



Carbon Monoxide- Always Dangerous

December means heating. In many homes heat is produced by a combustion appliance, raising concerns for Carbon Monoxide exposure.

Actually, any season spells CO danger if gas or oil water heaters are used in the home year around. Gas ranges have been killers, also.

Here is an alarming late spring story from six months ago. Dr. and Mrs. Kranz lived in a Long Island NY residence. On the first hot day last spring, they turned on the central air conditioning system, but forgot to turn off their oil-fired boiler that was still operating for heat. Apparently, the air handler created negative pressure in the equipment room, causing the boiler flue to spill carbon monoxide into the home. The air handler's return in that area pulled the carbon monoxide into the duct system, distributing CO throughout the home, killing all six people who were asleep in the home.

Substitute a gas or oil fired water heater in your home and this same thing could occur. One aspect of a

comprehensive energy audit under Building Performance Institute protocols is to check for combustion safety in the CAZ (combustion appliance zone). It is not uncommon to discover a CO problem.

Typically it is low levels of CO that are detected. Persistent lower levels of carbon monoxide exposure are now being linked to brain damage, Parkinson's, Alzheimer's, and numerous other chronic health problems. Age has a lot to do with exposure levels and health impact, as children, pregnant women and the elderly are particularly susceptible.

Combustion appliances should be maintained annually by a qualified technician. Gas fired generators or space heaters should not be used indoors. In addition, a CO detector should be on every level and near every bedroom. Guaranteed, within the next sixty days, we will read or hear a report of a preventable carbon monoxide tragedy in someone's home.

FROM THE DESK OF ARTHUR S. LAZEROW

HAPPY HOLIDAYS TO ALL!

This holiday season mercifully puts an end to 2009. We are thankful to have survived intact as a company. Hopefully, 2010 will be a better year for all businesses.

I know many Realtors agree that 2009 was a struggle. From a Realtor's viewpoint, too much product and too few buyers made for tense times. In just two years, listings went from gold to worrisome. The news media has only recently been encouraging to potential buyers. Sales numbers in many jurisdictions are heartening. In fact, it's a great time to buy. Prices have moderated and interest rates remain historically low. Plus, the first-time buyer's tax credit has supported an active market these past six months, and its extension through April 2010 will continue to buoy the market.

Happy Holidays to All! Our entire staff: Inspectors Quintin Satterfield, Robert Montiel, Marty Blackwood, Rodney Shull, Lee Eyler, and Joe Dempsey; marketing director Jack Mayo; and our administrative staff, Sandy Watkins (general manager) and her assistant Bobbi Atkins, Terry Toms (accounting) and her assistant Monica Beane, and Tina Yarborough (scheduling) join me in wishing you and yours the happiest of holiday seasons and a joyous New Year.

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The NCCA is the most recognized and respected independent organization in the field of personnel certification. Gaining accreditation by NCCA places ASHI in an

elite group of only 100 professional organizations. To gain accreditation, ASHI's standards of performance and membership accreditation procedures were reviewed and determined to meet the exacting standards of the NCCA. This task that took over two years and final approval is a source of pride for all ASHI members.

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