



Morrison's Monthly

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Mold Inspections

Does your home have mold? Does the home you're buying have mold? Does your office have mold? There is an answer, have a mold inspection. Don't put your health at risk, toxic mold can be deadly.



Mold is not part of the regular home inspection, so please do not rely on your home inspector to determine the presence of toxic mold. Laboratory results can conclude whether or not your home or office is safe.



Rosanna

Rosanna's MS from USC and 15 years of clinical laboratory research as a molecular biologist, uniquely qualify her to offer this new service. She is also certified by the National Association of Mold Inspectors ("NAMI"), to perform residential and commercial inspections.

We value your home inspection referrals. Please be assured our home inspectors will not be selling mold inspections during the home inspection.

Roof Leaks

With the recent rains many roofs are beginning to leak. If you have recently purchased your home and had it inspected by a home inspector, you might be asking yourself why he didn't find evidence indicating roof leakage. First, it is important to understand home inspectors perform only a limited visual inspection of the property and report on material defects. It is also important to take into consideration that all home inspectors are not the same, and subsequently do not perform to the same standards. In my opinion, the best and the most qualified inspectors are certified by the California Real Estate Inspection Association ("CREIA").



Duane

As noted in CREIA's standards of practice regarding inspection of the roof system, Section 3—Roof Coverings:

Items to be inspected are the coverings, drainage, flashings penetrations and skylights. (Cont. on Page 2)

However, the inspector is not required

to walk on the roof, if in the opinion of the inspector there is a risk of damage or a hazard to the inspector.

Lastly, the inspector is not required to warrant or certify that roof systems, coverings, or components are free from leakage.



A home inspector may note several areas when inspecting a roof that can raise red flags indicating potential for leakage. For example, improper installation of flashing, deterioration at roof penetrations, improper drainage and evidence of pooling water, cracked skylights and roofing material nearing or even beyond its estimated useful service life. When inspecting accessible areas of the attic and interior spaces of the home, home inspectors visually observe and report on the presence of water stains. These types of findings are what prompt home inspectors to make recommendations for repair or further review by a qualified roofer.



When a home inspector recommends further review by a roofer it is important to retain a qualified roofer (experienced, licensed and insured). Don't just ask him to look at the areas pointed out in

home inspection report, but be sure to ask for his complete assessment of the roof system.

Taking these additional steps to have a professional roofing contractor inspect and warrant your roof will offer you an extra layer of protection.

Young Professionals Network—YPN

Realtor Dave Culwell was the driving force behind the development of the YPN committee at the Arcadia Board of Realtors. His dedication, leadership and passion for networking has been the driving force behind this group and all of those who have benefited. He has since left the Arcadia Board to open the new Keller Williams office in Whittier. Thank you Dave for all your hard work. We wish you the best wherever your career leads you. To contact Dave, email him at dave.culwell@kw.com.



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