

Lone Star Notes

The Texas Chapter of the American Society of Home Inspectors



How would you bid this job?



TREC Report
Market Report
Lone Star Calendar
Code Snippets
Tool Reviews
Definitions
May Education Conference
Membership Application
November BOD Minutes
Fine Print and Hot Links

Lone Star Notes

April, 2008

Page 2



The last TREC Inspectors Committee, (04.07, 08 & 09) was an interesting event. On Monday we were represented by Scott Emerson (San Antonio) and Jim Hemsell (Denton). Only one other inspectors association had representation there that day. On Tuesday we had Mike Cothran (Humble), Paul Roebuck (Houston) and Bud Rozell (Dallas) in attendance. And Mike returned on Wednesday. While LSASHI was well represented, it is a shame that the inspectors community, as a whole, was not better represented. Realtors® are much better represented when their issues are on the table.

The meeting plodded along well enough, I suppose. As you know, the meeting was about inspectors Standards of Practice and Reports. The Inspectors Subcommittee was reporting on and refining their proposed changes to the committee.

As of this writing and to the best of my knowledge: There was discussion about opening HVAC condensing unit's service panels but that was tabled. Exterior balconies are to be included to carport reporting. The 'touching' in the carports and decks section should be changed to 'abutting', so as to include more of these types of structures. The stairs section is to be broken out into two sections. Garage car entrance doors are to be considered exterior doors. Expect more standards and reporting of smoke alarms. Smoke alarms are to be tested for "interconnectivity". It was discussed that only the presence of ARC Fault Interrupters were to be reported but that no actual testing should be required. Testing the operation of water heater temperature and pressure relief valves was written back into the standards. Inspecting window air conditioners was written into the SOP. Reporting on the lack of insulation of interior PVC drain lines in all parts of the state is still out, at this time. As I understand it, the writing in of moving of inexpensive objects to inspect, was removed (you want to check on that one).

All of this and much, much more was presented to the Inspectors Committee and it was interesting to watch them haggle and wrangle through it. Whether you agree with any of this or not, the Committee and Subcommittee are working very hard. None of this is yet carved in stone. Last years SOP proposal was torpedoed and there is no guarantee that this years proposal will fare any better.

There's no agenda posted for the TREC meetings on April 28 and June 30, yet. It's reasonable to assume that a final edition of the new Standards and the new Report form will up for a vote soon. If any of this affects the way you conduct your business, you may want to make plans for a margarita in Austin.



Left. Brian Murphy, LSASHI member from Arlington, sits on the TREC Inspectors Subcommittee for the SOP.

Right. Mike Cothran, LSASHI member from Humble, demonstrates the TREC men's room secret knock.

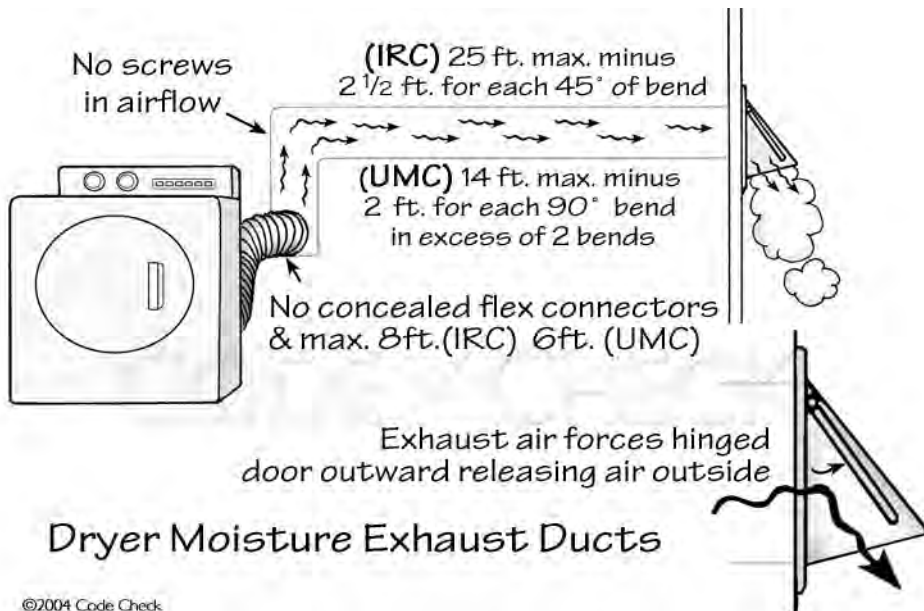
High power margaritas can be found around the corner at the La Palapa Restaurant.



