nothing has changed, the home still meets code requirements. That’s the way building codes work. To inspect a home To Code, I’d need to be familiar with all of the historical codes for every trade, for every time period, for every house. Even here in the Twin Cities, where we’re all supposed to be on the same page when it comes to building codes, we still have inconsistent enforcement and interpretation of building codes. There’s no way that any person could possibly keep all of this straight.

Additionally, home inspectors are not code enforcement officials. We have no authority to make anyone do anything. What is the point in doing a code compliance inspection anyway? Building codes continually change to help make our buildings safer, more durable, and more energy-efficient. If I inspect a 50-year-old house that hasn’t had any changes made to it, and I only inspect To Code, I won’t have much to say. But because I’m doing a home inspection, I’ll surely have many recommendations to make regarding safety, durability, and efficiency. None of my recommendations have any “teeth” as I can’t make anyone do anything, but my client will have a far better understanding of what they’re buying.

Why Home Inspectors Should Know the Code

Home inspections are conducted to educate the client, usually a home buyer. The ASHI Standard of Practice states that inspectors are required to report on unsafe conditions, which is defined as a condition that is judged to be a significant risk to bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in *accepted residential construction standards*. So, what are these standards? This is not explicitly defined, but home inspectors all know that this means ‘building codes.’ This is how construction standards are defined.

Inspectors in different parts of the country have different building codes and different construction standards. What is acceptable in one part of the country might be unacceptable in another, and vice versa. Home inspectors should be expected to know what is acceptable in their state or city and be able to prove it if necessary. This means knowing the building codes for their area. Every home inspector ought to at least know what version of the building code is adopted in their area and be able to look up code references if something is questioned.

When I say building codes, I’m referring to construction, mechanical, plumbing, fuel gas, electrical, and energy codes. I include local amendments to these codes. Here in Minnesota (MN), we make a ton of changes to the International Residential Code, but no changes to the National Electric Code.

Deciding what to include in a home inspection report is always a balancing act for the home inspector, and there is no clear right and wrong way to do it. I use the building codes as my North Star, but I must rely on a solid understanding of the “why” behind building codes in order to make my recommendations. Let’s work through a few conditions that I’ve written about previously and how I would choose to report on them.

50-year-old house with no GFCI devices

GFCI devices are life-safety devices that prevent people from getting electrocuted, and they’re required all over the place today. When I inspect a home of any age that doesn’t have GFCI devices in places like the bathrooms, kitchen, garage, outdoors, and unfinished basement areas, I recommend adding GFCI protection for added safety.

100-year-old house with a steep basement stairway

Stairways are surely the most dangerous part of a house. Old, steep stairways are less safe than modern stairways. So, what do I say about an old, steep stairway? I might mention to my client that it’s less safe than a modern stairway, but that’s about all. There’s nothing that can practically be done about old stairways, other than adding handrails and guards if they’re not present.

An air admittance valve in place of a plumbing vent

Air admittance valves aren’t allowed here in MN, but I think they’re fine. Nevertheless, if my client decides to remodel their bathroom someday, their plumber will surely make a stink about this and say, “Your home inspector missed this.” For this reason, I would let my client know about this condition.

Soft copper used for gas lines

Here in Minnesota, soft copper is an acceptable material for gas piping. It meets code, and I would have nothing to say about it. On the other hand, if I were inspecting a home in another part of the country where soft copper wasn’t allowed, I’d be sure to include this in my inspection report. I’d tell my client that material isn’t allowed because it has a greater potential to be damaged. Does this mean I’m inspecting To Code? I don’t have an answer to that question.

A very high retaining wall with no fall protection

Nothing in the building code says you need guards or fences near retaining walls to help prevent accidental falls, so what is the problem here? A small child could still be seriously injured or killed. I’d point out this potential safety issue to my client, and suggest they consider adding a fence or guard. I wouldn’t call this a defect, just an opportunity for added safety.

Final Thoughts

I could go on with examples, but I think I’ve made my point. There’s no black and white way for home inspectors to report, but I believe it’s important for home inspectors to be familiar with building codes, even if we’re not inspecting To Code. To hear a discussion from the viewpoint of both a building official and a home inspector, visit [Bit.ly/structure-tech-podcast](https://bit.ly/structure-tech-podcast).

