



OHIO JOURNAL OF PROFESSIONAL HOME INSPECTION

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GREETINGS FELLOW OHIO ASHI INSPECTORS:

I have just returned from IW Philadelphia and what a great environment to rub elbows with some of the industry's leaders. I learn as much outside the seminar rooms as I do inside the lecture halls. I have always enjoyed especially talking to other chapter leaders in other states on ways to better serve our membership. Over 700 inspectors attended IW of which twenty-one Ohio ASHI inspectors were in attendance.



CONGRATULATIONS OHIO ASHI CHAPTER!

The Ohio Chapter received a special award for having the most growth in 2014 and is the second largest chapter in the country. To all who have newly joined the chapter in the past year, you have taken the first step in your journey to become a successful home inspector. It is my pledge to you that the officers, directors, and mentors of the Ohio Chapter of ASHI will do all we can to assist you in becoming an ASHI certified inspector.

MARK YOUR CALENDARS:

Please visit the chapter website, ohioashi.com for special events including free regional seminars in your area. Plans are being finalized for this year's Ohio Inspector's Expo to be held February 27, 28 and March 1st at the Holiday Inn, Worthington in Columbus. If you have not attended an Expo in the past, you are truly missing a great learning experience and should seriously consider attending this one. What makes this event great is YOU. Sign up today, together we'll pack the conference hall.

Also, be sure to plan to attend The Joint Peer Inspection between ProASHI and OhioASHI to be held in West Virginia Cabela area on March 21st. Call or email me if interested in attending. Please plan to spend the day with us inspecting a local home followed by shopping at Cabelas. Looking forward to seeing you at future Chapter events.

HAPPY NEW YEAR TO ALL!

President

WINTER 2015



OHIO ASHI

THE OHIO CHAPTER OF THE AMERICAN SOCIETY OF HOME INSPECTORS

MEMBERSHIP CORNER

It is still not too late to renew your Ohio ASHI membership. We hope that business has been so good that it slipped your mind. It's time to renew your membership.

Don't miss out on the benefits of the chapter such as this newsletter you are receiving that keeps you informed of the events scheduled in the upcoming year.

Also having your name and business listed on the Ohio Chapter website: ohioashi.com where potential home buyers and clients search for an ASHI inspector in their area.

Being a chapter member gives you access to the Chapter's Pre-Inspection Agreement" and library videos and training aids to help you become a better and more knowledgeable Inspector.

Mark Garland
ASHI #102674



EXPO DATES — Feb. 27, 28 & Mar. 1

Where: Holiday Inn
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Discount Code for \$72 discount rate
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February 2015

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
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MAR 1						

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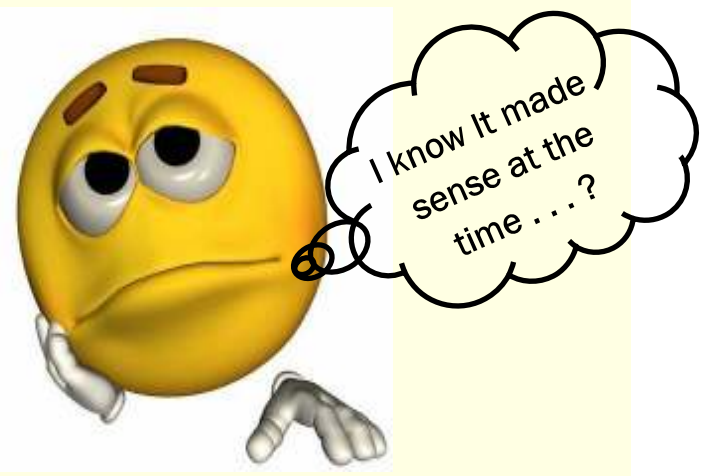
Several months ago David Christopher created a page just for us on Facebook. Every day new tidbits and photos are being added. Most of the participants are Ohio ASHI members but several from the North Central chapter and Ohio NAHI have joined. We welcome all inspectors and have nothing to hide. The group is open for nonmembers and the public to see, but posting is limited to those who log in to the site and ask. You can post when approved by the administrators which is normally the same day. We feel this creates an open forum and lets the public get a glimpse of what is going on in our inspection world.

Suppliers/affiliates are admitted but only for appropriate educational participation in forum topics. Advertising is prohibited. Any offending parties, who in the discretion of the administrators, repeatedly creates confusion or disruptions that may reflect poorly on the Ohio Chapter of ASHI will be denied further posting. Remember, the forum with its posts and photos is open for all to see.