Lone Star Notes

April, 2008

Page 3



Dryer Moisture Exhaust Ducts

©2004 Code Check

Ductless or Condensing Clothes Dryers

IMC 504.1 Installation. Clothes dryers shall be exhausted in accordance with the manufacturer's instructions. Dryer exhaust systems shall be independent of all other systems and shall convey the moisture and lint to the outside of the building.

Exception: This section shall not apply to listed and labeled condensing (ductless) clothes dryers.

Commentary: The exception specifically excludes condensing clothes dryers from the requirement to exhaust to the outdoors. Condensing dryers are electrically heated and recirculate the same air through the clothes drum. An air-to-air heat exchanger condenses the water vapor in the clothes drum by using room air as the condensing medium. The condensate is collected in a reservoir that is either manually emptied or automatically emptied by an integral condensate pump. These dryers do not discharge heated air to the outdoors and have little effect on the indoor temperature; thus, they are energy efficient.

These "ductless" dryers must be listed for this application and installed to comply with the listing. They are commonly installed in applications where a conventional dryer exhaust duct cannot be used because of distance, aesthetics or problems with penetration of related assemblies.

With apologies to the Building Safety Journal; this was excerpted from the 2006 International Mechanical Code; Code and Commentary, available for purchase by visiting the ICC Store online at www.iccsafe.org.

Check out
www.consensusdocs.org

FINE PRINT

Lone Star Notes is the official publication of the Texas Chapter of ASHI (a voluntary not for profit professional society) and is published solely for the information of it's members.

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Calendar

- 04.28 – TREC Meeting, no agenda has been posted.
- May 1 – Thurs. LSASHI Social in Montgomery, TX. Dinner and live entertainment!
- 05.02 – LSASHI Education Seminar in Montgomery.
- 05.02 – PM. LSASHI Board of directors meeting and Elections.
- 05.03 – LSASHI Education Seminar in Montgomery.
- 06.60 – End of LSASHI's calendar year.
- 06.30 – TREC Meeting, no agenda has been posted.
- 07.01 – Start of LSASHI's calendar year.

