

# THE INSPECTORS' JOURNAL

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Volume I Edition July 2010

## Happy Birthday America – July 4<sup>th</sup>

### Air Conditioners

It's that time of year where they are in full use. The systems are not maintenance free.

A few things to remember to tell your client & include in your report. The outside compressor should be level, the fins should be clean and free of any dirt & debris, shrubs should not impede the air flow around & on top of the compressor, look for any signs of the unit frosted over, all electrical connections should be water tight and a cutoff power switch is required near the unit (does not have to be fused outside)



### ENERGY STAR

ENERGY STAR qualified central air conditioners have a higher seasonal efficiency rating (SEER) than standard models, which makes them about 14% more efficient than standard models.

Remember, saving energy prevents pollution. By choosing ENERGY STAR and taking steps to optimize the performance of your cooling equipment, you are helping to prevent global warming and promoting cleaner air while enhancing the comfort of your home.

You may also be interested to know:

- Though these products can be more expensive to purchase up front, the cost difference will be paid back over time through lower energy bills.

#### Table of Contents

Clean Energy Funds	3	CT Landlord pays Lead Fines	4	Picture of the Month	5
T. Boone Pickens – OPEC Oil	5	CPSC-Pools & Spas safety	6	WorkingRE Chinese Drywall	7
DOE Halts Sales-AC & Heat Pumps	10	T. Boone Pickens-BP spill	12	Web Site of the Month	11
WaterSense savings	12	Septic System Disposals	13	CT Law, Contact Info, Membership	13

- When buying new equipment, it is important to get a quality installation. Make sure you get a contractor who can do the job right.
- You can get better performance out of your cooling equipment by [sealing your home](#) and making sure your [ducts](#) don't leak.
- EPA offers [additional suggestions](#) for improving the performance of your cooling system as well as general [home improvement advice](#).

## Air-Source Heat Pumps and Central Air Conditioners Key Product Criteria

Equipment	Specification
Air-Source Heat Pumps	>= 8.2 HSPF/ >=14.5 SEER/ >=12 EER* for split systems >= 8.0 HSPF/ >=14 SEER/ >=11 EER* for single package equipment including gas/electric package units
Central Air Conditioners	>=14.5 SEER/ >=12 EER* for split systems >=14 SEER/ >=11 EER* for single package equipment including gas/electric package units

\*Energy Efficiency Ratio

### Air-Source Heat Pump (ASHP):

An air-source unitary heat pump model consists of one or more factory-made assemblies which normally include an indoor conditioning coil(s), compressor(s), and outdoor coil(s), including means to provide a heating function. ASHPs shall provide the function of air heating with controlled temperature, and may include the functions of air-cooling, air-circulation, air-cleaning, dehumidifying or humidifying.

### Central Air Conditioner:

A central air conditioner model consists of one or more factory-made assemblies which normally include an evaporator or cooling coil(s), compressor(s), and condenser(s). Central air conditioners provide the function of air-cooling, and may include the functions of air-circulation, air-cleaning, dehumidifying or humidifying.

### Heating Seasonal Performance Factor (HSPF):

This is a measure of a heat pump's energy efficiency over one heating season. It represents the total heating output of a heat pump (including supplementary electric heat) during the normal heating season (in Btu) as compared to the total electricity consumed (in watt-hours) during the same period. HSPF is based on tests performed in accordance with AHRI 210/240 (formerly ARI Standard 210/240)<sup>1</sup>.

### Seasonal Energy Efficiency Ratio (SEER):

This is a measure of equipment energy efficiency over the cooling season. It represents the total cooling of a central air conditioner or heat pump (in Btu) during the normal cooling season as compared to the total electric energy input (in watt-hours) consumed during the same period. SEER is based on tests performed in accordance with AHRI 210/240 (formerly ARI Standard 210/240)<sup>1</sup>.

