



Winter 2008

House Notes

Associated Master Inspectors • P.O. Box 230966 • Tigard, Oregon 97281 • 503.236.1812

The Person behind the Voice

- Visit our website at www.amipdx.com for maintenance tips and service provider recommendations
- Call Lisa in our office at 503.236.1812 to schedule an inspection



Lisa Downey keeps AMI on track, schedules our inspections and makes all of our lives a lot easier!

Lisa grew up in Portland, graduated from Willamette University, and previously worked for Delta Air Lines in Customer Service Management. She joined AMI in 2005.

We're very lucky to have Lisa on our team. If you have a minute, say hello the next time you call for an inspection. Now you know who you're talking to!

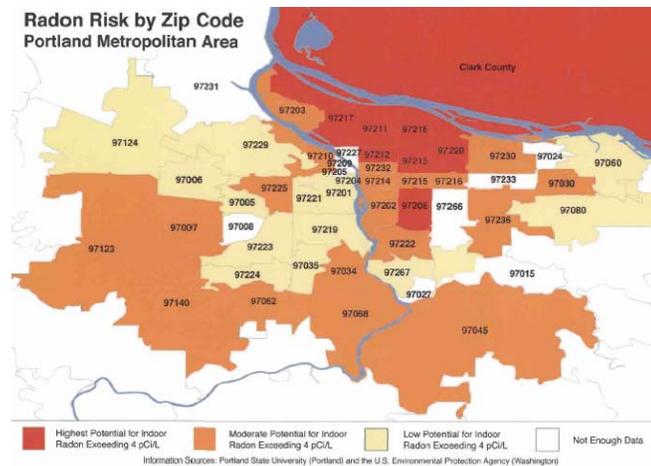
What's the Deal with Radon?

Radon is an invisible, odorless and tasteless radioactive gas that can cause cancer. In fact, it is the second leading cause of lung cancer in the U.S. For further information, go to

www.epa.gov/radiation/docs/assessment/402-r-03-003.pdf.

Radon testing is the only way to determine a home's radon levels. AMI does not test for radon. We have listed a few companies that can test for radon below. If you have a client concerned about radon, please consult a specialist for advice on testing and on how to proceed. (Source: U.S. EPA 402-K-05-005, May 2005 booklet "Home Buyer's and Seller's Guide to Radon")

As a guide, the U.S. Environmental Protection Agency in Washington and Portland State University created a map of the Portland area that rates the risk of elevated levels of radon in the home.



For a larger view of the map (or to save it to your files for future use), click here: <http://www.masterinspectors.com/Radon%20map.pdf>

Spring suggestions

Check your crawlspaces for standing water - if you see any, contact us for advice or select a drainage contractor from our Contractors and Service Providers Listing at http://www.masterinspectors.com/ami_contractor_list.pdf

Open the crawlspace foundation vents as soon as the weather is warm enough that you're not using your furnace on a regular basis.

Some local companies that can test for radon are:
EcoTech: 503-493-1040
Certified Environmental Consulting: 503-221-7904



The Importance of Kick-out Flashing



You've heard the old saying, "It's the little things that matter." Well this is particularly true with your home. In homes where gutters die into the side wall of a home, there is the potential for moisture issues. Problems arise when rain runs down the roof along the side of the wall and into the gutter. If the water is not purposely directed into the gutter, water may seep between the gutter end cap and the wall. Often the siding is notched in this area leaving a small gap where water can make its way into the interior of the wall. To the rescue is a small piece of "L" shaped metal, called kick-out or diverter flashing. This flashing slips under the wall flashing and then is angled out to direct water into the gutter instead of down the wall where it could possibly penetrate into your home and cause unseen moisture damage. The picture here shows what a typical piece of properly installed diverter flashing looks like. If you have areas like this on your home, you may want to check for properly installed kick-out flashing before you develop a moisture problem.

For the full article including more photos of kick-out flashing issues, please see our website, or click here:

<http://www.master-inspectors.com/pdf/kick-out-flashing-information.pdf>

Notices/Announcements

The Bosco-Milligan Foundation is scheduled to present the following lectures:



- "City Permits & Inspections - what every old house owner should know" on Jan. 26 from 10-11:30 am
- "The Vocabulary of Architecture" on Feb. 9th from 10-11:30
- "Preserving the Historic Record of Your Home & Family" on Feb. 16th from 1-2:30 pm
- "Window Pains: Wood window repairs" on March 1st from 1-3:00 pm
- "The Visionary Aspects of the Arts & Crafts Movement" on March 8th from 10-11:30 am

For more information see their website at www.visitahc.org or call 503-231-7264



Website Fun

Please see the new Discounts and Promotions tab on our website www.amipdx.com for fun ways to earn discounts on future inspections!