About the Author

Reuben Saltzman is a second-generation home inspector with a passion for his work. He grew up remodeling homes and learning about carpentry since he was old enough to hold a hammer. He has worked for Structure Tech since it was purchased in 1997 and is now the owner and CEO of the company. To connect with him, visit structuretech.com.

Make it a 'Home Safe Home' for the Holidays

Release Date: November 14, 2023

CPSC reports latest injuries from toy hazards; Provides tips to stay safe for the holidays

WASHINGTON, D.C. – A new report from the U.S. Consumer Product Safety Commission (CPSC) is highlighting the importance of safety when buying and playing with kids’ toys – even for older children. CPSC’s [Toy-Related Deaths and Injuries](#) ^(PDF) report found there were 11 deaths, and an estimated 145,500 emergency department-treated (ED) injuries in 2022 associated with toys for children 12 years and younger.

The majority of the 11 deaths reported were attributed to choking or asphyxiation associated with small parts, balls, or balloons. Among the ED-treated injuries, non-motorized scooters accounted for the largest share of injuries across all age groups –35,400. Non-motorized scooters accounted for one in every 5 toy-related injuries to children aged 14 and younger.

While the report showed year-over-year shifts in injuries and deaths, CPSC researchers observed a statistically significant downward trend from 2015 to 2022 in toy-related injuries for children 14 years and younger. There was a nearly 12% decrease in the estimate of toy-related ED treated injuries from 2015 (181,600) to 2022 (159,500) for children 14 years and younger whereas children under the age of 13 saw a 16% decrease (173,200 to 145,500).

Consumers should not only “think safety” about what they buy for children but should also be vigilant about where gifts are purchased, especially online. As e-commerce retailing continues to grow year-over-year for holiday sales, Chair Hoehn-Saric is urging caution when turning to online retail outlets.

“Consumers expect the products they purchase online to be as safe as those they buy in brick-and-mortar stores,” Chair Hoehn-Saric said. “While this is true when buying online directly from a manufacturer, purchasing from an online marketplace that services other sellers raises additional risks. Consumers need to educate themselves not only about what they buy, but where and from whom. It’s important not to sacrifice safety.”

CPSC recommends following these tips when purchasing products online:

- Remember that when buying gifts online you could be purchasing directly from a manufacturer, or going through a retailer, or a third-party seller. In each instance, if you have a problem with a product or want to return or exchange it where you purchased the product matters. Look for the “sold by” information when purchasing from an online marketplace.
- Do more than skim product descriptions. Always read to the bottom of the listing or check drop-down menus for additional safety information, especially when shopping for children. Also, read customer reviews to see what other consumers have experienced with the product. Look for a certification mark on toys from an independent testing organization on the manufacturer’s label.
- If purchasing second-hand products from an online marketplace, check to see whether products have been recalled before you buy by going to [CPSC.gov/recalls](#). Buy from reputable dealers and if the price seems too good to be true, this can be a sign that the product is not authentic or original, and may be unsafe.

CPSC is highlighting the following additional safety tips for safe and happy holiday activities including toy-buying, cooking and decorating.

Toys

Did you know? CPSC, in collaboration with U.S. Customs and Border Protection (CBP), seized more than 1.1 million dangerous or illegal toys in fiscal year 2023. Of those, nearly 101,000 toy seizures were lead related.

- Follow age guidance and other safety information on toy packaging and choose toys that match each child’s interests and abilities.
- Get safety gear, including helmets, for scooters and other riding toys—and make sure that children use them every time.
- Keep small balls and toys with small parts away from children younger than age 3 and keep deflated balloons away from children younger than age 8.
- Once the gifts are open, immediately discard plastic wrappings or other packaging on toys before they become dangerous playthings.

Cooking

Did you know? Cooking is the leading cause of residential fires, according to CPSC’s report on [Residential Fire and Loss Estimates](#). Of the 360,800 home fires every year, cooking fires account for nearly half of these.