One other feature you may not have thought of is you can instantly and privately message any of the forum members. You may have a contact who has an inspection out of your area and you need to hand it off to someone better suited to handle it. There could be someone you spoke with at a seminar or that has made a post on the forum you need to reach. Or maybe you just need to finish a discussion started at a seminar that was cut off before it was finished. Send them a message.

If you have a Facebook page it only takes a few key strokes. Type "Ohio Chapter of ASHI" in your Facebook search bar and click on the little magnifier glass thingy and you're in. If it's your first time to the Ohio chapter forum plan on staying awhile or plan multiple trips. We've covered a lot of topics and posted many interesting and perplexing photos. Hundreds of photos are posted. Take a look at a post from Todd Myers concerning the washer.

Type in web address bar:
www.facebook.com/groups/1389982671258525
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OHIO ASHI MENTORING PROGRAM

The following list of inspectors would be honored to assist you in answering your questions, ride-along inspections, pointing you in the correct direction for advice, offering tips, or just providing a much needed boost to your ego. They are scattered throughout the state for your convenience. David Argabright, David Haught, B.K. Thompson, John Cor-dell, Mark Garland, Dave Christopher, and George Basista.



PHONE APP FOR REALTORS

For several years we published a hard cover directory featuring the members of our chapter. Times have changed and so are we. We plan to soon have an app which can be downloaded free of charge to Realtors phones to provide a list of all Ohio ASHI chapter members. It's an easy way for Realtors to quickly locate you and pass the information on to their clients. If you are web savvy or just enjoy surfing the web we need your help. We have a couple of smaller projects in need of updating. Drop George Basista a note if you have a little spare time this winter.

Ohio Chapter of ASHI received recognition for the fastest growing Chapter in 2014. Congratulations!

ASBESTOS IN THE HOME

Valued for their insulating, fireproofing, and soundproofing properties, asbestos building materials have been used in U.S. construction since the 1800s. Asbestos building materials were cheap, strong, and durable – but their hidden dangers ultimately took an unthinkable toll in the form of human lives.

Asbestos Building Materials Prior to Regulation

Although the link between asbestos and serious health problems was known for centuries, the construction industry continued to use asbestos building materials in most homes, schools and commercial buildings prior to 1975. Some common uses of asbestos building materials during that period were:

Home insulation	Pipe and boiler insulation
Heater register tape and insulation	Joint compounds
Patching and spackling compounds	Fire protection panels
Artificial fireplace logs or ashes	Fuse box liners
Gypsum wallboard	Textured paints
Sheet vinyl or floor tiles	Underlayment for flooring and carpets
Textured acoustical ceiling	Roofing shingles

Regulations for Asbestos Building Materials

In the 1970s, the U.S. Environmental Protection Agency (EPA) began issuing a series of regulations to limit or, in some cases, ban the use of asbestos in building materials and other products.

The Toxic Substance Control Act of 1989 banned some asbestos building materials, including corrugated paper, commercial paper, specialty paper, and flooring felt, as well as all new uses of asbestos. Contrary to common misconception, however, asbestos-containing materials were not banned entirely, and many asbestos building materials are still in use today.

When Asbestos Building Materials Are a Problem

As long as asbestos building materials remain undisturbed, they pose no significant danger. But when asbestos building materials are torn, cracked, or otherwise damaged, tiny asbestos fibers are released into the air. If those fibers are inhaled or swallowed, they can become lodged in the body's tissues, where they can lead to cancer. Thus, construction workers involved in renovating, repairing, or demolishing older buildings are especially vulnerable to hazards from asbestos building materials.

Cited From: Asbestos Exposure and Building Materials -Asbestos.net

<http://www.asbestos.net/exposure/risks/asbestos-exposure-and-building-materials/#ixzz3P87Vbnwf>

EPA Note: The following list does not include every product/material that may contain asbestos. It is intended as a general guide to show which types of materials may contain asbestos. Sample List of Suspect Asbestos/Containing Materials:

Cement Pipes	Elevator Brake Shoes	Cement Wallboard	HVAC Duct Insulation
Cement Siding	Boiler Insulation	Asphalt Floor Tile	Breaching Insulation
Vinyl Floor Tile	Vinyl Sheet Flooring	Cooling Towers	Ductwork Flexible Fabric Connections
Flooring Backing	Heating/Electrical Ducts	Electrical Cloth	Pipe Insulation (corrugated air-cell, block, etc.)
Decorative Plaster	Textured Paints/Coatings	Chalkboards	Electric Wiring Insulation
Roofing Shingles	Spray-Applied Insulation	Roofing Felt	Ceiling Tiles and Lay-in Panels
Blown-in Insulation	Fireproofing Materials	Base Flashing	Taping Compounds (thermal)
Fire Doors	Thermal Paper Products	Adhesives	Packing Materials (for wall/floor penetrations)
Caulking/Putties	High Temp. Gaskets	Wallboard	Constn. Mastics (floor tile, carpet, ceiling tile, etc.)
Laboratory Gloves	Fire Blankets	Fire Blankets	Laboratory Hoods/Table Tops
Joint Compounds	Fire Curtains	Vinyl Wall Coverings	Elevator Equipment Panels
Area Navigation	Spackling Compounds	Area Navigation	

What Is Asbestos?

The term "asbestos" describes six naturally occurring fibrous minerals found in certain types of rock formations. It is a mineral compound of silicon, oxygen, hydrogen, and various metals. Of the six types, the minerals chrysotile, amosite, and crocidolite have been most commonly used in building products. When mined and processed, asbestos is typically separated into very thin fibers. When these fibers are present in the air, they are normally invisible to the naked eye. Asbestos fibers are commonly mixed during processing with a material which binds them together so that they can be used in many different products. Because these fibers are so small and light, they may remain in the air for many hours if they are released from the asbestos containing material (ACM) in a building.

Asbestos became a popular commercial product to manufacturers and builders in the early 1900's to the 1970's. Asbestos is durable, fire retardant, resists corrosion, and insulates well. It is estimated that 3,000 different types of commercial products contain some amount of asbestos. The use of asbestos ranges from paper products and brake linings to floor tiles and thermal insulation.

Intact and undisturbed (ACM) does not pose a health risk. Asbestos becomes a problem when, due to damage, disturbance, or deterioration over time, the material releases fibers into the air.

Asbestos fibers can cause serious health problems. If inhaled, these tiny fibers can impair normal lung functions, and increase the risk of developing lung cancer, mesothelioma, or asbestosis. It could take anywhere from 20 to 30 years after the first exposure for symptoms to occur. Severe health problems from exposure have been experienced by workers who held jobs in industries such as shipbuilding, mining, milling, and fabricating.

Regulations Governing Asbestos:

The Toxic Substances Control Act (TSCA) first authorized EPA to regulate asbestos in schools and Public and Commercial buildings under Title II of the law, also known as the Asbestos Hazard Emergency Response Act (AHERA).

The Asbestos Hazard Emergency Response Act (AHERA) requires Local Education Agencies (LEAs) to inspect their schools for asbestos-containing building material (ACBM) and prepare management plans to reduce the asbestos hazard. The Act also established a program for the training and accreditation of individuals performing certain types of asbestos work. Requirements for Schools.

The Asbestos School Hazard Abatement and Reauthorization Act (ASHARA) reauthorized AHERA and made some minor changes in the Act. It also reauthorized the Asbestos School Hazard Abatement Act.

The Asbestos School Hazard Abatement Act (ASHAA) of 1984 provided loans and grants to help financially needy public and private schools correct serious asbestos hazards. This program was funded from 1985 until 1993. There have been no funds appropriated since that date.

Pursuant to the Clean Air Act (CAA) of 1970, EPA established the **Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP)**. It is intended to minimize the release of asbestos fibers during activities involving the handling of asbestos. It specifies work practices to be followed during renovation, demolition or other abatement activities when friable asbestos is involved.

Other Government Agency References:

Occupational Safety and Health Administration (OSHA) 1910.1001 Exit EPA applies to all occupational exposures to asbestos in all industries covered by the Occupational Safety and Health Act. (except for construction work as defined in 29 CFR 1910.12(b). Exposure to asbestos in construction work is covered by 29 CFR 1926.1101)

The Asbestos Advisor Exit EPA is an interactive compliance assistance tool. Once installed on your PC, it can interview you about buildings and worksites, and the kinds of tasks workers perform there. It will produce guidance on how the asbestos standard may apply to those buildings and that work. Its guidance depends on your answers. It can provide general guidance and may, also, be focused on a particular project. It provides popup-definitions through "hypertext", just press the F1 key.