### Energy Efficiency Ratio (EER):

This is a measure of the instantaneous energy efficiency of cooling equipment. EER is the steady-state rate of heat energy removal (e.g., cooling capacity) by the equipment in Btuh divided by the steady-state rate of energy input to the equipment in watts. This ratio is expressed in Btuh per watt (Btuh/watt). EER is based on tests performed in accordance with AHRI 210/240 (formerly ARI Standard 210/240)<sup>1</sup>.

<sup>1</sup>Air-Conditioning, Heating and Refrigeration Institute. Standard 210/240 “2003 Standard for Unitary Air-Conditioning and Air-Source Heat Pump Equipment.”

#### Interior Inspection:

- The large copper piping should feel cold & the small copper tubing should feel warm (these pipes run from the inside unit to the outside compressor & you should check the temperature both inside & outside)
- The over-current protection should match the compressors spec plate on the unit
- Make sure condensate is coming from the cooling coils and draining into a pan with a pump & working properly
- Check for any clogs in the condensate drain line coming out of the pump.
- If the unit is in an attic, the unit is required to be installed in a water tight drain pan & have an auxiliary drain to the outside along with a condensate drain line to the outside to prevent any leaking into the attic & down through the ceiling into the home
- Make sure these drain lines are separate to prevent a common clog
- Look for any frosted coils on the inside
- Lastly, check for cool air when the system is running at all registers.



### **DOE Awards \$60 Million in Recovery Act Funds to Local Clean Energy Efforts**

**DOE announced on June 11 that 20 communities have been selected for more than \$60 million in funding** under the American Recovery and Reinvestment Act to implement local energy efficiency and renewable energy programs. Local governments, nonprofit organizations and quasi-governmental organizations in 18 states are among the recipients for the competitive grants, administered under DOE's Energy Efficiency and Conservation Block Grant (EECBG) program. States receiving funds include Alaska, California, Colorado, Connecticut, Florida, Indiana, Iowa, Kansas, Maryland, Michigan, Minnesota, Missouri, New Mexico, New York, Oregon, Pennsylvania, Vermont, and Washington.

These awards were open to local communities that were not eligible to receive the initial, population-based formula grants under the EECBG program. Specifically, the funding supports projects that deliver energy efficiency retrofits in residential and commercial buildings and establish financing programs for energy efficiency improvements. Other activities will include transportation programs that conserve energy through trip reduction strategies and alternative transportation options, projects to increase recycling, efforts to reduce the energy demands of delivering and supplying clean water through water efficiency and conservation measures, the installation of energy-efficient street lights, and the integrated deployment of renewable energy systems in conjunction with energy efficiency retrofits to existing buildings.

The award recipients were selected through a competitive review process that took into account the expected energy savings and reduced emissions impacts of the projects, leveraged investments from other non-federal sources, and whether the project could be replicated and expanded to contribute to a sustainable market for energy efficiency nationally. Projects that proposed innovative approaches and identified and addressed ways to overcome institutional, regulatory, or market barriers were also favored. See the [DOE press release](#) and the [EECBG Web site](#).

**News Release**  
**U.S. Environmental Protection Agency**  
**New England Regional Office**  
**June 2, 2010**

Contact: Paula Ballentine, (617) 918-1027

**Connecticut Based Landlord Pays Fine for Failing to Warn Tenants about Lead Paint**

(Boston, Mass. - June 2, 2010) – A Connecticut landlord has agreed to pay a penalty of \$2,140 and perform a lead abatement project valued at \$20,360 for allegedly violating federal lead-based paint disclosure requirements. These violations potentially put tenants at risk of exposure to lead hazards.

In a recent enforcement action, EPA alleged that Michael Perugini violated the federal Lead Disclosure Rule when he failed to disclose information about lead paint to seven tenants when leasing units at his Bristol apartment buildings. Specifically, Mr. Perugini failed to provide records or reports regarding lead hazards, failed to make sure that the lease included a Lead Warning Statement and a statement disclosing the known or unknown presence of lead-based paint, and failed to provide a copy of EPA's lead hazard information pamphlet to its lessees.

