

KREIA NEWSLETTER

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KREIA Kentucky's Home Inspection Professionals

Builds Confidence, Promotes Excellence, and Provides Education and Training

February Appreciationto.....Mike Patton of the Northern Kentucky "chapter" for his dedication and commitment to the profession and to the professional association: KREIA appreciates your efforts and energy.

SELECTED HIGHLIGHTS - KY LICENSURE....

- * Approve organizations that provide continuing education (prescribe content and duration).
- * Disciplinary actions against a licensee.
- * Offer to cure a deficient home inspection.
- * Occupations NOT included as a home inspector.
- * for additional information see KRS 198B & 411

KREIA NEWS:

The KREIA Board and the membership met for its January meeting in Louisville. During your BOARD's meeting, they focused on many areas of interest to you. Briefly, those areas where: **legislative issues and concerns**we ALL need to keep an "ear on Frankfort" for any talk related to the home inspection profession; including any effort to add E&O requirements to our current law. At the same time we need to contact our legislators to sponsor or co-sponsor an amendment to our law that supports the concept that we should not be liable after one year of the date of the inspection; as opposed to the idea that we be liable for one year after the day of discovery of an issue. So, contact your legislators as soon as possible, but no later than yesterday. Another topic was the annual **Kentucky Home Inspectors Education Conference** to be held in Lexington, March 2-5 at the Ramada Inn (call 859-299-1216 for reservations). Super sessions are planned, and you'll have the opportunity to accumulate some of your 15 required per year "continuing education units" (CEUs) as the new law indicates. GET INVOLVED today....by planning to attend and by volunteering for some conference activity. Your HELP is needed....call Michael Green at 859-271-7082 (office). Other Board topics included: **KREIA brochure, fiscal health, certification test, membership, benefits for members, bylaws, website, Northern Kentucky chapter meeting** (January 20); and **membership applications review** (2 new members). The KREIA MEMBERSHIP meeting that followed included the topic areas above, a dinner, and a terrific educational program (by Ray Sandbek) well worth the rainy night drive, and our regular door prize drawings. We also talked about the future of chapters in western and in eastern Kentucky. With such diverse topics and a diverse membership, you can imagine the liveliness of the discussions and the flow of ideas.plan to attend February's meeting in Lexington on the 10th.

TECHNICAL POINT:

Home Inspector's Top Ten Defects Found

1. Poor drainage (roof gutters, downspouts, or re-graded lot).
2. Faulty wiring (an insufficient or out-of-date electrical system especially in older homes).
3. Roof leaks (may be caused by old or damaged shingles or improper flashing).
4. Unsafe heating system. (an older heating system or one that has been poorly maintained).
5. Poorly maintained (cracked or peeling paint, crumbling masonry, broken fixtures or shoddy wiring or plumbing).
6. Structural damage (foundation, floor joists, rafters, and window and door headers).
7. Plumbing problems (old or incompatible piping materials and faulty fixtures or waste lines).
8. Exterior penetrations (example-poor caulking).
9. Poor ventilation (ex. attic, soffit).
10. Environmental problems (ex. Radon)

WELL BUILT HOMES The law has protected your right to live in a well built home. Four thousand years ago, the King of Babylonia declared that builders were strictly liable for their work:

If a building falls down causing the death of the owner or his son, whichever may be the cause, the builder or his son will be put to death. If a slave of the homeowner dies, he shall be given a slave of the same value. If other possessions are destroyed, these shall be restored, and the damaged parts of the home shall be reconstructed at the builder's cost."

---Hammurabi's Code