Lone Star Notes

April, 2008

Page 4



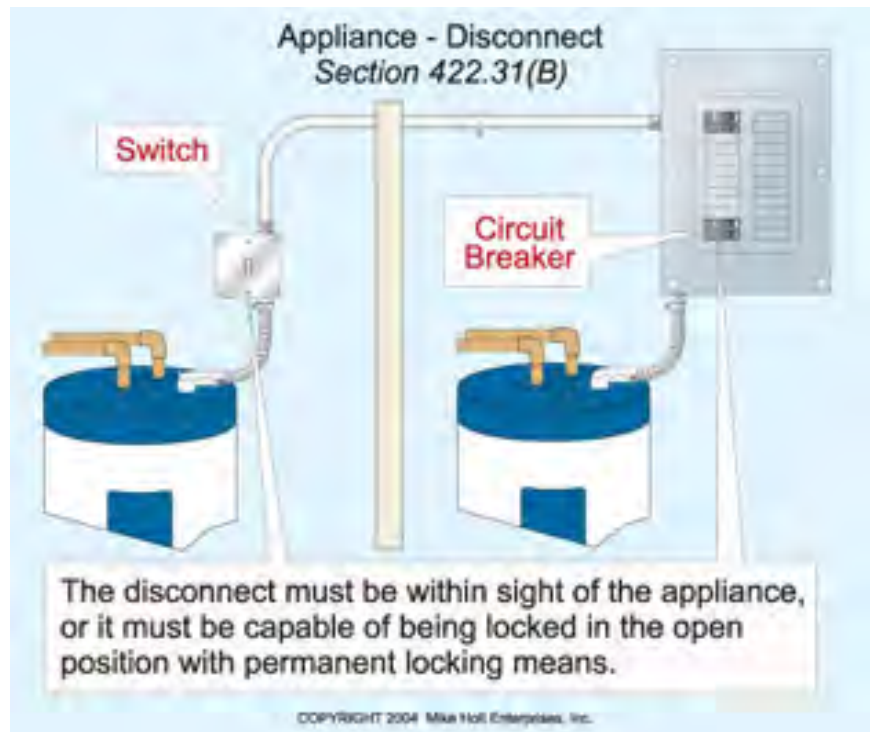
Market Report

For the month of April I reached into the Tarot deck and, low and behold, I pulled out the Fool. The fool is ever optimistic and he is on his way to better things. That's why there is a butterfly on his cloak and he's riding a horse. He leaves disorder to search for security. In the Spring we are lured into a false sense of comfort because it is the busy time for real estate, but we know in our hearts that we must diversify and search for better ways to operate our business'. It's hard to see it in this image, but behind the butterfly is a bag full of life's tools. The figure rising the crutch over his head symbolizes will and desire. The red halo around his head symbolizes courage. The fool maybe the most powerful card. It is ruled by Uranus, the powerful and unpredictable Roman sky god.



Garmin added to Escort make an Excellent Guidance Team

We all want to get to our jobs quick and with as few distractions as possible. Being technologically challenged, I chose the Escort radar detector and a Garmin GPS as my copilot. Not only are they the gold standard for these types of devices, they are very easy to use. I have noticed 3 week spots with the GPS; (1) it sometimes has trouble with freeway or highway address' (2) it does not cover all rural roads (3) it does not cover all new construction. That said, these baby's help me get to the jobs on time. And they can be updated.



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May Conference Entertainment

I've hinted about live entertainment at the May Conference and finally the word came down from the top. We have secured Brent Rozell (Grand Prairie) for our Thursday Evening Social (Sponsored By Brinks Home Security).

Brent is a seasoned entertainer and guitar virtuoso. From his years of Teaching, Writing, DJ'ing, Session Recording, Support Touring, Headlining and backing up, Brent knows how to put on a good show. I've seen him play in venues of different sizes, and I can tell you that Brent knows how to work a room. Check in early on Thursday and spend a fun filled evening at the LSASHI Social.

Check out Brent at
www.brentrozell.com.

Goes good with Stevie Ray Vaughn, Roy Clark and Freddie King.

