



Stoffer Inspections'

# Insight

Insight from the Area's Leader in Home Inspections

Stoffer  
Inspections, L..C.



Member

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## Testing, One Two

## Can Your Electrical Outlets Meet The Challenge?



The ground fault circuit interrupters — or GFCIs — are electrical outlets which are usually installed wherever water may come in contact with electrical appliances. Homeowners should notice GFCIs in their bathrooms, kitchens, laundry rooms and any other room where water runs.

GFCIs are designed to prevent electrocution if a body comes in contact with water and electrical current, which could come directly from an outlet or through a conductor, such as metal piping.

Picture it this way — the ground fault, or circuit, is a loop. If the current flowing out of an outlet is greater than the current returning back to it, the circuit is imbalanced. So if an imbalance is created — such as what happens when a plugged-in blender falls into a kitchen sink — the GFCI would kick in to

prevent the imbalanced current from electrocuting a person coming in contact with it. The current, which usually flows between the blender motor and the outlet, would be interrupted. If plugged into a GFCI, the imbalance would be recognized and the current would be shut off. If the blender was plugged into a regular outlet, the current would continue — setting up a potentially dangerous situation for the homeowner.

A recent study by The National Electrical Safety Foundation states that ten percent of the 400 million GFCIs in use are so worn-out and damaged they may be considered unreliable. They are not suitable protection against electrocution.

A GFCI has two small buttons on the front, marked "test" and "reset." To test the outlet, push the reset button, then

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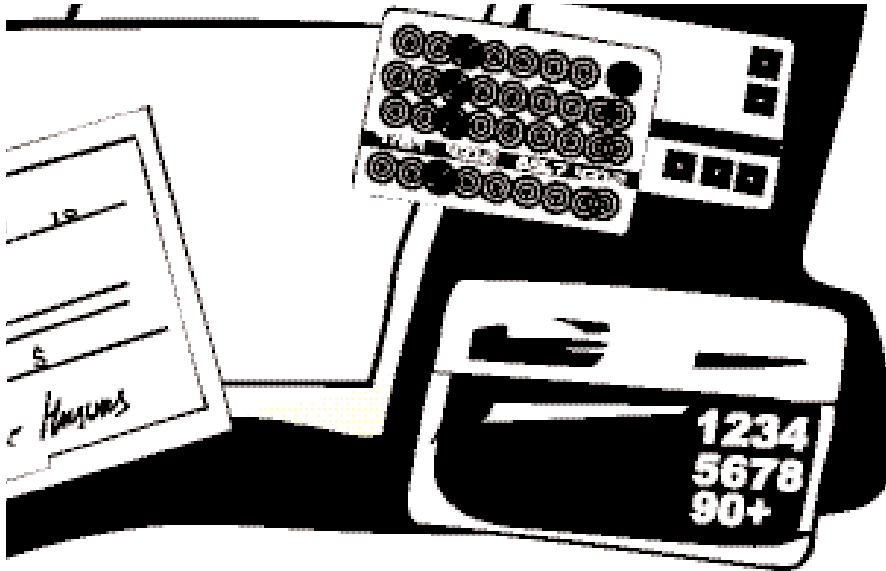
## Judging Quality One Simple Clue



*Want to evaluate the quality of materials being used by a company?* Take a look at the manufacturer's warranty. Obviously, the longer the warranty, the better the quality. Therefore, a roof with a 25-year warranty standard is superior to one with a 15 year warranty. A lifetime warranty on siding says something about the quality of the materials that isn't evident in a shorter or nontransferable warranty.

Obviously, price is usually the first thing a homeowner looks at when making such major purchases. However, he should be advised that a long warranty — and superior materials — may be cheaper in the long run. ☺☺☺

# Credit vs. **Borrowing**



Since most homeowners pay for remodeling or repairs with credit cards, whose high rates aren't heavily affected by interest-rate increases, and cash rather than by taking out loans, higher borrowing costs actually may prompt more homeowners to stay in their residences longer, making it more likely they will do work on their homes. Encouraging more remodeling.

Source: *Bottom Line*

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plug an ordinary night light into the GFCI and turn the light on. The light should glow. Then push the test button, which should turn the night light off. It should turn on again when reset is pushed.

If the reset button pops out during the test, but the light remains off, the GFCI is not properly wired and is not suitable protection. It could also be damaged.

The homeowner should also take note of the GFCI outlet in his circuit breaker box. This should shut off the electricity in case of a ground fault, and should be tripped if a circuit shorts or if there is an electrical overload.

To test this GFCI outlet, the homeowner should push the test button, which should cause the circuit to snap and turn off. To check this, the homeowner can plug a night light into an outlet on the circuit. If the night light remains dark, the circuit is shut off. Then he should go back to the circuit box and flip the GFCI toggle switch. The power — and the night light — should go on. 🌟🌟🌟

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. © 1996-2006. Inspection Marketers, Inc.. All rights reserved.

## 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 through, experienced, ethical and knowledgeable home inspection.



Certified Member of the  
American Society of Home Inspectors

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