

Buying a House

in the New England/New York Regions, put
IN PERSPECTIVE

by Peter Seirup, P.E.

Termites

Water Wells

Septic Systems

Environmental Concerns

What Matters?

What doesn't matter?




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THE PURPOSE OF THIS BOOKLET

My goal is to help reduce the stress level of the home buying process.

Over the three decades which I have been guiding buyers through the technical aspects of their new homes, I have observed two distinct trends:

1. Increasing complexity of the subject matter, particularly in the area of environmental concerns;
2. A growing compulsion among homebuyers to do everything in the very best way possible for their families.

Together these two trends have taken much of the fun out of buying a new home and even pushed some people to the edge.

In this booklet I try to put things into perspective by answering commonly asked questions. I also philosophize just a bit. After getting feedback from over 10,000 home inspections, I feel qualified to do this on your behalf.

Hopefully this guidance will help you sort out priorities in your own mind so that you can move forward in an organized and calm fashion and have some fun with this adventure!



Peter Seirup, P.E.
Licensed Professional Engineer
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WHAT MATTERS?

PICKING THE RIGHT HOUSE

What matters most is that you find a house that your family can peacefully enjoy. The most important thing is that you like the house. Don't lose that idea in the noise from all the other issues.

MASTERING NEW TERRITORY

Maybe you will have to come to grips with having a water well or a septic system. Most of us around here live this way quite comfortably. Take the time to understand what these systems do and how to treat them. Have appropriate inspections performed so you better understand what conditions or risks you are accepting.

ENVIRONMENTAL COMFORT

Sure there are environmental checks to be done and maybe even some corrective action may be necessary. Luckily, these things are manageable.

SERIOUS DEFICIENCIES

Make sure you have a qualified Home Inspector look for deficiencies that could seriously compromise habitability. If any such deficiencies discovered are a surprise, then you can probably work out a fair arrangement with the seller. Get help on this from your real estate professional and your lawyer.

WHAT DOESN'T MATTER?

NORMAL WEAR AND TEAR

If you look carefully, you will probably see a lot of normal wear and tear throughout the house. That is life in all but brand new homes. If the house was an antique, they would call the wear and tear "charm".

You won't be left on your own after you move in. There are plenty of good tradespeople to help you take care of your home. Your Home Inspector should be able to advise you if you are getting mixed signals from the repair community. Just pick up the phone. Moving to new territory should be a positive adventure!

ENVIRONMENTAL CONCERNS

GENERAL DISCUSSION

No other category of issues has reduced the fun of buying a new home like environmental concerns. It seems that every few years, there is another environmental issue which focuses a huge share of attention away from other things. But the other things do not go away. There are at least two lessons to learn from this:

- 1) New frightening issues normally fade with time into more routine and manageable concerns.
- 2) The routine concerns still deserve some attention for proper management.

Management of an environmental concern might best start by dissecting it into two parts:

- 1) The health issue; and
- 2) The economic issue.

First, quantify the health issue by doing the appropriate research or testing. Compare the results to existing standards and your personal circumstances. Decide if some mitigation or abatement is appropriate.

The economic issue centers around how any necessary action will be paid for. Get help on this from your real estate professional or your lawyer.

ASBESTOS

WHERE IS IT?

Asbestos, once considered a miracle product given its extreme resistance to high temperatures and decay, gradually found its way into thousands of products. Luckily, only a few of these products are regularly found in homes in a form that could easily make harmful dust.

The most common asbestos problem area in local houses is insulation on pre-1960's steam or hot water heating pipes. We also occasionally find asbestos insulation on pre-1960 heating ducts or water supply pipes.

WHAT IS WRONG WITH ASBESTOS?

It is breathing asbestos dust that is dangerous. Otherwise it is harmless. History has clearly shown that repeated high exposure to asbestos dust significantly increases the risk of getting lung cancer. Studies have shown, however, that health risks from household asbestos exposures are far less. In fact, economic studies have shown that much of the money spent on asbestos abatement in the 1980's would have had more positive health and safety impact if spent elsewhere.

WHAT SHOULD I DO?

- 1) Hire a Home Inspector who will point out the common forms of asbestos if he/she sees them. Home Inspectors, however, do not guarantee an asbestos-free home.