In addition to paying the fine, Mr. Perugini will perform a lead abatement project that will include the replacement of windows and doors, presumed to contain lead paint, in several residential apartment buildings in Bristol, Conn. The violations all occurred in Bristol, at units owned and operated by Mr. Perugini, at 309, 353 and 372 Park Street, 41 Stearns Street and 21 Wolcott Street.

The purpose of the Disclosure Rule is to give tenants adequate information about the risks associated with lead paint so that they can make informed decisions before signing a lease agreement.

Infants and young children are especially vulnerable to lead paint exposure, which can cause developmental impairment, reading and learning disabilities; impaired hearing; reduced attention span, hyperactivity and behavioral problems. Adults with high lead levels can suffer difficulties during pregnancy, high blood pressure, nerve disorders, memory problems and muscle and joint pain.

Federal law requires that property owners, property managers and real estate agents leasing or selling housing built before 1978 provide the following information to tenants and buyers: an EPA-approved lead hazard information pamphlet, called Protect Your Family from Lead in Your Home; a lead warning statement; statements disclosing any known lead-based paint and lead-based paint hazards; and copies of all available records or reports regarding lead-based paint and lead-based paint hazards. This information must be provided to tenants and buyers before they enter into leases or purchase and sales agreements. Property owners, property managers and real estate agents equally share responsibility for providing lead disclosure information and must retain copies of records regarding lead disclosures for three years.

More information:

-[Lead paint health hazards](http://epa.gov/ne/eco/ne_lead/index.html) (epa.gov/ne/eco/ne\_lead/index.html)

-[Lead-based paint disclosure rule](http://epa.gov/ne/enforcement/leadpaint/index.html) (epa.gov/ne/enforcement/leadpaint/index.html)

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## Picture of the Month



Piping on the left was coming from the discharge hose of the sump pump and was cut into the cast iron septic system line exiting the basement foundation wall traveling to the septic tank. Check valve or not, this discharge should not be entering a septic or sewer system!

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From the desk of T. Boone Pickens

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Army:

The U.S. House and Senate are heading home next week for the Independence Day holiday. That's good. They need to hear from the folks back home and there's nothing like a 4th of July picnic to talk about what's on your mind.

I hope you will attend an Independence Day celebration and I hope your Member of Congress or Senator will be there.

We need to use next week to help our elected leaders understand how seriously we take our need to achieve the independence from OPEC oil that we've so long been promised by Washington.

We believe we are close to getting something done in Congress that would deal with the final portions of the Pickens Plan – using domestic natural gas as a substitute transportation fuel for imported diesel, particularly in fleets and heavy duty trucks. We need to finish that job by getting the language in the NAT GAS Act passed by Congress..

Let's make this Independence Day 2010 as important as the first one in 1776!

-Boone

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## NEWS from CPSC

### U.S. Consumer Product Safety Commission

Office of Information and Public Affairs

Washington, DC 20207

FOR IMMEDIATE RELEASE

July 1, 2010

Release #10-291

CPSC Recall Hotline: (800) 638-2772

CPSC Media Contact: (301) 504-7908

### **New Pool and Spa Messages Available in Advance of July 4th Holiday** *U.S. Consumer Product Safety Commission Debuts New PSAs About Safety Steps around Pools and Spas*

WASHINGTON, D.C. - Today, the U.S. Consumer Product Safety Commission (CPSC) debuts a series of Public Service Announcements (PSAs) about their *Pool Safely* campaign ([www.poolsafely.gov](http://www.poolsafely.gov)) illustrating how simple steps saves lives at pools and spas.

Partnering with the American Red Cross ([www.redcross.org](http://www.redcross.org)) and the YMCA of the USA ([www.ymca.net](http://www.ymca.net)), CPSC produced broadcast, print and radio PSAs that are being distributed to media outlets across the country. Available to local television and radio stations in English and Spanish, the English-language versions feature Ming-Na, the voice of

Mulan in Disney animated films and star of the NBC drama “ER”, The Joy Luck Club and currently starring in Stargate Universe.

