

insights

JANUARY 2010

INSPECTION INFORMATION FROM ALBAN INSPECTIONS



alban inspections

A FULL SPECTRUM OF SERVICES
property environmental energy education



15th Anniversary of Alban

We didn't make a big deal of the fact that September 2009 marked the fifteenth anniversary of Alban Inspections' founding. Deep in a recession, the struggle to keep our inspectors busy and our administrative staff paid made this milestone seem unimportant. In retrospect, however, fifteen years in business and service to our home buying clients, the Realtors who serve their needs, property owners, and rental property owners and managers is a memorable accomplishment.

Think of the amount of work performed. 18,000 home inspections, 8,000 lead-based paint inspections and 5,000 environmental tests are remarkable. But even more significant is the quality of

the people we have been honored to work with as colleagues. George Ash and Fred Nugent were favorites who worked diligently, enjoyed outstanding careers as home inspectors and left Alban for other interests.

With the exception of Joe Dempsey (3 years), all of our current Alban home and lead inspectors have been with Alban over 8 years each. Our administrative staff has been stable for over 5 years or more, and grown as our workload increased with management of Glass Guru and Home Energy Team. I am proud to say that our current administrative staff is the finest and most efficient group of people to serve Alban and our property management division in my thirty-nine years in business.

Sixteen years ago Sandy Watkins, Terry Toms and I sat in my office and vowed to find a business that we could enjoy and have fun with for the last 20 years of our economically productive lives. We collectively hated home building but knew we were perfectly suited for the service industry. We were much younger then and 20 years seemed an eternity. Sandy found a flyer about home inspection training, which was the trigger for where we are today. In five years from now, one of us will be in his seventies and undoubtedly put out to the pasture. No one at Alban has any regrets. And we have had fun. Happy Anniversary to everyone associated with Alban Inspections.

Arthur S. Lazrow

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FROM QUINTIN SATTERFIELD, CHIEF ALBAN LEAD PAINT INSPECTOR

EPA Contractor Regulations are Problematic

April 2010 marks the date EPA gets into the pockets of every rental property owner. From that date forward, whenever a contractor or property owner performs maintenance on a property built prior to 1978 containing a child under age six or a pregnant woman, various lead safe practices must be accomplished, including a lead inspection by a certified lead inspector, or by a contractor or property owner who has undergone mandatory lead paint training. Untrained contractors or property owners will be prohibited from performing maintenance or renovation work.

Notice the emphasis on property owner. Even property owners must comply with this regulation. In the past, an owner could do his or her own work without restriction.

Commencing in April, about the only self-help work left will be pre-occupancy cleaning. Pick up a hammer or screwdriver and the regs kick in. Property owners must get training to perform their own work.

One helpful aspect of these regulations is that any portion of a property certified to be lead-free is exempt from the regs. Many properties have been found only to contain lead paint on exterior surfaces or just the front apartment door and door frame. With our certification in hand, contractors cannot stick it to our clients.

Call Alban's lead paint division if we can advise you about these regulations or perform a lead-free inspection on your rental property built before 1978.

Weekend Scheduling Now Available! Call 1-800-822-7200 and leave a message. The Professional Development Institute and Camelot Real Estate Academy are proud to offer continuing education courses taught by Alban Inspectors in Real Estate Offices! Call Tina for more information to schedule one of these educational seminars, or to schedule one of our many services at 800-822-7200 or 301-662-6565.

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