- 2) At your discretion, hire a toxic-material specialist to do a more thorough inspection for asbestos. Applying your inspection dollars elsewhere would probably be more productive, however.

- 3) If asbestos is found in reasonable condition and not likely to be disturbed, the EPA now believes it should be left in place. If it is in poor condition, however, and in an area of high use, then abatement by either encapsulation or complete removal should probably be carried out. Any abatement work should be performed by professionals following EPA protocol. More information on asbestos is available from the EPA (<http://epa.gov/asbestos/>) and asbestos abatement contractors.

BURIED OIL TANKS

WHAT IS THE PROBLEM?

It was standard procedure locally during the 1960s, 70s and 80s to bury home heating oil tanks. Eventually steel tanks rust through and leak. Oil spills are unacceptable and expensive to clean up. Whomever owns the spill when it is discovered has to clean it up.

WHAT SHOULD I DO NOW?

Try not to buy an oil spill with the house.

If there is a buried oil tank present, then ask the owners to have it professionally removed prior to your purchase. If an oil spill is found in the process, then the owners are required to clean it up. Have the paperwork for the removal process forwarded to your lawyer for approval.

There is no requirement that an owner remove a buried tank unless it is found to have leaked. It is, however, becoming customary that such a removal is a condition of sale unless the tank is less than ten years old.

If for some reason you decide to take responsibility for the cost of removal of an existing buried tank and installation of a new above ground tank, then ask that you be given permission to have the changeover made while the present owners still own the house so that if a spill is discovered in the process they can pay to have their spilled oil cleaned up.

EMF (FROM POWER LINES)

EMF (electro-magnetic fields) are created by anything carrying electrical current- most notably high tension power lines. There is some non-conclusive evidence that there may be health risks associated with long-term exposure to EMF.

Luckily, the intensity of the EMF depends on the closeness of the power source. Careful measurements often demonstrate that the EMF created in a home by an electric stove is greater than the EMF created by overhead power lines on the adjoining property.

Measurements can be taken on your behalf if this issue concerns you. The power company sometimes will do this as a free service.

UFFI

Urea formaldehyde foam insulation (UFFI) was a very effective material during the late 1970's for improving the wall insulation of existing homes. It could migrate inside walls to fill voids far better than any other material when thin insulation was already present in those walls.

Sometimes, particularly if formulated improperly, the UFFI would give off formaldehyde gas, especially during hot and humid weather. Formaldehyde gas is an irritant and even potential carcinogen in the extreme. UFFI was therefore promptly banned.

UFFI is practically a non-issue health-wise. Nowadays, old UFFI, however, is more apt to off-gas during prolonged hot and humid weather. Nevertheless, when it does, the formaldehyde off-gassing is still less than from the cabinetry, carpets and subflooring in newer homes. If UFFI is discovered during your home inspection, consider installing central air conditioning to control hot and humid conditions.

LEAD

Lead is a serious toxin. Luckily, it is manageable.

Lead has been known as a toxin for centuries. Continuing trends toward greater safety have brought lead into the spotlight again. Lead is most poisonous to children under the age of 7. Most of us survived lead's health risks as children. Today, however, many parents want to understand these risks better.

Occasionally, lead-in-drinking-water tests yield results that are above the new strict guidelines. Such tests can be performed as part of a home inspection. Water treatment is available as necessary.

Lead in household dust from lead-based paint is the more common source of lead poisoning. Lead-based paint was not banned until 1978 which puts all older housing at risk. It is not the presence of the lead-based paint alone that creates the hazard. The hazard is ingesting any dust created by the lead-painted surfaces.

Routine maintenance of homes (and children!) makes a world of difference. Statistics show that lead poisoning is far more prevalent in poor urban areas.

EPA lead-based paint control protocols focus on lead-based paint "hazard" rather than lead-based paint presence. Also this legislation focuses on "in-place management" rather than removal of the paint.

At your discretion, a specialist can be hired to either:

1. test for the presence of lead-based paint, or
2. perform a lead paint hazard risk assessment. Also, more information on the subject is available from a number of governmental agencies and private organizations.

The lead hazard must be taken seriously ... and addressed rationally.