Thanksgiving Day is the peak day for cooking fires, with an average of 1,600 cooking fires occurring on this day – more than three times the daily average of cooking fires. CPSC data also shows that Black Americans have the highest rate of deaths from fire, nearly twice the overall rate across the population.

CPSC recommends following these tips for safe and fire-free holiday cooking:

- Never leave cooking food unattended on the stove or in the oven.
- Only fry a turkey outside and away from your home or other flammable materials. Never use turkey fryers in an enclosed area like the garage or on the porch.

Holiday Decorations

Did you know? On average, there are about 160 Christmas decorating-related injuries each day during the holiday season, with over 40% of the incidents involving falls. In the 2022 holiday season (Nov 1, 2021 – Jan 31, 2022), about 14,800 people were treated in hospital emergency departments due to holiday decorating-related injuries.

Keep holiday decorating merry, bright, and safe with these tips:

- Make sure your live Christmas tree has plenty of water and look for the “Fire Resistant” label when buying an artificial tree.
- Never leave candles unattended. Place burning candles in sight, away from flammable items, and blow or snuff them out before leaving the room. Use flameless candles whenever possible.
- Never string together more than three sets of incandescent lights, and never overload electrical outlets.

Visit [CPSC’s Holiday Safety Information Center](#) for more holiday safety tips, as well as a sharable [Holiday Safety video](#), [poster](#) and [b-roll](#) that show the serious risks posed by using a turkey fryer too close to the home, a dry Christmas tree, and burning candles near flammable items.

Individual Commissioners may have statements related to this topic. Please visit [www.cpsc.gov/commissioners](#) to search for statements related to this or other topics.



United States
**CONSUMER PRODUCT
SAFETY COMMISSION**

GE Appliances, a Haier Company, Recalls Electric Cooktops Due to Burn Hazard



Recalled GE electric radiant
cooktop, model no.
JP3030DJ4BB

Name of Product:

Knob-control electric radiant cooktops, model GE
JP3030

Hazard:

The cooktop's burners can remain on after use, even after being turned to the "off" position, due to misaligned burner knob stems and fractured burner knob components that can exist in units manufactured between July 2022 and September 2022, posing a burn hazard to consumers.

Remedy:

Repair

Recall Date:

November 30, 2023

Units:

About 11,000



United States
**CONSUMER PRODUCT
SAFETY COMMISSION**

ZLINE Expands Consumer Options in Recall of Gas Ranges; Serious Risk of Injury or Death from Carbon Monoxide Poisoning



Name of Product:

ZLINE 30-inch, 36-inch and 48-inch RG gas ranges

Hazard:

The oven of the gas ranges can emit dangerous levels of carbon monoxide (CO) while in use, posing a serious risk of injury or death from carbon monoxide poisoning.

Remedy:

Refund
Replace
Repair

Recall Date:

November 21, 2023

Units:

About 30,000

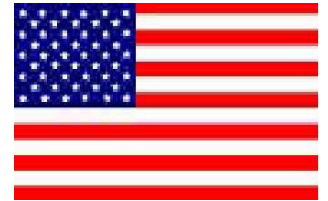
Recalled ZLINE RG30 (30-inch) gas range

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CAHI Executive Board		CAHI Presidents	CT Home Inspection Licensing Board	
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		Bernie Caliendo	Richard Kobylenski (Coventry)	Inspector
Vice President	Mike Drouin 860-384-2741	Robert Dattilo	Bruce Schaefer (Woodbridge)	Inspector
		Woody Dawson	Marc Champagne (Monroe)	Inspector
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		David Hetzel	Vacant	Inspector
Secretary	Jason Kearns 860-398-9931	William Kievit	Vacant	Public Member
		Richard Kobylenski	Vacant	Public Member
Director	Woody Dawson 203-710-1795	Dan Kristiansen	<hr/> <i>The Licensing Board meetings are held at 9:30 am Dept of Consumer Protection 165 Capitol Avenue. Hartford</i> <i>The public is always welcome.</i>	
		Scott Monforte		
Director	Jeff Poynton 203-528-6341	Joseph Pelliccio		
		Pete Petrino		
		Dwight Uffer		
		They have served as our primary leaders and in other capacities since 1992.		
		Please thank them for their service when you have a chance.		