



Meet your Inspector:

Jim Breer, Inspector and owner
Over 35 years construction experience
Home Inspection training and licensing in Texas
Home Inspections in Vermont since 1997
ASHI member, in good standing, since 1998
Affiliate member of Central Vermont Board of Realtors
2005 Affiliate of the Year, Central Vermont Board of Realtors
www.betterhomeinspectionsvermont.com
New York licensed: number 16000013865
Energy Tune Up Inspection
Certified for Radon testing and Radon Mitigation Systems

Member Number:201646



Hello: My name is Jim Breer. I am an ASHI certified home inspector. Recently, my wife, Rosemary and I decided to do something to help the military families during these times of hardship. We are offering a \$25.00 discount from the total cost of a home inspection or a free e-coli and coli form water test.

I am available for inspections generally within 48 hours.

NEWSLETTER

Dear Friends and Colleagues:

Let me be the first to wish you all Happy Holiday's. Christmas is right around the corner. Take time to enjoy your friends and family. I have been given the opportunity to complete several inspections recently thanks to a lot of you. My injuries are healing well now and I am able to do almost everything I could before. Thank you all for your kind thoughts for Rosemary and me this year.

Please look on my web site for a coupon for **\$150.00 cash** to those who hire us for a Radon Mitigation system that we install. Click on **BREER RADON SYSTEMS @** www.betterhomeinspectionsvermont.com.

CHRISTMAS TREE SAFETY TIPS

Following these safety tips will help ensure a happy and safe holiday season for you and your family: Before you select a tree, perform the **FRESHNESS TEST**. Gently grab a branch of the tree, about six inches from the trunk of the tree, and pull outward on the branch. When your hand reaches the end of the branch, open it and check for needles. A fresh tree will have only a few needles or none in your hand. If there are several needles, look for a different tree.

When you get your tree home, shake off as many dead needles before taking it in the house as you can.

This can be done by picking up the tree and dropping it (on the tree stump) a few times.

Select the location for your Christmas tree carefully; keeping it away from fireplaces, heating vents, and other heat-producing appliances that may dry out the tree.

Saw at least an inch off of the trunk bottom.

Mount the tree in a stand that holds water. Keep the water level above the cut. This will keep the tree fresh and green while reducing the risk of fire.

Use tree lights that bear the Underwriters' Laboratory (U.L.) label, and check the strings for signs of wear and tear. Do not use lights that are frayed or operate with missing or broken bulbs. Exercise care with extension cords. Use no more than three sets of lights per extension cord. Do not place the cords under rugs or in paths of travel.

Check your smoke detectors. If battery powered, the batteries should be changed twice each year. The Fire Department suggests that you change the batteries when you adjust clocks for Day Light Savings.

Do not attempt to burn branches from the tree in your fireplace. Dry trees throw off a tremendous amount of heat and can create a dangerous fire. After taking down the tree, leave it at the curbside for recycling.

DO NOT BURN YOUR CHRISTMAS WRAPPING OR BOXES in your fireplace. They cause a film in the chimney that can damage it, and when they burn, the fire may cause excessive heat, which can damage your chimney and cause a fire in the wall.

REMEMBER, Smoke Detectors make great gifts, as do fire extinguishers, escape ladders, carbon monoxide detectors and flashlights.

Thanks to the Kirksville, Missouri Fire Department for these safety tips.

Maintenance and Safety Tips for Your Propane Furnace and Appliances

Follow manufacturer's installation and operating instructions.

Have your furnace and venting inspected annually by your authorized heating dealer.

Change your furnace filters regularly.

Before firing up and using your propane gas furnace for the first time each season, be sure to have your venting system checked. Insects may have built nests which obstruct flow.

At the first indication of incomplete combustion (yellow flame instead of blue, or soot present), contact a service technician immediately. Improper combustion can cause carbon monoxide buildup, which is potentially fatal!

Be sure to keep snow away from vent pipes to prevent carbon monoxide poisoning.

TIP OF THE MONTH

A clothes dryer should never be vented underneath a mobile home. Make sure all that moisture is exhausted outside of the house. If you find that your dryer takes forever to dry or appears to heat-up while drying, then most likely your vent pipe is kinked or the vent hood is blocked by snow. Flexible plastic dryer vent is the worst and can pose a fire hazard; aluminum is much better and safer.

From the Lighter Side Christmas Present

It was the day after Christmas at a church in San Francisco. The pastor of the church was looking over the cradle when he noticed that the baby Jesus was missing from among the figures. Immediately he turned and went outside and saw a little boy with a red wagon, and in the wagon was the figure of the little infant, Jesus.

So he walked up to the boy and said, "Well, where did you get Him, my fine friend?"

The little boy replied, "I got him from the church."

"And why did you take him?"

The boy said, "Well, about a week before Christmas I prayed to the little Lord Jesus and I told him if he would bring me a red wagon for Christmas I would give him a ride around the block in it."

See you soon.

Jim Breer
Better Home Inspections