Where Asbestos Hazards May Be Found In the Home

- Some roofing and siding shingles are made of asbestos cement.
- Houses built between 1930 and 1950 may have asbestos as insulation.
- Asbestos may be present in textured paint and in patching compounds used on wall and ceiling joints. Their use was banned in 1977.
- Artificial ashes and embers sold for use in gas-fired fireplaces may contain asbestos.
- Older products such as stove-top pads may have some asbestos compounds.
- Walls and floors around wood burning stoves may be protected with asbestos paper, millboard, or cement sheets.
- Asbestos is found in some vinyl floor tiles and the backing on vinyl sheet flooring and adhesives.
- Hot water and steam pipes in older houses may be coated with an asbestos material or covered with an asbestos blanket or tape.
- Oil and coal furnaces and door gaskets may have asbestos insulation.

Most products made today do not contain asbestos. Those few products made which still contain asbestos that could be inhaled are required to be labeled as such. However, until the 1970s, many types of building products and insulation materials used in homes contained asbestos. Common products that might have contained asbestos in the past, and conditions which may release fibers, include:

- STEAM PIPES, BOILERS, and FURNACE DUCTS insulated with an asbestos blanket or asbestos paper tape. These materials may release asbestos fibers if damaged, repaired, or removed improperly.
- RESILIENT FLOOR TILES (vinyl asbestos, asphalt, and rubber), the backing on VINYL SHEET FLOORING, and ADHESIVES used for installing floor tile. Sanding tiles can release fibers. So may scraping or sanding the backing of sheet flooring during removal.
- CEMENT SHEET, MILLBOARD, and PAPER used as insulation around furnaces and wood burning stoves. Repairing or removing appliances may release asbestos fibers. So may cutting, tearing, sanding, drilling, or sawing insulation.
- DOOR GASKETS in furnaces, wood stoves, and coal stoves. Worn seals can release asbestos fibers during use.
- SOUNDPROOFING OR DECORATIVE MATERIAL sprayed on walls and ceilings. Loose, crumbly, or water-damaged material may release fibers. So will sanding, drilling, or scraping the material.
- PATCHING AND JOINT COMPOUNDS for walls and ceilings, and TEXTURED PAINTS. Sanding, scraping, or drilling these surfaces may release asbestos.
- ASBESTOS CEMENT ROOFING, SHINGLES, and SIDING. These products are not likely to release asbestos fibers unless sawed, dilled, or cut.
- ARTIFICIAL ASHES AND EMBERS sold for use in gas-fired fireplaces. Also, other older household products such as FIREPROOF GLOVES, STOVE-TOP PADS, IRONING BOARD COVERS, and certain HAIRDRYERS.
- AUTOMOBILE BRAKE PADS AND LININGS, CLUTCH FACINGS, and GASKETS.

What Should Be Done About Asbestos In the Home?

If you think asbestos may be in your home, don't panic! Usually the best thing is to LEAVE asbestos material that is in good condition ALONE. Generally, material in good condition will not release asbestos fibers. THERE IS NO DANGER unless fibers are released and inhaled into the lungs.

Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage such as tears, abrasions, or water damage. Damaged material may release asbestos fibers. This is particularly true if you often disturb it by hitting, rubbing, or handling it, or if it is exposed to extreme vibration or air flow.

Sometimes, the best way to deal with slightly damaged material is to limit access to the area and not touch or disturb it. Discard damaged or worn asbestos gloves, stove-top pads, or ironing board covers. Check with local health, environmental, or other appropriate officials to find out proper handling and disposal procedures.

If asbestos material is more than slightly damaged, or if you are going to make changes in your home that might disturb it, repair or removal by a professional is needed. Before you have your house remodeled, find out whether asbestos materials are present.

How To Identify Materials That Contain Asbestos

You can't tell whether a material contains asbestos simply by looking at it, unless it is labeled. If in doubt, treat the material as if it contains asbestos or have it sampled and analyzed by a qualified professional. A professional should take samples for analysis, since a professional knows what to look for, and because there may be an increased health risk if fibers are released. In fact, if done incorrectly, sampling can be more hazardous than leaving the material alone.

Taking samples yourself is not recommended. If you nevertheless choose to take the samples yourself, take care not to release asbestos fibers into the air or onto yourself. Material that is in good condition and will not be disturbed (by remodeling, for example) should be left alone.