“Our new PSAs are intended to remind parents and children to stay safe in and around pools and spas by practicing as many water safety steps as possible,” said Inez M. Tenenbaum. “The *Pool Safely* campaign encourages everyone to adopt new safety behaviors while having fun in the pool. It’s important to remember that every drowning incident represents a family tragedy.”

The PSAs introduce four families and stories about the simple steps that save lives: door alarms, knowledge of CPR, fencing around pools and spas and safety drain covers in spas. The characters in the broadcast PSA are also featured in the print versions of the PSA. The radio PSAs promote the importance of swimming lessons as a simple step that save lives.

“It’s important that families are aware of the simple steps that can make a big difference around the water,” said Connie Harvey, water safety expert for the American Red Cross. “Sharing that knowledge through PSAs is a great first step to helping parents and children stay safe while enjoying their summer activities.”

“Local YMCAs are where millions of children in thousands of U.S. communities learn how to swim and how to stay safe around pools and spas,” said Mike Espino, Aquatics Safety and Risk Specialist with YMCA of the USA. “The new PSAs remind parents and children about the importance of staying safe in the water. The YMCA of the USA is proud to partner with CPSC on the *Pool Safely* campaign because it supports our efforts to help families stay safe and be responsible around pools and spas.”

The broadcast PSAs will be rolled out through the summer in markets across the country. They will be distributed to more than 1,200 local television and 500 cable stations, as well as more than 500 radio stations. The PSAs will also be available on the *Pool Safely* YouTube channel ([www.youtube.com/poolsafely](http://www.youtube.com/poolsafely)). Campaign partners and supporters will feature them on their websites and promote them through their networks.

The print PSAs promote the initial four safety steps as well as swimming lessons and include versions suitable for insertion in publications as well as billboard and bus/transit versions. They will also be featured in pool and spa industry trade publications.

The *Pool Safely* campaign is CPSC’s national information and education program for the **Virginia Graeme Baker Pool and Spa Safety Act** (P&SS Act). The *Pool Safely* campaign is designed to raise public awareness, support industry compliance, and improve safety at pools and spas. The campaign was launched in Fort Lauderdale, Florida prior to Memorial Day, the traditional start of the summer swimming season.



## Chinese Drywall: Understanding and Uncovering the Issue

Historically, the relocation industry has been challenged by such environmental issues as UFFI (urea formaldehyde foam insulation), asbestos, radon gas, synthetic stucco, and black mold. Currently, the industry is challenged economically by an oversupply of homes, decreasing home prices, a credit crisis, an unstable stock market, record foreclosures, and a global recession. What is next? I believe the next challenge will be Chinese drywall.

Some three hundred million board feet of Chinese drywall have been imported into the United States in the past eight years and its use could be a nationwide problem having a profound effect on transferees, relocation companies, and corporations.

With regard to the effects of using Chinese drywall “we have only scratched the surface,” said Robert Kallotte, environmental specialist in the office of Environmental Health Services, Sarasota, FL, County Health Department. His department has inspected hundreds of homes in the state that contain the Chinese drywall. Most is found in homes constructed after Hurricane Katrina from 2004 to 2007. However, “I found it in one constructed in 2001,” reported Kallotte.

### **What Is Chinese Drywall?**

Thomas Martin, president of *America's Watchdog*, a private national consumer advocacy group based in Washington, D.C., believes the suspect imported Chinese drywall is made from material taken from vats under a conveyor belt filled with coal. Gypsum is dripped into the coal to clean it. Martin's sources say the liquefied vats are being shipped to drywall manufacturers, allegedly, without cleaning them and turned into drywall. He claims that the drywall has been found in 41 states from Alaska to Hawaii and up to 300,000 homes may be affected.

Martin said the suspect drywall has allegedly been linked to several divisions of German conglomerate Knauf Plasterboard Tianjin Company, Ltd., in China. Knauf says its product is safe and that a sulfur smell it emits is because of a naturally occurring mineral used to make drywall. Martin expects numerous U.S. drywall manufacturers will be involved by an alleged “private labeling” deal with Knauf and that an agreement was made by Knauf to re-label the drywall and distribute it under various U.S. manufacturers' names. At least one incidence of this claim has been found in a Florida plaintiff's home, allegedly.

