



**FEBRUARY 2006**

**ASHI GEORGIA**

**NEWSLETTER**

**“setting the standard  
for home inspections”**

### **Fellow ASHI Members**

I would like to take this opportunity to make a few announcements about the coming year. We are moving forward on many fronts, and this will be an exciting year for ASHI Georgia.

First, as you may be aware, the landscape for the home inspection business in Georgia may undergo significant changes in the next few years. We started this year by meeting with Representative Stephanie Benfield of the State Legislature to discuss House Bill 903 (HB 903).



**ASHI Georgia meets with Rep. Benfield on Jan 27, 2006 to discuss HB 903.**

The purpose of HB 903 is to provide greater consumer protection in the home inspection business. There has been consumer complaints of negligence – typically home inspections performed by those without any professional certification and probably with little experience or training. I know each and every one of you works hard at building your individual reputation, and we together as ASHI Georgia have made home inspections a valuable consumer service. However,

these few “bad apples” are threatening the reputation of the entire profession. One aspect of HB 903 is especially disconcerting to me, and I’m sure to you as well, is the removal of limits of liability in our contracts. If this happens, our insurance cost will probably skyrocket, ultimately raising the cost of inspections to the consumer. It may drive out the incompetent, but it can also discourage the qualified among us from practicing. We are working with Rep. Benfield and the Legislature to look at alternatives to protect the public. One possibility is to introduction of licensing as proposed by ASHI National. Regardless, as we are in for a few years of hard work to preserve what we have accomplished.

Second, we have to make some changes in our membership dues. ASHI National is no longer subsidizing our chapter by using a portion of your ASHI membership or candidate dues. In the past this has been a significant part of our budget, and made it possible to keep our chapter dues one of the lowest in the country. And with the upcoming legislative proposals, we will need to have the resources to address this issue. Effective immediately, our yearly membership fee will increase to \$150. At the same time we will move the due date for membership fees from January to July away from the Holidays to make it easier on the membership when business is better. However, for this year, we will break it down into two payments - \$ 75 in February to cover the first half of the year, and \$ 150 in July for the period of July 2006 to June 2007. After this year, membership fees will always be due in July.

I know that this is an additional burden, but I strongly believe that this is an investment preserving the home inspection business as we know it. But we are also committed to providing more services to you, especially by creating more opportunities to obtain education and MRC credits.

Ultimately, our success has been, and will always be, our membership, especially those who have volunteered their time and efforts to serve as committee directors. I look forward to working with all of you.

Shannon Cory  
ASHI Georgia, President

## **NOTES FROM OUR LAST MEETING:**

- **WEBSITE:**

As some of you know our website has been under reconstruction lately. Please understand that the work being done is being volunteered by Gerald Simmons. It will take some time to get the site to look and function well for the membership and those that will visit from outside the membership. Your patience will be greatly appreciated.

- **MEMBERSHIP:**

The Board members of ASHI Georgia realize that attending the continuing education meetings is impractical for ASHI members that live outside of the Atlanta Metro area. This can make membership in ASHI Georgia of questionable value to some. Therefore to those ASHI Members outside Metro Atlanta a new program to offer reduced dues is being put in place. As a member of ASHI Georgia you will be listed on the website as a member and the listing will be categorized by city or metro area such as Augusta, Macon, Columbus, Savannah, etc.

- **CALL FOR HELP:**

The Membership Committee needs some volunteers. If you are interested in helping please contact at.

ASHI Georgia is working to put on a Continuing Education Convention. The plan is for this convention to take place about 1 ½ years from now. Although that may seem like a long time from now, there is much work to be done. If you are interested in helping please contact at.

If you are affiliated with a Realtor Board or a Home Builders Board please contact Phil LeBlanc at 770-560-6238. The Public Relations Committee is interested in building a relationship with area Realtor and Home Builders Boards to help promote The American Society of Home Inspectors and our ASHI Georgia Inspectors. We are looking for people to act as ambassadors with these boards by attending their meetings. Building relationships with these Boards can help strengthen our organization.

- **SURVEY CARDS:**

New ASHI Experience Survey Cards will be coming soon. These cards can help keep the ASHI name in customer minds and provide valuable feedback that will help make ASHI Inspectors the group to look to for Home Inspections.

- **ASHI DECALS:**

ASHI decals are available for your vehicle. Contact Russell Daniel at ASHI National.

