



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
New Hampshire License Number 00010 (Effective 8/2009)
Energy Tune Up Inspection
Certified for Radon testing
Vermont Certified Lead EMP Inspector and contractor

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.

Personal News
GREAT NEWS

I have started to do inspections. On a limited schedule. Rosemary has been helping me during the inspections with getting my tools where I need them. I am again able to complete inspections in a thorough and comprehensive manner as before. Call today to schedule an inspection
We are so thankful and humbled by the many well wishings and generosity of so many of you. Thank you. I look forward to seeing you all again soon.

NEWSLETTER

Dear Friends and Colleagues: I am submitting the same fall newsletter as last year. It seems to be very helpful to get ready for winter.

I also was recently accepted to be **licensed** to do inspections in New Hampshire. A **licensed** home inspector will be required for all home inspections after January 1, 2010 in New Hampshire.

Fall & Winter Home Maintenance Tips

Before the weather grows colder it's important to prepare for the winter months to prevent costly damage. Below are the fall preventative home maintenance steps that every homeowner should follow.

Gutters and Downspouts

- Clean gutters and downspouts frequently throughout fall to prevent build up of leaves and other debris. Neglected gutters can lead to wood rot problems and pest infestations, not to mention ruined gutters.
- Be sure water is not coming down behind gutters and that all support brackets are securely in place.
- Ensure that water drains properly and doesn't pool. Pooling can cause damage to foundations, driveways, and walkways.

Windows and Doors

- Change summer screens to cool weather storm windows and doors.
- Inspect and repair any loose or damaged window or door frames.
- Install weather stripping or caulking around windows and doors to prevent drafts and to lower heating bills.

Heating Systems

- Replace the filter in your furnace.
- Consider having a heating professional check your heating system to ensure optimal performance and discover minor problems before they turn into costly major repairs.
- Clean your ducts to better your heating system's efficiency as well as to reduce household dust and to provide relief to those with respiratory problems.

Plumbing

- To prevent pipes freezing and bursting, ensure that the pipes are well insulated.
- Know how to locate and turn off the water shut-off valve in case pipes do freeze.

Chimney and Fireplace

- Call a professional in to inspect and clean your chimney. Fireplaces that are regularly used during the season should have an annual cleaning to prevent dangerous chimney fires.
- Test your fireplace flue for a tight seal when closed.

Attic ventilation

- Be sure attic insulation doesn't cover vents in the eaves to prevent winter ice dams on the roof.
- Be sure ridge vents and vents at eaves are free of plants and debris.
- Check bird and rodent screens for attic vents to prevent any unwanted guests.

Landscape and Yard work

- Although grass appears to stop growing in the fall, the roots are actually growing deeper to prepare for winter. Now is the best time to fertilize and reseed your lawn.
- Prune your trees and shrubs after the leaves turn to encourage healthy growth.
- Trim any tree limbs that are dangerously close to power lines or the roof of your house. Heavy snow and ice can cause damage in the winter.

Tip of the month:

Pool Covers. It is about the end of the season for pools in our area. For the safety of all beings, human and animal, be sure that the covers are installed as per the manufacturer recommends. Make sure the pool area fencing and gating is in proper working order and the gates are locked from the inside to prevent unwelcome intruders.

What a home is:

A roof to keep out the rain. Four walls to keep out the wind. Floors to keep out the cold. Yes, but home is more than that. It is the laugh of a baby, the song of a mother, the strength of a father. Warmth of living hearts, light from happy eyes, kindness, loyalty, comradeship. Home is first school and first church for young ones, where they learn what is right, what is good and what is kind. Where they go for comfort when they are hurt or sick. Where joy is shared and sorrow eased. Where fathers and mothers are respected and loved. Where children are wanted. Where the simplest food is good enough for kings because it is earned. Where money is not so important as loving-kindness. Where even the teakettle sings from happiness. That is a home.

From the lighter side

A lonely frog, desperate for any form of company telephoned the Psychic Hotline to find out what his future has in store.

His Personal Psychic Advisor advises him, "You are going to meet a beautiful young girl who will want to know everything about you."

The frog is thrilled and says, "This is great! Where will I meet her, at work, at a party?"

"No" says the psychic, "in a Biology class."

See you soon.

Jim Breer
Better Home Inspections

