



Stoffer Inspections'

# Insight

Insight from the Area's Leader in Home Inspections

Stoffer  
Inspections, L..C.



Member

(785) 766-0600

Dave Stoffer

Professional Home Inspector

## Overhead

## Staying on Top of Roof Problems

*Does your client want a common technique for assessing the serviceability of his roof? Tell him to consider the overall physical condition of the roofing material.*

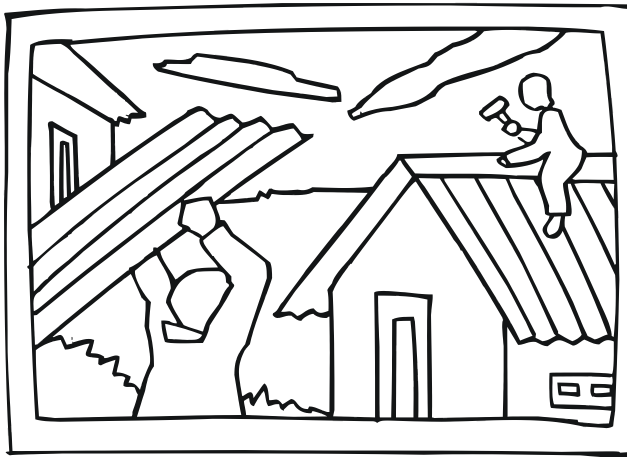
Of course, there is an easier way. Simply ask him, "Does it leak?" But don't count on that approach addressing all concerns.

The best case scenario, one in which the roof's overall physical condition is evaluated, is the approach taken by professional home inspectors and roofing contractors. Replacement is routinely recommended for damaged or deteriorating materials — whether or not leaking has occurred.

Actually, the "does it leak" approach may do more harm than good. First, it assumes that, because a roof hasn't leaked yet, it won't. (Let's face it — there's always a first time!) This approach is often used by those attempting to avoid paying for a new roof, but they're only postponing the inevitable — and may make the situation (and the costs) worse by the wait.

Home sellers shouldn't ignore the signs of a failing roof — and home buyers would be wise to check them as well. By waiting for the water to break through, sellers risk damage to walls, ceilings, and exposed furniture. This is one case in which "nip it in the bud" not only applies, but is really the cost-efficient approach.

A professional home inspector may be able to report on the shape of roofing materials, particularly if they are noticeably worn or damaged. However, a licensed roofing contractor is better prepared to make a



conclusive evaluation of the roof and its condition.

For example, an inspector may determine that the roof shingles are curling, which may be a result of substandard manufacture of the shingles or, more often, inadequate ventilation of the attic. If the attic isn't properly ventilated, it can become extremely hot during the summer months, causing shingles to become dry and brittle over time.

If such a problem is identified, the homeowner should inspect the attic vents to ensure they are clear of obstruction. Light from the attic should be visible. Sometimes eave vents can become blocked with insulation. And low clearance in the attic makes the insulation removal difficult.

An easier solution is to install additional vents. Turbine vents near the roof ridge should meet or exceed current ventilation requirements. Of course, a licensed roofing contractor can best determine the roofing problems — and the best solutions — for a particular dwelling. 🏠 🏠 🏠

## Home Safety Kitchens

The number one cause of home fires is cooking — making the kitchen the most dangerous room in the house. Homeowners should follow these simple tips to reduce that danger level:

Don't leave pots on the stove top unattended.

Keep a lid close by to snuff out fires. Don't use water, which tends to spread burning grease.

In case of an oven fire, turn off the heat and keep the door closed. If the fire occurs in the microwave, pull the plug but leave the door closed.

Turn pot and pan handles in, so passer-bys will be less likely to knock them off the stove top.

Pot holders, towels, and other flammables should be kept away from burners.

Use only dry oven mitts. Wet ones can scald.

