

The Building Inspector

Newsletter

Issue 3, Volume 2



www.Moirhomeinspections.com

Summer, 2009

**We would like to wish you and your family a
very
Happy 4th of July!**

Did you know that July is National Picnic,
National Baked Bean, National Hot Dog and
National Pickle Month?

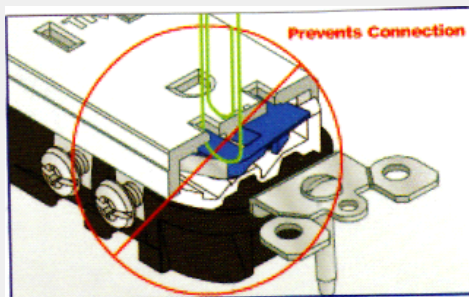
So, gather your family together, pack a
lunch and spend an afternoon together!

Improve Safety in the Home

In 2008, the National Electrical Code (NEC) mandated the use of Tamper-Resistant Receptacles in new or renovated construction. TR Receptacles help protect children from the dangers of electrical injury, which can occur when a child tries to insert a foreign object into a receptacle. TR receptacles have a shutter mechanism that in most instances will block access to the contacts from anything but a two-prong plug.

In 2008, the NEC also revised its guidelines for receptacles used in damp or wet locations. These receptacles are now required to be weather resistant. Although the code changes specify new construction, there are many reasons why all residential homes should be upgraded.

For more information see
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TELL YOUR FRIENDS ...



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Tamper-resistant Electrical Receptacles

What are tamper-resistant electrical receptacles and what is the new requirement?

The 2008 National Electrical Code® (NEC®) will require new and renovated dwellings to have tamper-resistant (TR) receptacles. These receptacles have spring-loaded shutters that close off the contact openings, or slots, of the receptacles. When a plug is inserted into the receptacle, both springs are compressed and the shutters then open, allowing for the metal prongs to make contact to create an electrical circuit. Because both springs must be compressed at the same time, the shutters do not open when a child attempts to insert an object into only one contact opening, and there is no contact with electricity. Tamper-resistant receptacles are an important next step to making the home a safer place for children.

Why require tamper-resistant electrical receptacles?

In 2006, approximately 1,800 children age 14 or under received treatment at a hospital emergency room for shock or burns resulting from an outlet or receptacle.

If homeowners do not have children, are TR receptacles required?

Yes. Owners or tenants of homes and apartments change frequently. In addition, exposure to electrical shock and burn accidents are not limited to a child's own home. Children visit homes of relatives and friends who don't have children of their own. This requirement ensures all new homes and apartments are safe for children, whether the home is their own or they are there on a temporary basis.

Do TR receptacles require greater insertion strength than standard receptacles?

TR receptacles require comparable force to other receptacles. The insertion force may vary depending on the newness of the device to the shape or style of the plug being inserted

Are TR receptacles costly?

No. The projected cost of a TR receptacle adds about \$0.50 to the cost of an unprotected receptacle. Based on current statistics, the average home has about 75 receptacles resulting in an overall added cost of under \$40. This amount may vary slightly based on the type and style of TR receptacle used. This minimal increase in cost buys a significant increase in electrical safety for children.

Shouldn't people accept responsibility for their children and teach their children not to stick items in receptacles?

Accidents involving children and receptacles cannot be blamed entirely on parents. They involve people who look away for a moment, only to face undue tragedy and pain as the result of a child's curiosity. The NEC's mission is to provide electrical safety in the home. TR receptacles are a simple and easy way to protect children from serious injuries that continue to happen every year.

TR Receptacles Cont'd

Why are TR receptacles preferred over products such as receptacles with caps or with sliding receptacle covers?

Receptacle caps may be lost and also may be a choking hazard for some ages. Children can learn to defeat sliding receptacle covers when they watch their parents. TR receptacles provide security against the insertion of objects other than cord plugs into the energized parts.



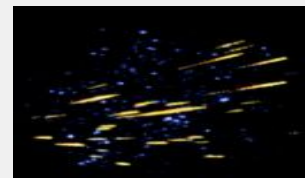
What is the NEC?

The NEC is the National Electrical Code. The NEC's mission is to provide practical safeguards from the hazards that arise from using electricity. It is the most widely adopted safety code in the United States and the world, and it is the benchmark for safe electrical installations. The NEC is an evolving document, developed through an open consensus process. A new edition is issued every three years.

Source: www.nfpa.org

Perseid Meteor Shower

From August 12-18, lie back and watch meteors until dawn's light washes the stars, moon and planets from the sky. The Perseids tend to strengthen in number as midnight ebbs toward dawn.



Cool off your attic!

