



NOVEMBER 2008 NEWSLETTER

Jim Mlakar Achieves Federal Designation

Camelot Home Inspections is proud to announce that our lead inspector, Jim Mlakar, has completed extensive training to become a HUD Real Estate Assessment Center (REAC) Certified Inspector # MCL750. Jim is one of only eleven HUD / REAC Certified Inspectors in Ohio.

Nearly 4 million American families live in rental housing this is owned, insured or subsidized by HUD. To ensure that families have housing that is decent, safe, sanitary and in good repair, REAC conducts approximately 20,000 physical inspections on properties each year that are owned, insured or subsidized by HUD.

As a result of Jim's special and on-going training Camelot is now also able to offer Pre-REAC inspection consulting in addition to our other services.



Pre-REAC inspection consulting for public and multi-family housing aids in the preparation for a REAC inspection in accordance with the HUD/REAC UPCS Physical Inspection. UPCS (Uniform Physical Condition Standards) is a series of defect definitions that address the condition of property's site, building exterior, building systems, individual units and common areas to ensure housing is safe, sanitary, decent and in good repair for the residents. The consultation provides in-house advise to assist proactive property owners or management companies in achieving passing or improving scores on REAC inspections.

Upon completion of the inspection, the report will include Recommended Corrective Actions (RCA) and provide the needed information about the defects found that would have driven the score down. The report details the defects location, how to repair in the most timely and cost effective manner. Additionally, the report includes a cost estimate for several re-occurring repairs, allowing the budgeting of repairs more effectively. Often the deficiencies can be corrected quickly and inexpensively.

Ultimately, knowing the status of the property today will give foresight towards the REAC inspection since the score provided is nearly identical to the actual REAC score.



Erick Miller / Jim Mlakar

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How to Find Air Leaks in Your Home

Energy prices continue to rise now that winter is upon us. Maybe you're struggling to keep your house warm or maybe you're just overwhelmed by that heating bill. Alternative energy can help, but increasing your energy efficiency is the better place to start. There are a few simple things you can do to find leaks in your home that may be letting precious, heated air get away. Don't just rely on a qualified technician's "energy audit." Follow these steps to save both money and energy.

- # The space under your front door is the most obvious place to start your investigation. But there are less obvious gaps that can be just as costly. Inspect wherever two different materials meet. Examine all door and window frames as well as bricks, siding, stucco, and foundation. Also look at mail chutes, electrical and gas service entrances, outdoor water faucets. Check where dryer vents or cable, TV and phone lines pass through your walls. If you have central air, make sure the vents and fans fit snugly.
- # Shine a flashlight at night over potential gaps while someone helps you from outside. If there are any large cracks, rays of light will shine through. You can't see small cracks this way.
- # Shut doors and windows on a piece of paper. If you can pull the paper out without tearing it, you have a leak.
- # Depressurize your home as follows:
 - # Turn off your heat on a cold, very windy day.
 - # Shut all windows and doors.
 - # Turn on all exhaust fans that blow air outside, such as bathroom and stove vents and fans.
 - # Light an incense stick and pass it along the edges of potential leak sites. Where the smoke is sucked out of or blown into the room, you have a draft.

HOME INSPECTION NIGHTMARES!



This is a nice clean bathroom fan installation. It is wired to the wall switch and I don't even know how they attached it to the ceiling. It even doubles as a hair dryer because it blasts air in the face of the person in front of the sink. Nice....

courtesy of the ASHI Reporter



ASK THE INSPECTOR

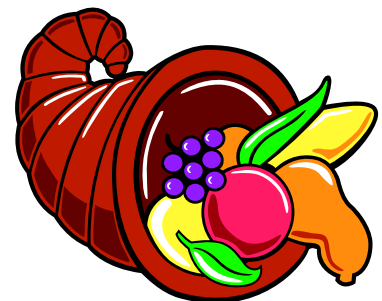
How can we prevent low humidity in the colder months?

Erick's Response:

When cold air is brought inside and heated it becomes dry. To address this symptom, use a humidifier, increase the insulation, install vapor barriers and retarders on the warm side walls, ceilings, and floors, and envelop the living space.

Condensation develops in the basement and crawl spaces during the summer months because the humidity in the outside air is often high and the basement and crawl space areas are cooler than the outside temperature.

Condensation develops inside the house when high humidity and low temperatures exist outside and in attics when moisture vapors are not vented and the lower temperatures cause them to turn to liquid.



HAPPY THANKSGIVING