



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
New York licensed: number 16000013865
New Hampshire Licensed: number 000010
Energy Tune Up Inspection
Certified for Radon testing and Radon Mitigation Systems
Affiliate member of Central Vermont Board of Realtors
2005 Affiliate of the Year, Central Vermont Board of Realtors
www.betterhomeinspectionsvermont.com

Member Number:201646



Hello: My name is Jim Breer. I am an ASHI certified home inspector. Rosemary and I want to do something to help the military families during these times of hardship. We are offering a \$50.00 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:

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

Learn more about radon: <http://www.epapsa.com/campaigns/eddiestory>

Central Vermont News



Katie Grant

It is that time of the year again
Freezing Fun for Families

www.freezingfunforfamilies.com

12th Annual Freezing Fun For Families Winter Softball Tournament

March 5,6, & 7, 2010 Barre Town

Call Cass or Shelly @ 476-6599 or 249-7585

Come have fun



Autism Puzzle Foundation's 5th Annual Benefit Dinner & Silent Auction

Saturday April 10, 2008

Barre Auditorium

Doors open @ 5:00 PM dinner at 6:00 PM.

Silent Auction, Blackjack, craps, roulette, Raffle prizes

For more information: www.vtautopuzzle.org click on fundraising events

We are now “Tweeting” check us out at: BHIVERMONT.com

This gives you a chance to ask those questions about home things from someone who knows or can find the answers for you.

Home Inspection News

Tips for Long Lasting Wall Coatings

Stuck inside most of the winter? That's when you notice how dingy, stained, and scratched your walls look. But repainting is hard, tedious work. If you have to do it anyway, you might as well do it right so the paint lasts as long -- and is as easy to maintain -- as possible.

Is Painting Necessary?

Are the walls just dirty? Maybe a good cleaning is all that's needed.

A mild soap-and-water solution is the most effective cleaning agent for painted walls. If the paint is stained, clean with a diluted mixture of one of the off-the-shelf household cleansers. Water stains cannot be cleaned from painted surfaces.

If the stains, discolorations and/or scratches cannot be cleaned, repainting is required.

Clean Before You Paint

1. For the longest lasting paint job, start by washing the walls with a mild soap-and-water solution.
2. Before painting, prime stains appropriately. Oily or greasy stains should be covered with a water-thinned primer. Water stains can be prevented from bleeding through new paint by covering them with two or three coats of an oil-based primer.
3. Mold and mildew must be eliminated by applying a bleach-and-water solution over the mold and mildew, scrubbing with household cleaner, and then wiping the area well with clear water.

Paint Options

Paint is either water-based (latex, vinyl, or acrylic) or oil-based (alkyd).

Water-based paint is generally more permeable, quicker drying, less durable, and shows streaks more readily than oil-based paint. However, today's water-based paints, especially all-acrylic paints, have improved significantly, and are the most commonly used paints because they are easier to maintain, quicker-drying, and do not require thinning agents for clean-up. They are also generally much lower in volatile organic components (VOCs) than oil-based paints, which means they produce less odor during the painting and drying process.

Acrylic paints are more elastic, hold color better, tend to crack less, and are easier to apply and clean up. Water-based paints can be applied over either oil- or water-based, coatings, but oil-based paints should generally only be applied over bare or oil-based surfaces.

Especially for winter applications, when windows are generally closed and less ventilation is available, low-voc's or no-VOC paints should be strongly considered

Painting Tip: Latex paint is water based. Excessive condensation collects on the cold window glass and could collect enough so that it runs down your newly painted walls. To prevent this place old towels at the bottom sash or place a fan, three or four feet away from and pointed towards the glass, leave it on a low setting.

Basement windows

Basement Windows and Water

First off, it is important that basement windows keep water out. Being that basements are below ground, they are always susceptible to flooding. A leaky window will result in some degree of flooding. So, basement windows must remain in good repair and seal tightly when closed. Also, the ground near the window must have proper drainage and not funnel water to the window. External attachments can be purchased, such as a foot tall shield around the basement window, keeping water and debris away.

Basement Windows and Safety

Another thing to keep out is burglars, because any window at ground level is an inviting target. A simple glass window can easily be broken with a rock or boot. So, reinforcing basement windows or building them with glass bricks is a common solution. Other solutions involve window coverings or use of a cross brace. There are several steps you can take to prevent burglary. It is also recommended that the basement be locked from the inside, so burglars cannot enter the main residence from the basement.

Basement Windows and Cold

Finally, in colder climates, basement windows are a common location for cold air to leak into a home. To prevent higher heating bills, it is important that the windows seals have additional forms of insulation to hold in heat.

Basement Window Requirements

The International Residential Code states that windows must be 24"W X 20"H to allow occupants to escape in case of fire, or for firefighters to enter if needed. Different municipalities may have other requirements, but in general, at least one window is required in a basement. If a basement is meant for storage, the number of windows is not important, but if a basement is for living space, it is generally advised to have as many windows as possible to allow in more light. Overall, a basement window brings more concerns than simply being a window. However, once addressed, they present no more trouble to a homeowner than any other window.

From the Lighter Side

You know you're getting old when you stoop to tie your shoelaces and wonder what else you could do while you're down there.

-- George Burns

Before you criticize someone, you should walk a mile in his or her shoes. That way, when you criticize them, you are a mile away from them, and you have their shoes."

-- Frieda Norris

Thank you for allowing me to spend some time with you.

Jim Breer
Better Home Inspections