MOLD

Mold is part of the environment and has been essentially forever.

Most people are not seriously affected by most molds.

The recent spotlight on mold fills the void created by the public's fading interest in radon, lead, asbestos and other important but manageable environmental subjects.

But mold has not only "come of age" because of our society's thirst for another issue. Some people are very seriously affected by some molds. Certain molds can affect most people.

Also trends in construction practice can amplify the growth of mold in some homes. One such trend is the change toward soft wall and ceiling surfaces such as wallboard instead of real plaster.

Another local trend that can promote mold growth is the shift away from hot water radiator heat toward ducted warm air heating systems with humidifiers. Finally, the trend toward more energy efficient tighter houses can increase moisture build up in the structure and reduce cleansing air changes.

WHAT SHOULD I DO WHEN BUYING A HOUSE?

Hire the most qualified home inspector you can find to evaluate all the traditional subjects such as the roof, structure and heating. In the process, he will compare the house in question to an average local home with regard to moisture and mustiness.

If the home inspection reveals dampness issues, or if you have a historical sensitivity to mold, then consider a mold screening evaluation of the house by an Environmental Laboratory. Your home inspector may have an arrangement with such a lab. Screening measurements need to be carefully taken to compare indoor and outdoor spore counts for various molds.

RADON IN AIR

WHAT IS IT?

By now you have probably heard of the naturally occurring, invisible, odorless radioactive soil gas called radon that seeps up out of the ground in parts of this country. Like many other areas of the U.S., the Northeast is susceptible to this problem.

WHAT IS WRONG WITH IT?

If the house is located over high radon soil or rock, then unacceptable levels of radon may accumulate in the house. High enough exposure to radon for long enough periods of time increases one's chance of getting lung cancer.

WHAT DO I DO NOW?

Have a screening test for radon in air performed. This should tell you if the radon level in the house you are buying is low, high or borderline. Most Home Inspectors can administer a radon test for you.

Since radon in air levels vary substantially from hour to hour, day to day and season to season, for various reasons, do not think of your test results as a hard number. These are screening tests.

Radon mitigation systems are available (at a usual cost of around \$1,000) for houses with high readings. Systems are often installed at houses with borderline readings at the discretion of the people involved. There may already be a system present at the house you are considering.

WHAT DO I DO WHEN I OWN THE HOUSE?

Live normally and enjoy the home.

While the actual radon level will fluctuate up and down over time, chances are there will not be a systematic trend toward more or less radon. Nevertheless, retesting every few years might be best.

If you have a radon mitigation system, check the built-in monitor from time to time to make sure the system continues to operate. It would also be prudent to test the radon level in the house every few years to make sure the system's operation remains effective.

RADON IN WELL WATER

WHAT IS IT?

It is the same invisible radioactive gas that can seep out of the ground into a house through the basement. Since water wells are drilled deep into water-bearing rock, the water absorbs radon if radon is present in that rock.

WHAT IS WRONG WITH IT?

When you use water (particularly for showering), the radon is released into the air. Breathing the radon is unhealthy, as described on the previous page.

WHAT DO I DO NOW?

Have the well water tested for radon by a lab. Most Home Inspectors can administer this for you. While radon in the well water itself should not vary widely over time, there is always some variation in testing. This is because radon gas easily escapes water and some is lost even during careful sampling.

If the radon level in the well water is elevated, there are reliable treatment systems available to eliminate it. A more detailed discussion of what constitutes “elevated” is available in document titled “Radon in Air Interpretation” available on the “Reference Information” page of our website: www.homedirections.net

WHAT DO I DO WHEN I OWN THE HOUSE?

Live normally and enjoy the home.

While theoretically, the radon level in the well water should not change systematically over time, it might be best to retest every few years just to be sure.

If you have a radon in well water reduction system, have it serviced from time to time, consistent with the recommendations of the installer.

TERMITES

WHAT ARE THEY?

Termites are little bugs that help nature with the essential job of turning fallen trees and other cellulose back into soil.

WHAT IS WRONG WITH THEM?

They will also turn the wood in your house back into soil if you let them! Luckily, termites are not as aggressive in the northeast as in some parts of the country. Nevertheless, they still affect somewhere around 25% of the houses here.

