KENTUCKY REAL ESTATE INSPECTION ASSOCIATION

KREIA NEWSLETTER

lou perry, editor | tom turner, president | march, 2005

KREIA ….. Kentucky's Home Inspection Professionals
Builds Confidence, Promotes Excellence, and Provides Education and Training

March Appreciation ……to……Kenny McLaughin, the outgoing KREIA Treasurer for his leadership and endless hours providing for the fiscal health of the organization. Kenny will remain active as a member.

SELECTED HIGHLIGHTS - KY LICENSURE….
***Initial license will be good for 1 year; renewals – 2 years * no city, county government can impose a license or fee on home inspectors * Section 19 of the law ("grandfathering") expires January 1, 2007 * home or residential dwelling is 1 – 4 units.**
For additional information see KRS 198B & 411

KREIA NEWS:

The **KENTUCKY HOME INSPECTORS CONFERENCE** sponsored by the #1 statewide home inspectors group ….KREIA, welcomes all home inspectors and others interested in the profession to the **March 2-5** program of activities in Lexington. This continuing education conference is geared toward the improvement of home inspection in Kentucky and the building of consumer confidence and reliability in the home inspection professional service.

According to KREIA President Tom Turner and Michael Green, conference chair (http://www.kreia.org/), the sessions will be filled with expert presenters in a dialogue format so that questions and a better understanding of the issues can be made. Sessions will include: a most timely program on the new legislation for home inspectors; technical learning about electrical problems, moisture control, wood damage, radon issues, reporting "code" violations without using the word "code", plumbing inspection basics, and mock inspections in the community. Also, business growth through marketing will be a session toward the top of the list of everybody's agenda. These topics and the opportunity to meet, greet, and talk with fellow professionals and vendors on your specific interests and issues will be available to you these four days.

Your **KREIA Board** met in February to discuss a variety of issues to improve the H.I. profession -- KREIA brochures, Board elections, continuing education, KREIA website, legislative update; and those issues were later passed on at the **general membership meeting.** The highlight of the evening was the speaker's session. Tim House, Director, Kentucky Division of Plumbing, spoke directly to the technical issues related to plumbing and the interrelations of plumbers and home inspectors and answered questions from KREIA members … a very informative and worthwhile session.

TECHNICAL POINT:

Reducing the Fire Hazard in Aluminum-Wired Homes ----- A fundamental principle of electrical safety for wiring in buildings is that high temperatures are hazardous. Aluminum-wired branch connections in homes have been found to have a very high probability of overheating compared with copper-wired connections. The aluminum-wired connections that fail tend to progressively deteriorate at a slow rate, and after many years can reach very high temperature while still remaining electrically functional in the circuits.

The probability of aluminum-wired connection overheating in a home varies considerably according to the types of connections, the installation methods used, and the circuit usage, along with many other factors. Without detailed knowledge of the installation in a particular home, it is not possible to provide specific advice on corrective measures. **Recommend review by licensed electrician**. The most certain corrective action for all cases would be to rewire the home with copper wire. This is expensive and impractical in most cases. A practical approximation to rewiring can be achieved by a method known as "pigtailing", using a specially-selected connector and installation method to splice a short length of solid copper wire to each aluminum wire end. The copper wire "pigtail" is then connected to the circuit breaker. Other actions and partial repairs are less certain in effectiveness, but they still can substantially reduce the risk of fire due to aluminum wire connection overheating. **CAUTION - THESE REPAIRS MUST BE DONE BY A QUALIFIED ELECTRICIAN**. Others include: BOX FILL, and ALTERNATIVE CORRECTIVE ACTIONS. For more on the report, go to - http://www.inspectny.com/aluminum/alreduce.htm.