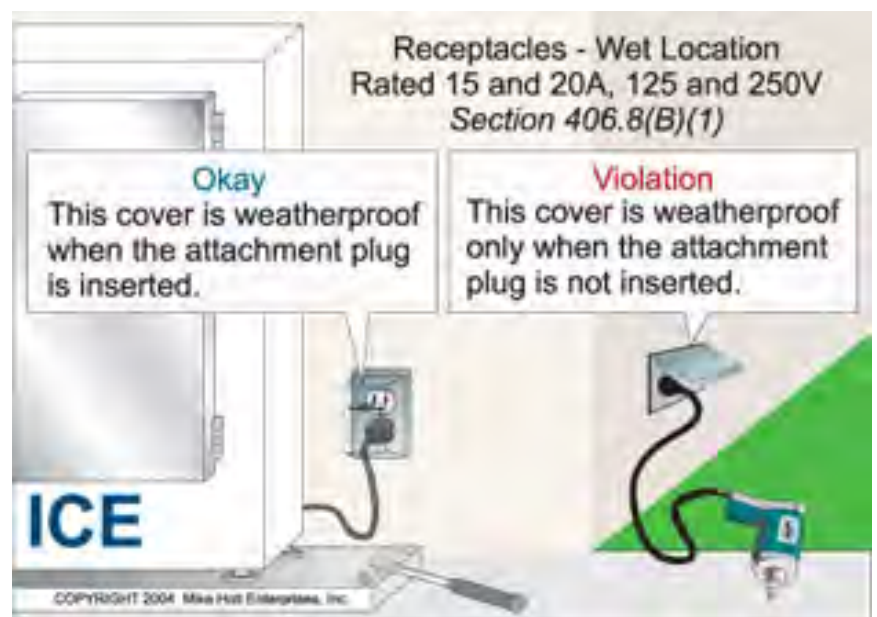
Check out Edward Robinson's
Blog at
www.peerviewblog.com

Chicago is Windy

Jim Hemsell has just come back from the ASHI Board of Directors Meeting in Chicago this past weekend. At the meeting there was a new determination to update and improve the ASHI and the Lone Star ASHI websites. Jim is giving a presentation about this and other ASHI updates at our Board Of Directors meeting on Friday, May 2. These meetings are always free and welcome to our members and to visiting inspectors.

And this May Conference just keeps building. Jim talked it up enough in Chicago that there is talk of another ASHI BOD member possibly flying in for the Business Meeting.

Jack Rafter - A short rafter of which there are three kinds: those between the plate and a hip rafter; those between the hip and valley rafters; and those between the valley rafters and the ridge board. Jack rafters are used especially in hip roofs.



Lone Star Notes

April, 2008

Page 6

- www.ashitexas.com
- www.bluebonnetevents.com
- www.koa.com/where/tx/43239/
- www.historicmontgomerytexas.com

Contact:
Paul Roebuck (281)370-6803
paulroebuck@texaspec.com
or
Bud Rozell (214)349-8264
goodhomeinseption@att.net



**Are you tired of the same old "in the box" continuing education?
You've spent the money and taken the time, shouldn't you enjoy your MCE's?
Missing work shouldn't have to feel like work, and LSASHI has a plan.**

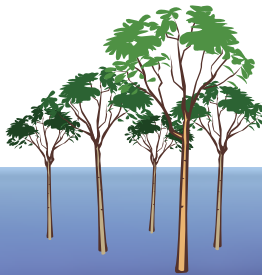
**Lone Star ASHI Spring Conference
May 1st through 3rd
Bluebonnet Convention Center
and Vacation Get-Away
Montgomery, TX**

**KOA Camp with Cottages
and RV hook-ups
Special LSASHI Rates**

**LSASHI Social & Dinner
Hosted by Brinks Home Security
Thursday Evening**

**LSASHI Board of Directors Meeting
and Elections
Friday Evening**

**Two Days of Outstanding Education
Friday and Saturday**



This will be two days of dynamic education. One day at building sites and another day in the classroom, the classes will be divided to keep them small. These classes are centered around new construction and will be taught by ICC Certified Instructors. An astounding variety of topics will be covered. Earn your MCE's and MRC's at the same time. This is destined to be an enjoyable event that everyone will remember for years to come. The campgrounds are family friendly and the facilities are wonderful. We have 35 cottages blocked off but there are also hotels near by. Don't hesitate, make plans to find out what LSASHI has to offer.





Declassified



**Lone Star ASHI
Board of Directors
Meeting
Nov., 30, 2007**

First, I would like to note that my recorder was failing. I wrestled with it during the meeting and then again later when I transcribed the meeting. At times I was listening to the recorder with a stethoscope! I believe that I've captured the essence of the meeting and recorded all of the decisions voted on. I apologize for any inconvenience this may have caused. I'll have a new recorder for the May meeting.