WHAT SHOULD I DO NOW?

Have a Home Inspector you trust look for structural damage from termites as part of the home inspection. If he/she finds termite damaged wood, he/she should tell you what to do. Minor damage may not need any repair. Major damage may need to be evaluated by an engineer or a contractor.

If your Home Inspector sees any evidence of termites, then a pest control company should advise as to what treatment, if any, is appropriate.

If your Home Inspector does not see any evidence of termites, you still may want to have a pest control company come advise. A good pest control operator is not only a specialist but he will devote more time to looking for termites than is practically allocated during a home inspection.

WHAT SHOULD I DO WHEN I OWN THE HOUSE?

Have a pest control company inspect for termites every two years. Because termites are covert by nature, they often are not noticeable, particularly when they are getting started. The sooner you catch them, the better. Termites will generally not do serious damage to a house in a two year period in this part of the country.

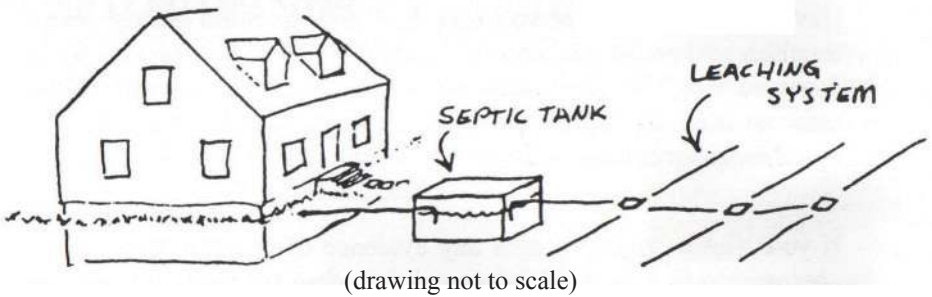
SEPTIC SYSTEMS

WHY DO WE HAVE THEM?

The mountainous and rocky terrain in much of the northeastern U.S. requires that houses be further apart. This makes public sewers prohibitively expensive.

HOW DO THEY WORK?

Wastewater and solids leave the house and enter the septic tank. There, solids are held back for bacterial digestion and water is allowed to flow beyond to the leaching portion of the system.



The leaching system, which may be made of trenches, seepage pits or galleries allows waste water to reenter the earth.

HOW DO THEY FAIL?

Similar to most other house components, septic systems require routine maintenance. Also, certain repairs may be necessary from time to time to keep the septic system working properly. Leaching systems eventually become clogged with organics from age and use. This prevents them from percolating wastewater back into the earth at a reasonable rate. Wastewater surfacing in the yard usually results. The lifespan of a septic leaching system depends a lot on how well it was installed and maintained, how much it is used and how good the soil and surrounding drainage are.

WHAT SHOULD I DO NOW?

- 1) Have a Home Inspector you trust do an aboveground septic system screening test (push test) as part of the home inspection. He should, through observation and running a specific reasonable amount of water, determine if the system is functioning at the time of the inspection. He should also try to assess the risk of having a marginal system.
- 2) You should follow up the Home Inspector's observations by contacting both the septic service company and homeowner to find out if they are aware of any problems with the system.
- 3) At your discretion, hire a septic system specialist to do an underground inspection of the leaching system. Your decision on whether or not to do this should depend upon the risk of having a marginal system, determined in steps 1 and 2, and your own level of risk aversion. In his inspection, the septic specialist will try to determine if unused portions of the leaching system remain for future use. In general, arranging such an inspection is money well spent for all but relatively new systems.

WHAT SHOULD I DO WHEN I OWN A SEPTIC SYSTEM?

Live normally but within certain prudent guidelines:

- 1) Have the septic tank pumped out every two years to remove residual solids.
- 2) Do not flush fat or grease down your drains.
- 3) Refrain from using a garbage disposal.
- 4) Space out water usage to the extent that it is convenient.