Robert P. Demont, Ph.D., the principal toxicologist for Environ International, Arlington, Virginia, an environmental testing company, said, “The Chinese drywall is naturally-mined gypsum and seems to be from one particular mine in China.”

### **Warning Signals**

There are several problems caused by the Chinese drywall. How can a problem be detected?

1. The drywall releases sulfur dioxide gas creating sulfuric acid. There is a smell like rotten eggs. Unfortunately, not all affected homes contain this odor.
2. Look for pitting faucets, appliances, and chrome or blackening of silver jewelry.
3. Look inside your electrical outlets and fuse box. If you have a soot-like blackening on the copper wires, they are being eaten away and could short circuit and create a fire.
4. Smoke and carbon monoxide alarms, cable boxes, televisions, and computers begin to fail, and light switches stop working.
5. Copper air conditioning coils pit, creating holes and releasing Freon gas into the homes. Open the back of your air conditioner and inspect the coils and pipe leading out. If they are soot black rather than normal tarnished copper, you may have a problem. Call an air conditioning repairman to confirm.
6. Brass and other metal fittings in natural gas furnaces corrode. Look for possible leakage.
7. Inspect drywall for a “Made in China” label.

If any of the above are discovered, you should follow up with your builder, county or state health department, the Environmental Protection Agency (EPA), and your insurance company.

### **Health Warnings**

The health issue surrounding Chinese drywall is still open for debate and continuing research. According to Dr. David Krause, the lead toxicologist for the state of Florida, “We are currently testing Chinese-made drywall to determine if it is toxic and if it will be a long-term health problem.” The testing determines what chemicals are in the drywall, gypsum, paper, and glue, and has been ongoing since October 2008.

However, Lennar Homes, the nation’s second largest homebuilder, has been proactive. It has discovered the drywall in dozens of its homes and has hired Environ International to investigate buyers’ complaints. Air sampling tests confirmed that sulfur compounds are inside many homes.

Lennar Homes has assumed the liability, and is incurring the costs of moving buyers out of their homes, relocating them to rentals and gutting the homes. This includes removing all of the drywall, electrical wiring, appliances, metals, air conditioning systems, plumbing, insulation, and carpeting. They also remove all of the dust with a powerful HEPA vacuum air scrubber. Rebuilding a house and making it safe to live in takes four to six months with costs ranging from \$50,000 to more than \$100,000.

### **Health Issues**

There are reports from owners who have purchased new homes containing Chinese drywall since 2004 that they are having health problems; several personal and class action lawsuits have been filed over health issues from Chinese drywall in state and federal courts.

The investigation is ongoing by consumer advocacy groups, county and state health departments, the consumer product safety commission, the EPA, and private toxicology labs representing owners, attorneys, and builders. During a Lee Building Industry Association conference in February 2009, Dr. Krause reported, “no health problems have been proven yet. Tests are ongoing and the results will be published in the future... on the hundreds of homes that have been inspected that contain the Chinese drywall.” Only time and science will determine the existence of potential health problems caused by the drywall.

This author’s advice is if you suspect you have Chinese drywall you should contact your insurance company immediately and put them on notice. This is for your future protection. Your policy may have a provision for paying a claim. You want to do this before the insurance company inserts a disclaimer in your policy. Michael Reitmann, executive vice president of the Lee Building Industry Association said, “Homeowners with concerns should contact their builder because, ultimately, the builder is responsible.”

This is currently an emerging problem, only becoming public in Florida in December 2008. Not all areas of the country are aware of the potential problems the Chinese drywall may have created.

Any homeowner who has had a home built or remodeled since 2001 should inspect it for the previously discussed warning signals. Real estate agents, appraisers, and home inspectors all should be aware of this potential challenge. If you find one of the warning signals, be prepared. Chinese drywall could be more costly to remediate than other historical challenges.