Only material that is damaged or will be disturbed should be sampled. Anyone who samples asbestos-containing materials should have as much information as possible on the handling of asbestos before sampling, and at a minimum, should observe the following procedures:

- Make sure no one else is in the room when sampling is done.
- Wear disposable gloves or wash hands after sampling.
- Shut down any heating or cooling systems to minimize the spread of any released fibers.
- Do not disturb the material any more than is needed to take a small sample.
- Place a plastic sheet on the floor below the area to be sampled.
- Wet the material using a fine mist of water containing a few drops of detergent before taking the sample. The water/detergent mist will reduce the release of asbestos fibers.
- Carefully cut a piece from the entire depth of the material using, for example, a small knife, corer, or other sharp object.
- Place the small piece into a clean container (for example, a 35 mm film canister, small glass or plastic vial, or high quality re-sealable plastic bag).
- Tightly seal the container after the sample is in it.
- Carefully dispose of the plastic sheet. Use a damp paper towel to clean up any material on the outside of the container or around the area sampled. Dispose of asbestos materials according to state and local procedures.
- Label the container with an identification number and clearly state when and where the sample was taken.
- Patch the sampled area with the smallest possible piece of duct tape to prevent fiber release.
- Send the sample to an asbestos analysis laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) at the National Institute of Standards and Technology (NIST). A directory of NVLAP—accredited laboratories is available on the NVLAP website. Your state or local health department may also be able to help.

Asbestos Do's and Don'ts For the Homeowner

- Do keep activities to a minimum in any areas having damaged material that may contain asbestos.
- Do take every precaution to avoid damaging asbestos material.
- Do have removal and major repair done by people trained and qualified in handling asbestos. It is highly recommended that sampling and minor repair also be done by asbestos professionals.
- Don't dust, sweep, or vacuum debris that may contain asbestos.
- Don't saw, sand, scrape, or drill holes in asbestos materials.
- Don't use abrasive pads or brushes on power strippers to strip wax from asbestos flooring. Never use a power stripper on a dry floor.
- Don't sand or try to level asbestos flooring or its backing. When asbestos flooring needs replacing, install new floor-covering over it, if possible.
- Don't track material that could contain asbestos through the house. If you cannot avoid walking through the area, have it cleaned with a wet mop. If the material is from a damaged area, or if a large area must be cleaned, call an asbestos professional.

Major repairs must be done only by a professional trained in methods for safely handling asbestos. Minor repairs should also be done by professionals since there is always a risk of exposure to fibers when asbestos is disturbed. Doing minor repairs yourself is not recommended since improper handling of asbestos materials can create a hazard where none existed. If you nevertheless choose to do minor repairs, you should have as much information as possible on the handling of asbestos before doing anything. Contact your state or local health department or regional EPA office for information about asbestos training programs in your area. As a general matter, any damaged area which is bigger than the size of your hand is not a minor repair. Before undertaking minor repairs, be sure to follow all the precautions described earlier for sampling asbestos material. Always wet the asbestos material using a fine mist of water containing a few drops of detergent. Commercial products designed to fill holes and seal damaged areas are available. Small areas of material such as pipe insulation can be covered by wrapping a special fabric, such as re-wettable glass cloth, around it. These products are available from stores (listed in the telephone directory under Safety Equipment and Clothing") which specialize in asbestos materials and safety items.

REMOVAL is usually the most expensive method and, unless required by state or local regulations, should be the last option considered in most situations. This is because removal poses the greatest risk of fiber release. However, removal may be required when remodeling or making major changes to your home that will disturb asbestos material. Also, removal may be called for if asbestos material is damaged extensively and cannot be otherwise repaired. Removal is complex and must be done only by a contractor with special training. Improper removal may actually increase the health risks to you and your family.

For information on EPA's asbestos programs, call the EPA at (202) 554-1404. For more information on asbestos identification and control activities, contact the Asbestos Coordinator in the EPA Regional Office for your region, or your state or local health department.

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PHOTO GALLERY FOR OHIO ASHI® WEBSITE

Our webmaster, Kevin Leonard, has created a photo gallery page to our website. Members can send in interesting JPG photos from the field with caption for display to: Kevin@TheHomeInspection.com



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If you have any questions, contact George Basista.

ARTICLES NEEDED

Thank you to those submitting articles. Remember, we are always looking for more. They can be on any subject, general inspections techniques, detailed inspection procedures, insights or photos of unusual thingamajigs or conditions.

As always full credit will be given to you for your contribution. Not only will your fellow inspectors see your article but everyone who picks it up will see you and your company's name. It's a good way to promote your business and help the chapter. Send your articles to:

davidinspects@sbcglobal.net

THE STRENGTH OF ASHI LIES IN THE KNOWLEDGE OF ITS MEMBERS

A complete list of Ohio Chapter members is available at: www.ohioashi.com

If you need an answer to a specific issue, use this valuable resource to resolve your problem

Use the information at ohioashi.com to contact a member or use contact information on the front of this cover.

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and
Assisting Home
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