WATER WELLS

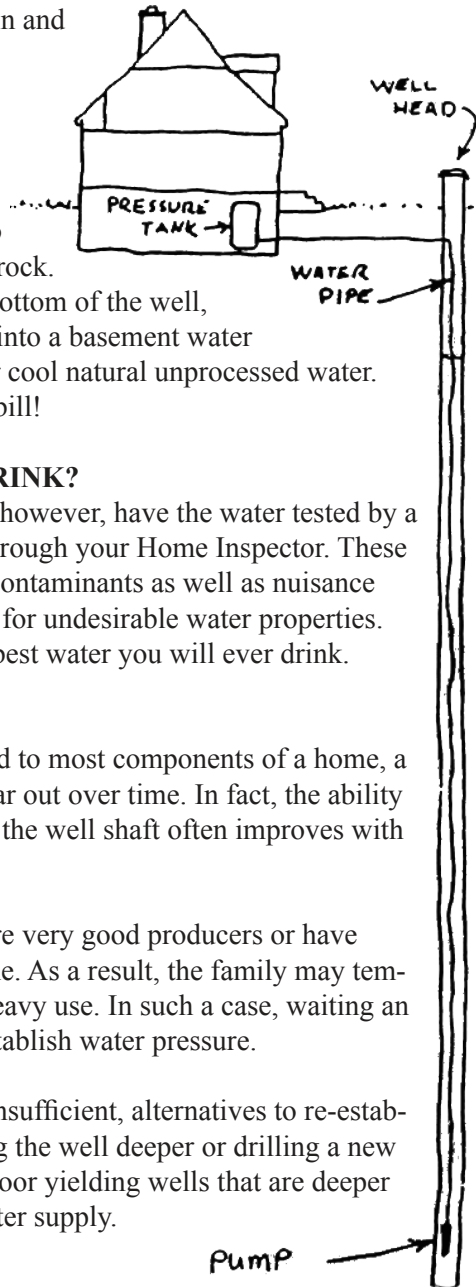
WHY DO WE HAVE THEM?

Where there is hilly, rocky terrain and houses are far apart, it is often not economical to establish a public water supply system.

HOW DO THEY WORK?

A well is a hole drilled deep into our naturally, water-bearing bedrock.

A pump, usually located at the bottom of the well, pushes water up under pressure into a basement water tank. You just turn on the tap for cool natural unprocessed water. And there is no quarterly water bill!



IS THE WATER SAFE TO DRINK?

Most probably yes. You should, however, have the water tested by a lab. Normally this is arranged through your Home Inspector. These tests check for certain possible contaminants as well as nuisance minerals. Treatment is available for undesirable water properties. Likely, this will be some of the best water you will ever drink.

WILL MY WELL GO DRY?

This is very unlikely. As opposed to most components of a home, a well does not systematically wear out over time. In fact, the ability of the earth to resupply water to the well shaft often improves with age.

Some wells, however, never were very good producers or have become less productive over time. As a result, the family may temporarily run out of water after heavy use. In such a case, waiting an hour is usually sufficient to reestablish water pressure.

If a well actually does become insufficient, alternatives to re-establish water supply include drilling the well deeper or drilling a new well. Sometimes hydrofracking poor yielding wells that are deeper than 300 feet can reestablish water supply.

Like with most everything else, repairs are necessary from time to time. Repair needs may include pump replacement. There are plenty of local service people to choose from. Even though there is no bill for this natural unprocessed water, it is not completely free!

WHAT SHOULD I DO NOW?

- 1) Hire a Home Inspector you trust to do a well capacity screening test (push test) as part of his home inspection. Usually by running a specific reasonable amount of water, the inspector can tell if the well is marginal or insufficient. Have the Home Inspector take water samples for laboratory analysis.

- 2) Ask the present homeowner if there has been any trouble with water supply. For houses newer than about 1972, a “well completion report” filed with the Local Health Department should tell you the original well yield rate in gallons per minute.

- 3) Discuss with your Home Inspector the risk of having an undiscovered insufficient well so you can decide if you want to pay for a full yield test. Usually such a test is not justified.

- 4) Use “Interpreting Bacteriological and Chemical Water Test Results” available on the “Reference Information” page of our website: www.homedirections.net to determine if water treatment is necessary and if so, what treatment.

WHAT DO I DO WHEN I OWN A WATER WELL?

Live normally and enjoy the home.

Depending on the type of well water pressure tank present, you may need to charge that tank with air every year or two. Any water conditioning equipment will also need periodic service.