- **Paul Roebuck called the meeting to order.** Paul made a short mention about some of the damaging and discount politics circulating about several Texas inspectors on the Email circuit. He cautioned everyone to take things like this with a grain of salt and not to believe everything they may have read because it might not be the whole story. And then the meeting progressed with Lone Star ASHI Business.

- **The meeting was very well attended.**

Attendees included:

Paul Roebuck - President.

Bruce Carr - Vice President.

Bud Rozell - Secretary.

Bruce Carpenter - Treasurer

Mike Cothran - BOD Member at Large

Jim Hemsell - Past President, Web Master and Council of Representatives (COR) Member.

And a roomful of welcome members and guest.

Not Present were:

BOD Members at Large - Brent Hayes and Ralph Nicosia.

COR Member - Don Stafford.

Alternative COR Member - Grant Bell.

- **The minutes were read and approved.**

- **The Treasury report was read and approved.** Some of the accounting was incomplete because the revenue from the education seminar had not been tallied. However, the account is in the black and the chapter has operating capital. The chapter is in much better shape than it was 18 months ago and membership is up.

- **There was some discussion about the Chapter newsletter (Lone Star Notes).** The newsletter is in beta form but is beginning to take shape. Paul Roebuck and Mike Cothran wanted the Lone Star Notes to be available to a larger audience and for it to be published on the LSASHI website. Mike Cothran made several suggestions such as; the LSASHI logo on each issue, a benefits reminder should be in each issue, and an application form should be in each issue. There was discussion that the chapter does not have the resources to print and distribute hard copies of the Lone Star Notes and that it should remain a digital only format. Jim agreed that the Lone Star Notes should and will be posted on the Lone Star ASHI website (www.ashitexas.org). There was some discussion that members were not receiving copies of the newsletter, meeting minutes and other mailings, and Jim reminded us all that it is our personal responsibility to go to the LSASHI website and easily update your contact information. **Note: If you are not receiving chapter information you may also be missing business contacts!** There was some discussion that articles submitted to NOTES may be used to claim MRC credits.

Jim and Bud Rozell reminded the room that ASHI requires an article to be a minimum of 500 words to qualify for MCR credit. And Bud mentioned that NOTES will probably not be expanded to accommodate lengthy articles, but that could change.

- **Paul brought up that he had sent out a goals inquiry / commitment sheet to the BOD last Summer.** And on almost every sheet "increase membership" was included and that we need to continuously look for ways to welcome inspectors into LSASHI and ASHI.

- **There was some discussion and a request that the previous minutes be revised to reflect the fact that ASHI will send chapters \$30 for each new recruit** that joins ASHI national within the allowed year. The previous notes incorrectly stated the amount as \$50. This correction is made here and now. \$30.

- **There was the typical discussion about ASHI reporting standards,** that this can be a deterrent to new inspectors trying to meet ASHI requirements. Jim mentioned that some type of guide could be included to a new member's pack. This was discussed but I have no record of a definite course of action or prescriptive measure. No motions were made, nothing was voted on.

- **The 2007 TAR EXPO in Galveston was discussed.** It was agreed that the event was well attended and that LSASHI had a very positive experience. Bud mentioned that several Realtors® he works with were very pleased to see him there. The discussion continued to the TAR EXPO in San Antonio this year. The board agreed that LSASHI should maintain an active presence, specifically at the TAR EXPO's, so **it was voted that LSASHI should have a booth at the October, 2008 EXPO in San Antonio.**

- **Jim purchased all of the course material from this year's ASHI Inspection World.** The Board voted to reimburse Jim for that material which is posted in the members section of the LSASHI website (www.ashitexas.org). Jim went on to mention that our library has several years of this type of course information. **Note: This year's IW handouts were outstanding. Check out our phenomenal library sometime!**

