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CHAMPIA
REAL ESTATE INSPECTIONS

CHAMPIA NEWSLETTER

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Happy Holidays!

Wishing you a season of gladness, a season of cheer, and to top it all off a wonderful year!

Top 9 2019 Christmas Decorating Trends

Curious about what's hot for this Holiday season?? Check out these 9 Trends that are going to be show stoppers for Christmas Decorating this year!

1 #Gingerbread

Gingerbread houses are a fun family tradition to have, so it only makes sense for Gingerbread decorations to be totally trendy!



Each one is unique from the next- in the way it's decorated, its size, and shape! Whether you're a pro baker or a cookie novice in the kitchen, these sweet treats are HOT! HOT! HOT!

2 #Vintage

Vintage will NEVER go out of style! It's a time of tradition passed down from



generation to generation! So don't take that box of old Christmas stuff to the thrift store just yet!

3 #Large Figures

Large figures are great statement pieces that are sure to turn some heads! You



could even put an antique trunk at the base of your Christmas tree and place the figures on top for a super elegant look!

4 #Food

Who says that food needs to stay in the kitchen?!



Hang rainbow macaroons, bright gummy bears, giant donuts and donut trees, and even a martini on your Christmas tree! They're also great for taking your table décor up a notch!

5 #Farmhouse

Thick white and black buffalo plaid ribbon is a staple in this Christmas trend. Wrap some boxes in



brown paper and tie them up with the plaid ribbon or some twine for a beautiful look!

6 #Starburst Lights

These starburst lights are great to add a little more pizzazz to Christmas! You can tuck these into your Christmas tree to give dramatic light, or hang them from the ceiling for a firework-like addition to your tree!



7 #Water Globe Lanterns

With almost any scene or character you could want, these magical lanterns sparkle bright with swirling glitter and LED lights! These are perfect to decorate your mantle, place on a shelf, or use on the coffee table in your living room!



8 #Blue and Red with Delft

The stark white and deep sapphire blue makes quite the statement, pair that with the traditional bold red of Christmas and you've got yourself a



bold, elegant, and simply magnificent color pallet that is unique and sure to turn heads!

9 #Candles

Instead of using a few candles here and there, group quite a few together and watch the light dance off of your walls!



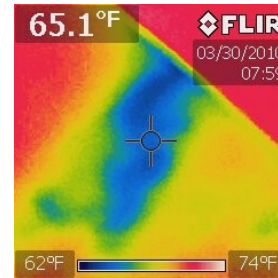
You could even arrange a few on a decorative tray and place it on your coffee table or your entryway table

Champia is committed to providing high-quality inspections for every home, condo or townhouse. We have the experience and knowledge to check homes for structural and mechanical defects along with other issues that may be the result of poor craftsmanship or neglect.

Infrared: Facts and Fiction

A relative new comer to the home inspection tool bag is thermal imaging, or infrared technology. It is unclear whether home inspectors first introduced this new product or consumers started to inquire about infrared. What is clear is that the price and availability of infrared technology has become affordable and more and more home inspectors are using it. An unfortunate result of this increased availability of IR technology has been an influx of untrained inspectors performing infrared inspections. This coupled with unrealistic or uninformed expectations from clients has created a general state of confusion concerning the real capabilities of infrared technology.

In an attempt to clarify these misunderstandings let's look at a typical application for infrared (IR) in a home inspection. The picture on the right was taken with an IR camera and shows a much cooler part of a kitchen vaulted ceiling. The temperature range in the IR photo is from 62 to 74 degrees F. Looking at the date and time one would conclude that the space above the ceiling should be cool this time of day and this time of year. What is causing the change in temperature? Do we have a roof leak? The answer reveals itself in the right picture taken in the attic with a digital camera. The batt insulation has fallen out of place allowing this area of the ceiling to become cooler. The point that must be made here is that the missing insulation would have been discovered during the standard visual inspection of the attic. The IR scan simply helped the inspector provide a graphic for his report highlighting the importance, in temperature differential, of missing insulation.

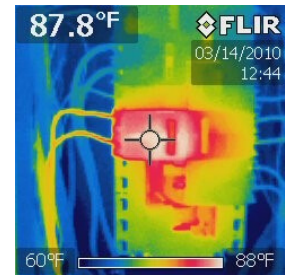
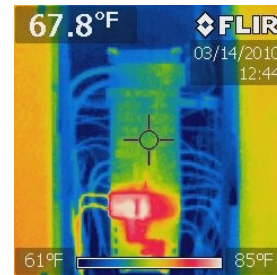


HERE ARE
SOME IR
FACTS:

- *Thermal Imaging cameras cannot see inside walls and ceilings.*
- *Finding a temperature differential with a camera does not insure accurate diagnosis of the cause of the differential.*
- *An infrared picture can be a valuable tool in analyzing some residential and commercial issues that might surface during a standard home inspection.*
- *Other analysis is almost always needed to determine the source of a problem and the appropriate solution.*

THIS SET OF IR PICTURES DEMONSTRATES WHAT HAPPENS WHEN THE TECHNOLOGY IS USED BY AN INADEQUATELY TRAINED INSPECTOR.

Both of the pictures here are of the same electrical panel. The picture on the left shows a circuit breaker that is warmer than the other breakers in the panel. The inspector stated that this could be a fire hazard and recommended that the panel be inspected by a licensed electrician. By properly focusing in on the subject breaker, as indicated by the IR picture on the right, it was revealed that the circuit breaker was operating at almost 88 degrees. This was a double pole circuit breaker feeding 240 volts to an electric water heater and the temperature was absolutely normal. No hazardous condition existed. Misinformed consumers can add to the problems with the perception of IR technology. In our experience almost half the clients requesting that IR be part of their home inspection think the camera can "see inside walls". One local area home inspector actually states in their marketing that their camera can see inside walls and ceilings. It is no wonder with this kind of marketing that confusion exists about the potential of IR technology.



Since there are no required certifications or licensing needed to use an infrared camera anyone representing him/herself as a provider of Thermal Imaging services should at least be a Level 1 Thermographer. This requires a 32 hour class, successfully passing three exams and passing an independent field exercise.

CHAMPIA HAS TRAINED INSPECTORS IN THE USE OF INFRARED THERMOGRAPHY. WE ENCOURAGE ITS USE WITH QUALIFIED INDIVIDUALS AND WILL GLADLY ANSWER ANY QUESTIONS YOU HAVE CONCERNING ITS USE, ADVANTAGES AND LIMITATIONS. WE ALSO HOLD TO THE STANDARDS OF THE AMERICAN SOCIETY OF HOME INSPECTORS, ASHI, WHICH DEFINES WHAT WE DO AS A VISUAL INSPECTION. THE NEW TECHNOLOGY HAS MANY ADVANTAGES BUT SHOULD ONLY BE USED BY QUALIFIED PERSONNEL AS AN ADDITIONAL TOOL TO HELP THE INSPECTOR TO PROVIDE THE MOST THOROUGH INSPECTION POSSIBLE FOR THEIR CLIENTS.