Retesting the well water for quality every year or two is prudent.

ANTIQUE HOUSES

Most people have an interest in things that are preserved from days gone by. Some people actually have a love for antiques ... furniture, cars, tools, you name it. Still others have a dream of someday living in a piece of history: the antique house.

Indeed, living in an antique house is very special, but it isn't for everybody. It can be considered an honor to live in an antique house and a duty to take care of one. Face it, antique houses are fairly rare and "they're not makin' em any more!"

SO WHAT IS ANTIQUE ABOUT AN ANTIQUE HOUSE?

Not the roof. The roof has already been replaced about a half dozen times by now. The heating, plumbing and electrical systems were not part of the house when it was built either. Some of the original siding and windows, however, may remain. And likely much of the foundation and wood frame structure date to original construction. The chimney could be new or old but there are likely antique fireplaces. The level of authentic interior finishes varies.

WHAT EXPECTATIONS ARE REALISTIC?

You don't buy an antique car for economy, power or handling. You usually don't buy antique furniture for its blemish-free finish. Similarly, compared to the average new house, antique homes are weaker, more expensive to maintain and come with compromises to various creature comforts due to not being up to modern standards.

HOW DO I JUDGE?

If you are thinking of buying an antique house, make sure you choose a Home Inspector who is very familiar with this special subject so that he (or she) can identify the strengths and weaknesses of the house, put them in perspective compared to other local antique homes and advise you of what, if anything, needs to be done now and how to take care of the house in the future.

HOUSE STRUCTURES

Most homes locally have wood frame structures. This makes sense because wood is available, affordable and fairly easy to assemble. Also wood frame homes are much easier to add onto or alter than stone, concrete or steel homes.

But what performance should we expect from a wood frame structure over time and what are indications of serious problems?

All wood bends with age. Wood also compresses under constant load, flexes from intermittent load and changes shape with variations in temperature and humidity. Movement from these causes is usually not reason for concern.

Similar movement patterns can also occur from weakness developed from termite damage, water damage or amateurish alterations. Sometimes original built-in defects are ultimately discovered by following up on sagging or cracking.

Progressive deterioration is most important to identify because, it can eventually result in structural failure. Be careful with logic like “it has stood for 80 years so it must be strong”. Don’t forget that every building that ever collapsed stood up until it collapsed!

So how do we know if the sags, cracks or bumps are serious?

A Home Inspector is trained to identify patterns that differ from the norm and can indicate serious lack of structural performance. If the cure is not obvious, he will likely recommend evaluation by an Engineer. If the Home Inspector is an Engineer, he (or she) can usually make a prescription on the spot. Sometimes, however, follow-up invasive investigation or mathematical analysis is necessary.

WHAT IS A HOME INSPECTION?

The profession known as Home Inspection has developed to help people understand better what they are buying.

Most houses cannot be inspected in less than two and a half hours. Depending upon the age, condition and size of the house, the inspection can take considerably longer.

The inspector's mission should be to try to figure out what you need to know. You need to know if there is anything about the house that would seriously affect habitability or force you to spend a lot of money you were not planning on. To figure that out, the inspection should concentrate on 8 major items:

- Roof
- Electrical System
- Foundation
- Heating System
- Chimneys
- Structure
- Water Well System
- Plumbing System
- Septic System
- Fireplaces

Important secondary building components should also be addressed such as: siding, windows, drainage, cooling system, hot water and finishes. To make these evaluations, the inspector should:

Climb on the roof, inspect the foundation and structure for movement and decay, operate the heating equipment, go into accessible crawlspaces and attics, remove circuit breaker panel covers to inspect wires, operate water fixtures and perform a push test on any septic system or water well system.

The inspection should be documented by a full written report, discussing noteworthy observations. **IT IS ESSENTIAL THAT THE IMPLICATIONS OF THE INSPECTOR'S OBSERVATIONS BE PUT IN PERSPECTIVE BY CLEARLY WRITTEN SUGGESTIONS.**

No house is perfect. The professional Home Inspector can help you distinguish between minor imperfections and major problems. Many houses also have components that are significantly better than average. These are worthy of mention.