- **ASHI REPORT:**

The ASHI report is available online. Check out ASHI.org for a copy of this report.

- **INSPECT WORLD:**

Tapes from Inspect World are available for purchase. Check out ASHI.org.

## **SPEAKERS:**

If you need someone from ASHI Georgia to speak at a group meeting please contact Phil LeBlanc at 770-560-6238. Phil is in charge of Public Relations and would like to help spread the word about our organization and using ASHI Inspectors.

## **FMLS LOCKBOX KEYS:**

As many of you know, in order to get a lockbox key you had to get a referral letter from a FMLS member broker. At one point this was a one time requirement. About 2 years ago a policy change at FMLS required a new referral letter each year along with the proof of insurance. Now if you are a full member in ASHI you can submit your proof of membership instead. Thanks to those that helped make this change possible. If you currently do not have a FMLS lockbox key the contact at FMLS is Eva Krugman at 678-420-4408.

## **EMPLOYMENT OPPORTUNITIES:**

If you are interested in joining a multi-inspector firm please forward a copy of your resume to [president@ashigeorgia.com](mailto:president@ashigeorgia.com).

If your company is interested in hiring inspectors please contact the president at [president@ashigeorgia.com](mailto:president@ashigeorgia.com).

Resumes submitted will be forwarded to companies that are hiring. This process was decided to be the most fair to those hiring, and those looking for employment.

## **DUAL WATER HEATERS:**

Tip Submitted by: Gregg Allen

Having 2 water heaters in one house was very unusual years ago, but in today's homes some with four or more bathrooms, it has become more common. Besides the usual things we check regarding the water heater here is something else to check when you have 2. Check the plumbing to determine if the heaters are plumbed in series or parallel. If the heaters are plumbed in series the water flows into the first heater, then into the second heater, then to the fixtures. If the heaters are plumbed in parallel the water flows into both heaters and out both simultaneously. What difference does it make? If the heaters are plumbed in parallel it become important that the water temperature is set equally at both heaters. If not the higher set heater will be worked more and could age and fail prematurely. If the heaters are plumbed in series the temperatures can be set the same or with the first heater set lower.

## **UPCOMING MEETING:**

Next meeting currently scheduled for Wednesday evening, March 15<sup>th</sup>. Check website for possible updates.

## **ARTICLE SUBMISSION:**

In order to help make this newsletter a success we need articles from the membership. Articles should be on topics related to the Home Inspection field. As has been past policy published original articles will earn their author a free Wednesday Night Chapter Meeting (a \$25.00 value). Please submit articles for publication to Gregg Allen by e-mailing to: [totalhomeinspect@bellsouth.net](mailto:totalhomeinspect@bellsouth.net) or fax to 770-745-9612.

## **MEMBER ADVANCEMENT:**

Phil LeBlanc has advanced to the C2 level with ASHI. Congratulations to Phil.

If you have advanced to Candidate with Logo Status or to Full Member please let us know and we will publish the news in the next newsletter. Also if you have obtained certification or advancement in other home inspection related organizations (such as ICC) let us know so that we can acknowledge your achievement.

## MONTHLY SURVEY QUESTION:

There were only 10 responses to last month's survey question. Please take the time to respond to the survey questions so that they will have more meaningful and helpful information for you. We do hope to in the future have things set up for you to respond directly at the ASHI Georgia website but for now we need you to respond by e-mailing to: [totalhomeinspect@bellsouth.net](mailto:totalhomeinspect@bellsouth.net) or fax to 770-745-9612. Also feel free to submit survey question ideas.

**Last month's question:** What type of flashlight do you use the most? Also list other flashlights that you carry and use?

Results:

Main flashlight: Streamlight (various versions) – 7

Maglite rechargeable – 2

Maglite regular battery – 1

Back up or others used. Streamlights – 3, Maglites – 2, Million Candle Power – 2, Headband Minimag – 1.

Also a late response to the December question on tool box or bag worth sharing is using a partitioned camera bag. Every tool has its place so they are easy to find. Also it is easy to see if something is missing.

**This month's question:** Do you offer radon testing? If so what equipment do you use? If you do not offer radon testing do you plan to?

## PICTURES FROM THE FIELD:

From Gregg Allen:

How many wires are too many?



Can duct tape really be used instead of pipe dope?