- **There was discussion about the recent Texas Attorney General's ruling on HB 914.** Note: If you don't have insurance you had better start shopping. Some of the discussion was about where to get professional insurance to meet TREC requirements. Jim suggested that LSASHI should ask the TREC Commission for a list of approved carriers. **Note: LSASHI was the only inspection trade association that had an officer address the commission at the next TREC meeting. LSASHI Secretary, Bud Rozell went and asked for that list.**

- **Paul continued to direct conversation towards education** and education planning. Paul was asking if we should explore advertising for seminar attendees from out of state. Much of the discussion was about Texas being so big that attracting attendees from further than our borders may be difficult. There was some discussion about an education cruise and/or an education cruise that would coordinate with the annual TAR education cruise. Everyone in the room generally agreed that the Simpson Strong Tie event was a success and expressed enthusiasm about trying it again in 2008. No motions were made, nothing was voted on.

- **Discussion about the ASHI Leadership Day in Chicago** was led by Jim Hemsell and Mike Cothran. We had 5 attendees which is quite impressive. Discussions ranged from generational differences to language barriers. Technology is advancing faster than education. One way to attract more volunteers is to break down jobs into smaller tasks. The emphasis was that ASHI is working on ways to help support its chapters.

- **Mike brought up a discussion about the brochure.** There was some discussion about the alternative Lone Star Flyer or membership roster, it was generally perceived that it stunk and has been discontinued. The conversation continued on to say that the old Lone Star brochures are obsolete and should be updated. Paul asked if Jim and Bud could get together and come up with something, and they agreed to look into it.

- **There was some discussion about updating the website.** Jim mentioned that he has been working on it, adding tags and other technical voodoo that will help the website become more visible, and he has been adding content. Again, Jim mentioned that individual members should personally update their business information, that the process is easy.
- **Mike Cothran brought up some discussion about membership dues,** that he thought discounts might help increase membership. This was a lively discussion and some reading from the last minits was included. At the previous meeting the BOD agreed to raise dues and to suspend membership giveaways. Bud felt that there was no value in a free lunch and that a quality membership would be proud to pay their dues. Bud related similar sentiments made at the last meeting by Grant Bell and Don Stafford (who were not present at this meeting). Jim suggested splitting the difference. Mike asked about offering free 8 hours of TREC MCE's? Paul wondered if we should pro-rate membership dues to members entering the chapter in mid term? This discussion rotated around the previous topic of increasing membership, and Jim mentioned the Great Lakes Chapter program of pier review. This discussion winded down and was tabled for another time. No motions were made and nothing was voted on.
- **Mike Cothran made a motion that all Texas ASHI** members should be invited to join LSASHI via direct mail and it was passed.
- **Mike made a motion that the LSASHI Brochure** should be redone. Paul asked for an ad-hoc committee to reevaluate the brochure. Jim and Bud volunteered.
- **Mike made a motion to have some type of promotional,** like a logo printed shirt, to offer to new members. I have no record if this was voted on or what form of action was agreed on about this.
- **Tom Penal (sic?) Volunteered to create a list of Texas inspectors for LSASHI.**
- About now, everyone was pretty tired and hungry. A motion was made to close the meeting and several of us drove down the road for some Mexican food.

This was prepared to the best of my ability.

Sincerely,



Bud Rozell - 03.11.08

AS YOU CAN SEE, A LOT GOES ON AT OUR BOARD OF DIRECTORS MEETINGS. YOU ARE ENCOURAGED AND VERY WELCOME TO BE PRESENT AT OUR NEXT MEETING, MAY, 2, IN MONTGOMERY, TEXAS. PLEASE SEE ATTACHED REGISTRATION FORM FOR OUR EDUCATION SEMINAR.

AND IT'S TIME FOR LSASHI ELECTIONS. ANY POSITION IS AVAILABLE IF YOU WOULD LIKE TO THROW YOUR HAT INTO THE RING. AT THIS TIME WE HAVE 2 OPEN VACANCIES; COR MEMBER AND AN ALTERNATE COR MEMBER, AND ANY POSITION THAT YOU WOULD LIKE MAKE A STAB AT.



