



Fall 2007

# House Notes

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

## Our New Newsletter!

- Visit our website at [www.amipdx.com](http://www.amipdx.com) for maintenance tips and service provider recommendations
- Call our office at 503.236.1812 to schedule an inspection

Welcome to the first edition of the AMI Newsletter. We hope you will take a few minutes from your busy day and enjoy what we have put together, and that you will share it with your friends, clients and/or colleagues.

We dedicate this first edition to you. Whether you have had a long term relationship with AMI or are just beginning, it is our pleasure and privilege to work with you.

Thank you,  
Toby, Mark, Charlie, Lane, and Lisa  
The Associated Master Inspectors Team

We would like to thank Angie's List for acknowledging us with the 2006 Angie's List Super Service Award®. This award is based on achieving and maintaining a superior service rating on Angie's List throughout 2006.

### Did you know???

Poor drainage and clogged roof gutters and downspouts outside can lead to significant water damage *inside* your home.

### Useful Consumer Website

Where can you check for recalls on your vehicle and find the five-star crash tests and rollover ratings since 1990 on almost every make and model of car? Where can you learn the brand names of the 2.5 million dishwashers GE built and sold in stores from September 1997 through December 2001? The most recent consumer products, motor vehicles, boats, food, medicine / cosmetics and environmental products found to be unsafe, hazardous or defective by the government agency with jurisdiction can all be found at [www.recalls.gov](http://www.recalls.gov).

*As reported in the ASHI Reporter, a publication of the American Society of Home Inspectors.*

### General Tips for Preventing Water Damage in Your Home

Periodically check for hidden leaks in the main water line feeding your home:

1. Turn off all faucets and water using appliances.
2. Record your water meter reading
3. Wait 15 minutes (be sure not to flush any toilets during that time.
4. Check the water meter again.

If the flow indicator is spinning, or the meter reading has changed although you have used no water, you may have a leak in your water main or irrigation system, or you may have a faulty toilet flush mechanism. Time to call a plumber!



## HUD/FHA Modernization Bill

(Washington, D.C.) Earlier this year the House Committee on Financial Services introduced HR 1852, the Expanding American Homeownership Act of 2007. This bill strives to modernize HUD/FHA and facilitate more home sales using FHA financing. Some goals of this bill are:

1. to provide flexibility to FHA to allow for the insurance of housing loans for low- and moderate-income homebuyers during all economic cycles in the mortgage market;
2. to modernize the FHA single family mortgage insurance program by making it more reflective of enhancements to loan-level risk assessments and changes to the mortgage market; and
3. to adjust the loan limits for the single family mortgage insurance program to reflect rising house prices and the increased costs associated with new construction.



This picture gives new meaning to the term "high drop-out rate."

The modernization bill would establish certain borrower protections, including mortgage disclosures and mortgagor counseling, as mandatory for higher risk mortgages.

For more information, visit [www.hud.gov](http://www.hud.gov).



*Summer's over,  
and fall is here.  
That means winter  
is right around the  
corner. Start  
thinking about  
your home  
winterization  
projects now.*

### Winterization suggestions

Check and repair your crawlspace/foundation screens and vents, and close your vents for the winter months to protect your pipes.

Turn off the water supply to hose spigots, drain the lines, and disconnect hoses for the winter

### Notices/Announcements

- Lane Smith, Jr. (aka Corey), is now a licensed inspector and partner in Price Properties. Price Properties is a member of Associated Master inspectors. Lane is working full time alongside Mark Lindgren. Some of you may remember Lane's father, Lane Sr., our former partner who passed away in February of 2006. We are pleased to have Lane Jr. on our team.
- AMI will be teaching Home Inspector classes this fall at the Portland Community College Work Force Training Center on S.E. Water Ave. This will be the third year AMI has partnered with PCC to educate new home inspectors. Classes will be Thursday nights from 6:30 pm to 8:30 pm. Registration is at [www.pcc.edu](http://www.pcc.edu).
- Matt Gill has decided to leave AMI and reactivate his previous company, Discovery Inspections, and is currently performing inspections under that name.

