

The Building Inspector

Newsletter

Issue 2, Volume 4



www.Moirhomeinspections.com

New

We Are Pleased To Announce:
Radon Testing Available
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Autumn Issue



We certainly hope that this Issue finds everyone well.
We have put together a few tips and ideas to help you
prepare for the upcoming cold weather.

Sign of the times....



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Quick Tip...

Inspect automatic garage door opener and lubricate according to the manufacturer's directions. Make sure all bolts and screws are properly tightened and secured.



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RADON

Radon is a cancer-causing natural radioactive gas that you can't see, smell or taste. Its presence in your home can pose a danger to your family's health. Radon is the leading cause of lung cancer among non-smokers. Radon is the second leading cause of lung cancer in America and claims about 20,000 lives annually.

Lung cancer kills thousands of Americans every year. The untimely deaths of Peter Jennings and Dana Reeve have raised public awareness about lung cancer, especially among people who have never smoked. Smoking, radon, and secondhand smoke are the leading causes of lung cancer. Although lung cancer can be treated, the survival rate is one of the lowest for those with cancer. From the time of diagnosis, between 11 and 15 percent of those afflicted will live beyond five years, depending upon demographic factors. In many cases lung cancer can be prevented; this is especially true for radon.

The U.S. Surgeon General and EPA recommend that all homes be tested.

Radalink Radon Monitors detect any unusual readings of radon, temperature and humidity caused by opening the surrounding windows. Tilt and power sensors detect if the monitor is moved to a different location. Hourly barometric pressure readings will even help detect unusual radon averages due to extreme weather conditions. All data is reviewed for any sign of suspected tampering by our team of trained professionals.

Bottom Line: It is extremely difficult to compromise a Radalink Radon Test without getting caught.



Upon completing a test with the TeleMonitor the data is uploaded to Radalink. Within the hour, Radalink processes the data, reviews it for evidence of tampering, and prepares a complete personalized report which we deliver to you via email. If upon analysis, it appears in our professional opinion that closed-house conditions were not maintained, the report contains an addendum with a full explanation.

Whether you simply want to test your home for Radon Gas, or would like the Radon Test included with a General Home Inspection, contact us and we will be happy to schedule a Radon Measurement Test for you!

For more information you can go to www.epa.gov/radon.

Reminder....“

When setting clocks back to Standard Time November 2nd, change the batteries in smoke and carbon monoxide detectors.



Good Idea !



Before the cold weather sets in, it is a good idea to check your heating system including filters, pilot lights, and burners, and have the system serviced by a qualified professional.

It is also recommended that you clean and vacuum dust from the vents, base-board heaters and cold-air returns.



Keep your house warmer...

Weatherstripping can seal leaks around windows or doors. You need to choose a type of weatherstripping that will withstand the friction, weather, temperature changes, and wear and tear associated with its location. For example, when applied to a door bottom or threshold, weatherstripping could drag on carpet or erode as a result of foot traffic. Weatherstripping in a window sash must accommodate the sliding of panes -- up and down, sideways or out. The weatherstripping you choose should seal well when the door or window is closed while allowing it to open freely.

Choose a product for each specific location. Felt and open-cell foams tend to be inexpensive, susceptible to weather, visible, and inefficient at blocking airflow. However, the ease of applying these materials may make them valuable in low-traffic areas. Vinyl, slightly more expensive, holds up well and resists moisture. Metals (bronze, copper, stainless steel, and aluminum) last for years and are affordable. They can also provide a nice touch to older homes where vinyl might seem out of place. You can use more than one type of weatherstripping to seal an irregularly shaped space. Take durability into account when comparing costs.

To determine how much weatherstripping you will need, add the perimeters of all windows and doors to be weatherstripped. Then add 5 to 10 percent to accommodate any waste. Also take into consideration that weatherstripping comes in varying depths and widths.

Application

Weatherstripping supplies and techniques range from simple to the technical. Consult the instructions on the weatherstripping package. Here are a few basic guidelines:

- Weatherstripping should be applied to clean, dry surfaces in temperatures above 20°F (-7°C).
- Measure the area to be weatherstripped twice before you cut anything.
- Apply weatherstripping snugly against both surfaces. The material should compress when the window or door is shut.

Pumpkin Seeds

Roasted pumpkin seeds have a nutty flavor and are packed with protein and fiber. Pumpkin seeds are delicious toasted and salted, but they're even better flavored with sweet and savory spices.

How to Roast Pumpkin Seeds

1. Rinse pumpkin seeds under cold water and pick out the pulp and strings. (This is easiest just after you've removed the seeds from the pumpkin, before the pulp has dried.)
2. Place the pumpkin seeds in a single layer on an oiled baking sheet, stirring to coat. If you prefer, omit the oil and coat with non-stick cooking spray.
3. Sprinkle with salt and bake at 325 degrees F until toasted, about 25 minutes, checking and stirring after 10 minutes.
4. Let cool and store in an air-tight container.



It will last how long?

Ever wonder how long household items will last? Here are a few items (in years):

APPLIANCES

Clothes dryer 14
Clothes washer 13
Dishwasher 10
Microwave oven 11
Range, electric 17
Range, gas 19



COUNTERTOPS

Ceramic tile lifetime
Granite 20+
Plastic laminate 10-15
Wood 20+

DOORS

Exterior, protected by overhang 80-100
Exterior, unprotected and exposed 25-30
Garage door 20-50
Garage-door opener 10
Interior, hollow core 30
Interior, solid core 30 to life
Screen 25-50

HEATERS & AIR CONDITIONERS

Air conditioner, central unit 15
Air conditioner, window unit 10
Furnace, gas- or oil-fired 18
Heat exchanger 24
Water heater, electric 14
Water heater, gas 11-13

ROOFING

Asphalt 15-30
Sheet metal 20-50
Slate 50-100
Tile 50
Wood shingles and shakes 15-30

SIDING

Aluminum 20-50
Metal 50 to life
Vinyl 30
Wood 10-100*

*10 years if constantly moist; 100 years if properly maintained.

Fireplace Chimney Safety

Chimney fires don't have to happen. Here are some ways to avoid them:

- Use seasoned woods only (dryness is more important than hard wood versus soft wood considerations)
- Build smaller, hotter fires that burn more completely and produce less smoke
- Never burn cardboard boxes, wrapping paper, trash or Christmas trees; these can spark a chimney fire
- Install stovepipe thermometers to help monitor flue temperatures where wood stoves are in use, so you can adjust burning practices as needed
- Have the chimney inspected and cleaned on a regular basis

Clean chimneys don't catch fire. Make sure a Certified Chimney Sweep inspects your solid fuel venting system annually, and cleans and repairs it whenever needed.

Your sweep may have other maintenance recommendations depending on how you use your fireplace or stove.