Lone Star ASHI

“New Home Construction Conference”

Montgomery, Texas

May 3rd & 4th, 2008

Please register me for the LSA two-day “*New Home Construction Conference*”. I understand that advance payment of the registration fee is necessary to be registered for the conference. The registration fee is non-refundable after April 15th, 2008 and will only partially be refunded before that date. Lunch and snacks will be included on the in-field training day.

Two-Day “<i>New Home Construction Conference</i>”	<u>Before April 1st, 2008</u>	<u>After April 1st, 2008</u>
Lone Star ASHI Member	\$ 250.00	\$300.00
LSA Member Spouse with Member	\$ 125.00	\$150.00
ASHI Member	\$ 300.00	\$350.00
Non LSA Member	\$ 350.00	\$400.00

- ❖ **A Social Event is being sponsored by Brinks Home Security on Thursday evening. Everyone is encouraged to attend.**

Name: _____

Company: _____

Address: _____

City: _____

State: _____ **Zip Code:** _____

Phone: _____

TREC License# _____ **ASHI Member #** _____

Email: _____ **Website:** _____

Make check out to Lone Star ASHI
Mail to: LSA Registration, c/o Paul Roebuck, 15513 Crown Oaks Drive, Montgomery, TX 77356
www.AshiTexas.org



Waiver of Liability Required for the LSA Field Trip:

It is the purpose of this agreement to exempt, waive and relieve releases from liability for any personal injury, property damages and wrongful death, including if caused by negligence, including the negligence, if any of the releases. Releases' include owners and builders of such homes and/or properties and the Lone Star ASHI Chapter, their affiliate associations, hosts, other participants, sponsors, advertisers, and each of them, their officers, director's agents and employees.

Participant Signature: _____

Printed Name of Participant: _____

Date: _____

Lone Star ASHI Chapter Application Form

I wish to join Lone Star ASHI. I have read the chapter bylaws (available online at www.ashitexas.org) and agree to abide by them. The cost of membership is \$150 and will run for one calendar year. Dues for next year will be prorated through June 31st 2009 and due on your anniversary date. Dues for the following year will be due before June 31st 2009. You must complete the application to ASHI National within one year of joining Lone Star ASHI or your chapter membership will automatically terminated.

Signed _____

Please fill out the following information. Thank you for joining Lone Star ASHI.

Paul Roebuck President

Name	
Company Name	
Address	
City	
State	
Zip Code	
Work Phone Number	
Fax Number	
Email Address	
Web site Address	
ASHI Membership #	
TREC License type	
TREC Inspector #	

The following information is requested for private communication needs the information will not be published. Home phone number : _____

Please return ASAP to:

Jim Hemsell at 3112 Ottawa Denton, TX 76210



Lone Star ASHI Board of Directors Elections for 2008 - 2009 Official Ballot

**All Active LSASHI Members
are eligible to vote and serve**

President; Bruce Carr	<input type="checkbox"/>	or
Write In _____		
Vice President; Ed Martin	<input type="checkbox"/>	or
Write In _____		
Secretary; Bud Rozell	<input type="checkbox"/>	or
Write In _____		
Treasurer; Edward Robinson	<input type="checkbox"/>	or
Write In _____		
Board Member At Large; Nolan Kientz	<input type="checkbox"/>	
Board Member At Large; Bruce Carpenter	<input type="checkbox"/>	
Board Member At Large; Mike Cothran	<input type="checkbox"/>	or
Write In _____		
COR Rep; Don Stafford	<input type="checkbox"/>	or
Write In _____		
COR Rep; Write In _____		
Web Master; Jim Hemsell	<input type="checkbox"/>	or
Write In _____		
Newsletter Editor; Bud Rozell	<input type="checkbox"/>	or
Write In _____		