Have you ever gone into your attic during the dog days of summer? It gets insanely hot up there! All that heat is trapped above your head and if you don't think that it affects your electric bill, then you've got another thing coming. Not to mention, if you're like most people you probably have things stored up there like clothing, odds and ends or maybe pictures. In the summertime, the temperature in your attic can reach over 150 degrees. You can imagine what the heat is doing to your valuables!



One way to control the amount of heat and humidity that collects in your attic is with the installation of an attic fan. An attic fan works just like the exhaust fan in your bathroom, but on a much larger scale. It's a bigger, more powerful fan that can substantially cool your entire house without using much energy doing it.

If you notice, your house probably has vents on each end of the attic. The vents allow cooler air to flow into the attic while the hot air escapes. This is a nearly useless method of cooling the attic, mainly because the attic vents are positioned much lower than the point in the gabled roof. This enables the hot air to rise and collect above the vents, causing the temperature to increase throughout the attic.

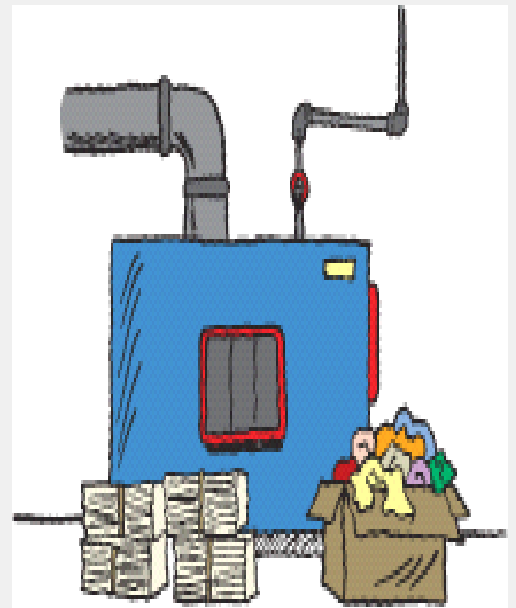
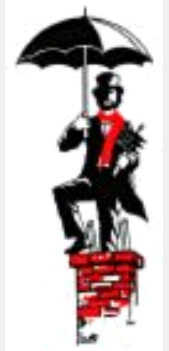
A properly installed attic fan pulls cool air into the attic through one vent, forcing the cool air across the attic and expelling the hot air out of the other side of the attic, effectively getting rid of the super-heated air. A thermostat is usually installed that automatically cycles the fan on and off depending on the temperature in the attic. Installing an attic fan is a job that sounds harder than it actually is, but your house can be more comfortable and your energy bills lower this summer.

Check your local DIY store for more information.



Chimney Cleaning

Hire a certified chimney sweep to inspect and clean chimneys. Doing this task now instead of the fall allows plenty of time for repairs before the next heating season. It's also easier to schedule a sweep.



DON'T LET COMBUSTIBLE MATERIALS SUCH AS NEWSPAPERS AND RAGS PILE UP IN BASEMENTS AND GARAGES . . .



Stay Comfortable and Healthy with a Home Dehumidifier

Does your home have a damp feeling? Then you may be in need of a dehumidifier in your home. Relative humidity is preferably 30 to 50%. General dehumidifier water is not suitable for drinking, but acceptable for watering plants, though not garden vegetables so you can remove the moisture from the air in the home, and recycle it!

Too much moisture in your home could cause a number of negative reactions, such as:

- Mold and bacteria growth
- Insects love to congregate in cool, damp areas
- Allergy sufferers will be impacted
- Moisture can cause your home's walls to rot and peel
- Surfaces in your home will feel sticky or damp
- A general feeling of discomfort

Sleep can be affected as well as everyday activities. Too much moisture can lead to a build-up of odors throughout your home.

A central dehumidifier is a component of your HVAC system that removes moisture from the air. It was long thought that simply running the air conditioner in the summer was enough to remove the humidity from the home. This is untrue. While your a/c does lower the temperature in your house, much of the time the moisture is still there - it just isn't as noticeable. A dehumidifier monitors your home's humidity level and tells the blower when to turn on. Some systems have vents that bring outside air into your house to level off the humidity. As the air is circulated, the dehumidifier takes the moisture from the air and sends it down a drain by way of a pump.

You can also purchase a portable dehumidifier at most stores.



Black Forest Tortilla Stack

This is a very easy recipe for a delicious dessert!

- 1 (1.4-oz) box instant chocolate pudding mix
- 2 cups milk
- 1 (21-oz) can cherry pie filling
- 1/4 cup hot fudge
- 7 (10-in) flour tortillas

- Mix pudding & milk, set aside.
- Layer 1 tortilla on plate, spread 1/2 cup pudding on tortilla.
- Lay tortilla on top of pudding, spread 1/3 can pie filling on top.
- Lay tortilla on pie filling, repeating layers twice and top with remaining pudding.
- Heat fudge topping and drizzle over pudding and sides.
- Refrigerate until ready to serve.