## About the Author

**Alvin L. Wagner, Jr., SCRP, SRA**, Ft. Myers, Florida, is a retired relocation real estate appraiser and currently a consultant to A.L. Wagner Appraisal Group in Naperville, Illinois. A member of Worldwide ERC® since 1968, Wagner has written articles for MOBILITY, has participated as a speaker or panelist at many conferences, and served on numerous committees. He was one of the original authors of "The Guide to Relocation Appraising," and has received the Worldwide ERC® President's Award, Meritorious and Distinguished Service Awards, and is one of the founders of RAC. He can be reached at (708) 825-6624, or [ladwag@aol.com](mailto:ladwag@aol.com).

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U.S. DEPARTMENT OF  
**ENERGY**

Energy Efficiency &  
Renewable Energy

Building Technologies Program

## US Department Of Energy DOE Requires Manufacturers to Halt Sales of Heat Pumps and Air Conditioners Violating Minimum Appliance Standards

Washington, DC - Today, the Department of Energy announced that three manufacturers -- Aspen Manufacturing, Inc., Summit Manufacturing, and Advanced Distributor Products -- must stop distributing 61 heat pump models and 1 air conditioner model that DOE has determined do not comply with federal energy conservation standards. The manufacturers also must notify all of their customers that have been sold noncompliant units. The Department determined that these models were noncompliant based on certification information submitted to DOE for these manufacturers.

"Today's action makes clear that the Department of Energy will take the necessary steps to ensure consumers have access to products that meet the federal standards for energy efficiency," said Department of Energy General Counsel Scott Blake Harris. "As a part of this Administration's commitment to energy efficiency, we will continue to rigorously enforce the Department's energy efficiency requirements that save money for consumers and reduce unnecessary energy use."

DOE discovered that Aspen Manufacturing had certified 58 air conditioning heat pumps models and 1 air conditioner model that fail to meet federal energy efficiency standards by up to 7 percent. DOE also found 1 air conditioning heat pump model manufactured by Summit Manufacturing that failed the energy use standards by about 16 percent and 2 heat pump models manufactured by Advanced Distributor Products that missed the standard by 1-2 percent. If these companies fail to respond or to notify their customers, the Department of Energy will seek a judicial order to prevent the sale of the noncompliant models.

Under federal law, manufacturers of certain products covered by the Energy Policy and Conservation Act must certify with the Department that their models meet the applicable minimum energy conservation standards. These certification reports provide DOE with information critical to determining that American consumers are buying products that abide by DOE's regulations and deliver significant energy and cost savings.

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## From the desk of T. Boone Pickens

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### Army:

It is important that no one tries to use the tragedy in the Gulf of Mexico to their own benefit, but I wanted to share with you two recent newspaper editorials that help make the case for the Pickens Plan in light of the current situation.

One is from the Houston Chronicle illustrating the effect of the oil spill on our dependence on foreign oil:

“To put things in perspective, if the BP spill is flowing at 20,000 barrels per day, that makes for an environmental catastrophe, but...it's roughly one-tenth of 1 percent of what we use daily.”

“Here's another number that might help: 700 billion barrels of oil equivalent. That's a rough estimate of how much natural gas this country has, mostly trapped in shale formations from Texas to Colorado and in the West Virginia-Pennsylvania-New York region. It's accessible without drilling through deep waters and the product is twice as clean as coal.”

The second article you should read is from the Edmonton (Canada) Journal. Gary Lamphier writes:

“If the worst oil spill in U.S. history isn't enough to make natural gas America's new fuel of choice, I suspect nothing will.”

“It's cheap, it's cleaner burning than coal or oil, and with the recent development of massive new U.S. shale gas reserves, America is literally drowning in the stuff.”

And he finishes by quoting a Credit Suisse analyst:

“natural gas...offers a cleaner, lower-risk solution to bridge the gap to a broader alternative energy platform.”

