

KREIA NEWSLETTER

lou perry, editor

mike weeks, president

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KREIA Kentucky's Home Inspection Professionals

Builds Confidence, Promotes Excellence, and Provides Education and Training

April Appreciationto.....Erby Crofutt – for his operation of the KREIA website and meeting notices. His efforts provide valuable information, archive of material, updates on activities and people, and much more.

SELECTED HIGHLIGHTS - KY LICENSURE....the

Kentucky Board for Home Inspectors shall investigate complaints concerning licensees, or persons the Board has reason to believe should be licensees, including complaints in failure to comply with the new law.

For additional information see KRS 198B & 411

KREIA NEWS:

The KREIA Board met April 14 to discuss issues and lead this professional association in service to its members. Members are encouraged to contact any Board member with any concern or issue (see KREIA website for email addresses and telephone numbers). Some of the issues at the Board meeting were:

MEMBERSHIP the Board will send KREIA members a letter explaining the WHEN, WHY, WHAT, and HOW dues are to be paid for the 2005 membership year. For one, the dues went from \$100 to \$120 per year. The letter will explain what is happening with the dues. Also, new member dues will be handled through full payment and a prorated step....more to follow in the letter.

CONTINUING EDUCATION UNITSthe CEUs earned at the state conference should have reflected an "hour-for-hour" amount, not the 15 provided.

Therefore, the certificates will be redone and sent to you with the correct amount of CEUs.

BROCHURES the Board is currently working on a brochure regarding layout, content, and the listing of KREIA members. The task is complex, but the rewards will be more than beneficial to all.

LOGOS ...another step in the right direction for your professional association is the development of a logo. Like the brochure, the task is not easy, but the usefulness will be many.

WELCOME NEW MEMBERS Hirth, Goodman, Dailey, and Quesenberry.

NEXT MEETING The Board (4pm) and the general membership meeting (6pm) will be May 12 in Lexington (Ramada Inn-N. Broadway). Great topic in BOCA – Its Relationship to Home Inspectors...look forward to seeing you there.

TECHNICAL POINT:

INSPECTING OLDER HOUSES

Having a new or existing home inspected before purchase is almost standard practice in today's real estate market. Aside from revealing costly defects, a pre-purchase inspection helps educate buyers on a home's features and systems.

Buyers of older properties have many more concerns than if they were purchasing a structure with newer components. An additional challenge is finding an inspector with the experience needed to understand the original structure and to offer insight into the changes that have occurred to the home over time.

Here are the top concerns voiced by potential purchasers of older homes:

- Remaining service life of major systems. (e.g., old wiring, pipes, roofing materials)
- Presence of building materials no longer in use due to health concerns.
- Undersized electric service for today's needs.
- High heating costs from inefficient heating systems and uninsulated spaces.
- Damage to the structure from alterations, age, weather or insects.

Persistence is the twin sister of excellence. One is a matter of quality; the other, a matter of time.

My apologies for the late April newsletter, but a temporary setback called a triple-bypass slowed me downI'll try to not let that happen again.