If there is a child in the household, it is imperative that the kitchen be child-proofed. Drawers containing knives, scissors and other sharp utensils should be safety-latched closed. A safety cover should be installed on the garbage disposal to protect little fingers, while appliance knob covers will keep kids from turning on stove burners. 🏠 🏠 🏠



# Home Inspection – Not a Repair List

Make sure the home buyer is aware of what an inspection report is — and what it isn't. The report makes buyers aware of the condition of the property, but it is not a list of repairs that the seller is obligated to make. The seller is under no obligation to produce a "problem-free property," and needn't look at the inspection report as a mandatory repair list.

Once an inspection is completed, most repairs are subject to negotiation. The buyer usually requests that certain items on the report be addressed before the close of escrow, and the seller usually agrees to some of these demands. However, this is the seller's choice, not his obligation.

Sellers have the legal right to refuse to make repairs except where required by state law, local ordinance, or the real estate purchase contract. A smart buyer will use the inspection report as a tool to determine which problems will be the most pressing — and costly — and attempt to negotiate some repairs based on this information. If a problem compromises health or safety, a seller may be eager to address it to assure the sale is completed smoothly. Most sellers are very approachable about



such problems as roofing, gas burning fixtures, electrical wiring, or fireplaces.

An inspection consists of a thorough visual examination of a home's structural components. This usually includes foundation, superstructure, and accessible roofing systems. Heating and cooling systems are activated, plumbing fixtures are operated, electrical fixtures and outlets are tested, and a sampling of doors and windows are tried. The results are reported so the buyer has a working knowledge of significant defects — but are not to be considered a repair list for the seller. 🏠 🏠 🏠

## Laundry Time



Hear that whir? That's the sound of homeowners doing laundry. According to a Whirlpool Corp. report, 20 million women and 8 million men wash their clothes every day in North America. In a typical family household, eight to ten loads of laundry are done each week — and kids are often called on to help their parents with the "dirty work."

So how big a burden is the laundry load? Manufacturers estimate a load of clothes takes more than two hours from hamper to hanger. The task time includes collecting the dirty clothes, getting them to the washer, sorting them, washing and drying them, folding them, returning them to the proper rooms and putting them away. (Whew!)

Amazingly, though, the launderers seem to be up to the task. Whirlpool also reports that more than half of those surveyed said the chore was not a bothersome one, and 25 percent even said that doing laundry was relaxing. (Of course, no mention was made of ironing!) 🏠 🏠 🏠

This newsletter contains basic information on the home and general topics of interest. Due to the variations in homes, individual recommendations require a comprehensive evaluation. To reprint any article in this newsletter, please contact our office. © 1996-2005. All rights reserved.(ISJF05)

## Stoffer Inspections, L.C. Information

**Dave Stoffer** provides inspections and is able to explain them to all clients on the most common terms. **Stoffer Inspections, L.C.** provides 3-D computer generated narrative reports that are both quick and comprehensive. My service also provides digital photography services for complete record keeping. Each Home Inspection includes an evaluation of roofing, electrical, heating and a/c, built in appliances that stay with the home, plumbing and visual structure. Radon screening and septic system inspections are available.

Dave is a certified member of the American Society of Home Inspectors (ASHI) #11750, a charter member and former board member of the Great Plains Chapter of ASHI, and a member of the Pro ASHI Chapter. To obtain certification, members must perform a minimum of 250 home inspections and pass a series of written tests that cover both mechanical and structural aspects of a home. Once certified, members must maintain at least 20 hours of continuing education each year. All of these requirements ensure that your clients will receive a thorough, experienced, ethical and knowledgeable home inspection.



Certified Member of the  
American Society of Home Inspectors

**Stoffer Inspections, L.C.**  
3910 W. 13th , Lawrence, Kansas 66049  
(785) 766-0600 or (800) 966-0601  
e-mail: dave@stofferinspections.com

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Inspector  
Dave Stoffer**

Visit our web page at  
[www.stofferinspections.com](http://www.stofferinspections.com)