

KREIA NEWSLETTER

lou perry, editor

tom turner, president

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KREIA Kentucky's Home Inspection Professionals

Builds Confidence, Promotes Excellence, and Provides Education and Training

CONGRATULATIONS TO KREIA's Jim Ball and Kenny McLaughlin for their appointment to the Selection Committee for the new KY Board of Home Inspectors.

SPOTLITE - KY LICENSURE

Provide general liability coverage of at least \$250,000. "Offer to cure" a deficient H.I. before litigation begins. Continuing ed. of 30 hours per two year license cycle. KY Board of H.I. to develop regulations based on the law.for additional information see **KRS 198B & 411**

KREIA REACHES OUT TO ALL HOME INSPECTORS – STATEWIDE

From the east, west, north, and south....they came to the December KREIA general meeting and educational training session in Lexington. I don't think anybody was disappointed.....we had a great meal, lively discussions at the tables, a terrific educational program, and door-prizes to boot.

Prior to the General Meeting, your KREIA Board met to discuss and act upon a number of issues. Foremost on the agenda topics were the legislative issue, the March statewide real estate inspectors' conference, a dues increase, and the bylaws. One area where **you can help** is "What can KREIA do to become more attractive to its membership or attract new members?" If you have any ideas or suggestions along these lines, email them to: President@kreia.org . Your HELP would be greatly appreciated.....watch <http://www.kreia.org/> for the meeting minutes and more information.

NEXT MEETING: 1-13-2005 in Louisville

KREIA Inspectors' Education Conference

The annual conference – March 2-5, 2005 - in Lexington is shaping-up to be the best conference to date. The sessions are most relevant to our needs, and the speakers are dynamic and knowledgeable. Our hats off to Michael Green and his conference planning committee for their time and effort in providing us with worthwhile sessions. The conference will go a long way in providing for your "continuing education units" required by the new legislation. Check our website for more information as it becomes available. Save money two ways....join KREIA and pay registration by February 15. See you in Lexington at the Ramada Inn: 2143 North Broadway ...call 859-299-1261for reservations.

KREIA & TECHNICAL INFORMATION

KREIA.....

Lucky KREIA members – at the December meeting/educational program President Tom arranged for the MAG-LITE flashlight door prizes Who were the lucky ones? Well, let's just say that the first ones who could find their car in the parking lot were: Keith May, John Day, Rich Kinsman, Fred Hatfield, Jim Ball, and Forrest Coopervisit www.kreia.org.

TECHNICAL POINTS ...CRACK ATTACK

Some of the most common construction defects AND the consequences:

1. **Windows and doors:** 23% of new homes; windows stick, water leaks, and drafts are noticeable.
2. **Roof:** 21% of new homes; water leaks and the roof deteriorates.
3. **Soil Problems:** 19% of new homes; water pools in the yard and foundation cracks.
4. **Framing:** 18% of new homes; walls lean, and roof sags.
5. **Siding:** 15% of new homes; siding warps, and framing eventually molds or rots.
6. **Foundation:** 14% of new homes; concrete cracks and foundation shifts.

CARBON MONOXIDE (CO) - The home inspector should look for rusting or water streaking on vent/chimney. Loose or missing furnace panel. Sooting. Decreasing hot water supply. Furnace unable to heat house or runs constantly. Unfamiliar or burning odor. Loose or disconnected vent/chimney connections. Visible rust or stains on vents and chimneys. An appliance that makes unusual sounds or emits an unusual smell.