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## Web Site of the Month

Watts Plumbing supply products

<http://www.watts.com/>

# Consumers Save Money, Water with EPA's WaterSense Program

FOR IMMEDIATE RELEASE

June 30, 2010

## ***Showerheads added to the WaterSense product list***

**WASHINGTON** – In 2009, EPA's WaterSense program helped consumers save more than 36 billion gallons of water and \$267 million on their water and sewer bills. That's nearly four times as much water as consumers saved with WaterSense labeled toilets, faucets, and faucet accessories in 2008.

"By raising awareness about the value of smart water use, the WaterSense program encourages consumers to take environmental action into their own hands," said Peter S. Silva, assistant administrator for EPA's Office of Water. "WaterSense labeled products provide Americans another opportunity to keep the country moving towards a green economy."

EPA created WaterSense in 2006 as a voluntary program to label products that are at least 20 percent more water efficient and perform as well as or better than standard models. WaterSense labels toilets, bathroom faucets and faucet accessories, flushing urinals, new homes, and, most recently, residential showerheads. WaterSense also certifies programs for irrigation professionals.

With about 17 percent of all residential indoor water use in the United States going to showering, replacing a water-hogging showerhead with a WaterSense labeled model can save enough water each year to wash more than two months' worth of laundry. Like all WaterSense labeled products, showerheads must be independently tested and certified to meet EPA's efficiency and performance criteria before they can earn the label.

With the addition of showerheads, consumers can now renovate their bathrooms with a full suite of WaterSense labeled products. A bathroom remodel that includes a WaterSense labeled toilet, faucet, and showerhead will not only conserve water, but also save enough electricity each year to run a refrigerator for two months and save about \$60 in utility bills.

WaterSense, a partnership program sponsored by EPA, seeks to protect the future of our nation's water supply by offering people a simple way to use less water with water-efficient products, new homes and services.

More information on WaterSense labeled showerheads: <http://www.epa.gov/watersense/products/showerheads.html>

To view the WaterSense accomplishments report:

[http://www.epa.gov/watersense/about\\_us/program\\_accomplishments.html](http://www.epa.gov/watersense/about_us/program_accomplishments.html)



## Septic Disposer in my Kitchen

I'm about to undertake a significant kitchen remodeling job in my NH house before Kathy moves in. Many houses in New Hampshire, as well as all over the USA, have septic tanks instead of public sewers. Every house I've lived in before this one in NH has been connected to a sewer.

I want to really take care of my septic tank and leach field, so I carefully watch what goes in the drains. I've got many past columns on my AsktheBuilder.com website about septic tanks. You just have to type "septic tank" into the search engine to find them. Believe it or not, disposers are not harmful to septic systems if you use them correctly. Read about it at my website in my past columns.

In a box in my garage in NH is the disposer I'm installing. It's a cool machine designed to work with septic systems. It's the **InSinkerator Evolution Septic Assist**.

This disposer comes with an injection system that squirts in an enzyme as the food is being ground up into a liquid. This enzyme helps hasten the breakdown of food in the septic system. It claims to be quieter than many other models, has a stainless-steel grind chamber and grinders and is more compact. It looks like it's a magnificent machine, as I took a look at it just after it appeared out of the UPS truck.

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## CT Licensed Home Inspectors, Available Now!

### The "CT Law Seminar" Online!

**This is the Required "Ct Law Course" (3hours) for license renewal each cycle.  
Take it in the confines of your office or home. No travel time or travel expenses  
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**Click on "Select a State", "Connecticut", click on *\*\*\*Click here before taking the "CT Law Course" for procedures to take the course*|| then select: Connecticut Law Seminar Purchase Page  
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(all online courses must contain a test) it proves you studied the course  
IPG Members: \$35 Interns: \$40 Licensees: \$45**

**Course Developed By Bernie Caliendo (former CT Licensing Board Chairman 03-08) with input and review by  
Attorney Kent Mawhinney**

This course meets the minimum requirements as set forth by the CT Home Inspection Licensing Board

*The benefits and savings of this course is a no brainer!*

Although not required for interns, some material in this course may contain material in the CT Law Exam required to obtain your license.

## **\$\$\$ Special Savings \$\$\$**

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