It is more likely that your house will not have a major problem. Still, by attending the inspection, you will gain understanding of what you are buying. Knowing the construction type, maintenance needs, where things are and how they work can be invaluable. Be there.

RESOLVING ISSUES **DISCOVERED DURING** **HOME INSPECTIONS** **AS EASY AS 1, 2, 3!**

STEP 1

Recognize that an issue exists that needs to be thoughtfully addressed. While the seller may be very comfortable with the status of the house component in question, apparently the buyer and his Home Inspector are not.

STEP 2

Invite the input of an appropriate specialist. It is often best if the buyer and seller can agree on a specialist in the subject of difficulty. Then the specialist can visit the house to make a diagnosis and also a prescription, if necessary. Alternatively either the buyer or seller can choose his own expert. So long as the specialist is credible, his advice is often acceptable to both sides.

STEP 3

Empathize with the other side. As a buyer, understand that there are strengths and weaknesses in all homes. Also understand that to what extent weaknesses effect habitability is a personal subject. A seller on the other hand, must recognize that it could be that he is more tolerant of the weakness in question than most other 21st century families. Also a seller needs to be aware that what used to be a tolerable weakness of his house may have evolved or aged to the stage where action really is appropriate.

In the end, with open minds and the constructive coaching of the real estate agents and lawyers involved, the buyer and seller need to agree on a scope of work and/or financial arrangement that they both feel is fair to both sides.

HOME INSPECTOR CREDENTIALS

Over a decade ago when Connecticut licensed Home Inspectors, the risk of hiring an incompetent inspector in Connecticut went down dramatically. Nevertheless, there remains a wide range of capability and performance between inspection companies.

HIRE AN ASHI INSPECTOR

The American Society of Home Inspectors, ASHI, has been nationally recognized for almost 30 years as the leader in Home Inspection quality standards. ASHI still requires nearly twice as much continuing education every year than is required by the Connecticut Home Inspection licensing law. ASHI members can also draw on a formidable knowledge and experience base among their peer members.

CONSIDER HIRING A PROFESSIONAL ENGINEER

Some ASHI members are also Professional Engineers. When a non-engineering inspector discovers a structural situation at a home that he thinks is serious but he is uncomfortable fully judging, he will likely recommend that an Engineer advise. This means the home buyer has to pay twice.

While most Professional Engineer Home Inspectors charge more for their inspections, the timing (fewer visits) and the total value will likely work out in your favor. This is particularly so when one takes into consideration that the engineering training is brought to bear on each aspect of the inspection.

“Home Inspection by Professional Engineers”

AVOID PAYING TWICE - A substantial part of our business is diagnosing serious problems that other inspectors do discover, but recognize they cannot judge the condition competently (sadly, the non-engineer inspectors often do not recognize the problem in the first place).

We want to help you understand your house. We:

- are Licensed Professional Civil Engineers
- are active in the American Society of Home Inspectors (ASHI)
- have pride in being thorough, constructive and consistent
- are available to advise for years after the inspection
- have an office staff to help you during business hours
- prepare a detailed and customized narrative report containing over 20 pages of observations and suggestions emailed the following business day

ABOUT THE AUTHOR

Peter Seirup has been inspecting houses locally full-time since the early 1980s. His business, Home Directions, inc., is primarily home inspecting. The practice also includes troubleshooting engineering problems for homeowners and advising clients making renovations. All the home inspections are performed personally by Mr. Seirup who is a Licensed Professional Civil Engineer.

We prefer that you be present. The inspection includes a renovation discussion, if desired. You will come away familiar with what you are buying.

“HOME INSPECTIONS BY PROFESSIONAL ENGINEERS”

ENGINEER’S RESUME

Peter Seirup, P.E.

1976 B.S., Civil Engineering, SUNY
1976-78 Intern Engineer
1978-80 M.B.A., Harvard Business School
1980-82 Technical Management
1983 Earned P.E. License and
established Home Directions, inc.
1983-Present Inspected well over 10,000 homes
and buildings, and engineered
thousands of solutions to
structural issues



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CT Professional Engineer License #13055
NY Home Inspector License #16000011844
NY Professional Engineer License #089793-1

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Monday - Friday 8:00 am - 7:00 pm

Saturday 10:00 am - 3:00 pm



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