

THE

HOME INSPECTOR



The Association of Home Inspectors

HUD RELEASES 2009 AMERICAN HOUSING SURVEY

U.S. homes today are bigger with more bedrooms and bathrooms than 1973

July 1, 2010, WASHINGTON – Most families with young children live within a mile of a public elementary school. The most common home heating fuel in the U.S. is gas. Only a third of American homes have a working carbon monoxide detector. These are just some of the findings of a comprehensive national sample of the more than 130 million residential housing units released today by the U.S.

Department of Housing and Urban Development.

HUD's **2009 American Housing Survey (AHS)** is the most thorough look inside the homes of millions of Americans and reveals everything from the square footage of the unit to how many homes have front porches, garages or even usable fireplaces. First conducted in 1973, the survey's long-term design allows analysts to trace the characteristics of U.S. housing units and their occupants.

For example, the 2009 survey reveals that significantly more American homes are larger and have more bedrooms and bathrooms than homes 37 years ago. In addition, homes of 1973 were significantly less likely to have central air conditioning and other amenities considered commonplace today.

"This important survey provides us a clear picture of the American home and its occupants," said Dr. Raphael Bostic, HUD's Assistant Secretary for Policy Development and Research. "The housing crisis makes clear the need for continued collection of high quality housing data to help us understand housing markets. The numbers behind this survey not only provide valuable information on the composition of our housing stock, but they also help us monitor the mortgage markets, measure worst-case housing needs, and inform our policy choices."

The 2009 AHS includes enhanced data for five metropolitan areas: Chicago, Detroit, Philadelphia, New York and Northern New Jersey. For the first time ever, the AHS also includes data on disability status of household members. The new AHS also includes two independent metropolitan surveys of New Orleans and Seattle. Last

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conducted in 2004, the New Orleans survey in particular will provide an in-depth progress report of the redevelopment of the metro area following the hurricanes of 2005.

There are 130,112,000 residential housing units in the U.S.; 86 percent of these are occupied. The median age of 'the American home' is 36 years, though the survey finds that homes newly constructed since the 2007 AHS are generally larger, more expensive, have more bedrooms and bathrooms, and are more likely to include amenities such as central air conditioning. Some of the other key findings of the 2009 AHS include: 68 percent of U.S. homes are owner-occupied; 51 percent are located in suburban areas; 29 percent in central cities; and 20 percent outside metropolitan areas; and 18 percent are located in the Northeast; 23 percent in the Midwest; 37 percent in the South; and 22 percent in the West.

Unit Size

- The median size of an occupied home is 1,800 square feet (compared to 1,610 in 1985, the earliest year this information was collected), with owner-occupied units being larger than renter-occupied ones. Newer Homes are also usually larger, with median size of 2,300 square feet.
- Median lot size for single-family homes, including mobile homes, is 0.27 acres (compared to .36 acres in 1973) with owner-occupied units generally having more land than renter-occupied ones.

Rooms

- Most homes (53 percent) have six or more rooms, with owner-occupied units generally having more rooms than renter-occupied ones. In 1973, only 39 percent of homes had six or more rooms. Newly constructed homes generally have more rooms – 65 percent have six or more rooms.
- Most homes have three or more bedrooms (64 percent compared to just 48 percent in 1973). New homes generally have more bedrooms – 80 percent of them have three or more bedrooms.
- More than half of U.S. homes (51 percent) have two or more bathrooms compared to just 19 percent in 1973. Again new units have more bathrooms, with 89 percent of them having two or more bathrooms.

Equipment

- All units have a refrigerator and kitchen sink and almost all homes (99 percent) have a cooking stove or range. Overall 98 percent of units have a full kitchen.
- The most commonly used cooking fuel is electricity (60 percent) followed by piped gas (35 percent).
- Two-thirds of the homes (66 percent) have a dishwasher, 51 percent have a disposal in the kitchen sink and three percent have a trash compactor. New units are more likely to have these amenities.
- More than eight in ten homes have a washing machine (84 percent) and clothes dryer (81 percent).
- About two-thirds of U.S. homes (65 percent) have central air-conditioning and another 21 percent have window units – new units are more likely to have central air-conditioning (89 percent). By contrast, only 17 percent of U.S. homes had central A/C in 1973 although 30 percent contained window units.
- About nine in 10 homes (93 percent) reported a smoke detector while 36 percent reported having a working carbon monoxide detector.

Heating

- About two-thirds of U.S. homes use warm-air furnace for heating; 12 percent use an electric heat pump; and 11 percent use steam or hot water system.
- The most commonly used home heating fuel is piped gas (51 percent) followed by electricity (34 percent), though new units are more likely to use electricity.

Plumbing

- Almost all units (99 percent) have complete plumbing facilities.
- The most commonly used fuel for heating water is piped gas followed by electricity.
- More than eight in ten units (88 percent) receive water from a public system or private company, and the remaining units received water from wells.
- More than nine in ten households rated their water as being safe.
- Eight in ten units use the public sewage disposal system and 20 percent use a septic tank, cesspool or chemical toilet.

Amenities

- Most homes have a telephone (98 percent), porch, deck, balcony or patio (85 percent) and a garage or carport (66 percent).
- About half (48 percent) have a separate dining room and three in ten units (30 percent) report two or more living rooms or recreation rooms.
- About one-third (35 percent) have a usable fireplace.
- New construction is more likely to have all these amenities.

Neighborhood

- 95 percent of units are located close to a grocery or drug store, and 97 percent of residents with access were satisfied with the stores near them.
- Slightly more than half of U.S. homes (54 percent) are located near public transportation, with about seven in ten of the residents (71 percent) living in these units saying that they live within a 10 minute walk to such transportation. However, just 17 percent of households living near public transportation report using it for commuting or school.
- Most communities (90 percent) do not have secured entrances, though new construction is more likely to be in secured communities. Residents, overall, were satisfied with police protection in their communities (91 percent).
- Most residents reported that their neighborhoods did not have vandalized buildings (88 percent), barred windows (84 percent), and trash, litter or junk (89 percent). However, 40 percent of residents said that their streets needed repairs.
- Nearly half the households (45 percent) had access to community amenities such as a community center or clubhouse, trails, golf, daycare, shuttle bus or private beach or park area.
- Noise from traffic was a problem reported by almost one-quarter of residents (23 percent), though fewer resident of new construction found this to be a problem (15 percent).

- Six in ten households with children under the age of 14 years (60 percent) said that there was a public elementary school within one mile of their homes.
- Less than one in ten households with someone 55 years or older (7 percent) reported living in an age-restricted community.

News from the U.S. Department of Energy



**Editors Note: We have included the following two articles from the U.S. Department of Energy to update you on the new opportunities that are being funded which may open up some opportunities in your area for housing energy retrofit and weatherization inspection and training. For more information on new building equipment and appliance standards visit their "Building Technologies" page www.energy.gov/energyefficiency*

DOE Announces \$30 Million for Energy-Efficient Housing Partnerships – July 20, 2010

Washington – The U.S. Department of Energy today announced 15 research and deployment partnerships to help dramatically improve the energy efficiency of American homes. These highly-qualified, multidisciplinary teams will receive a total of up to \$30 million for the initial eighteen months of the projects to deliver innovative energy efficiency strategies to the residential market and address barriers to bringing high-efficiency homes within reach for all Americans. A total of up to \$20 million per year will also be made available for the partnerships for three potential one-year extensions. These research and deployment partnerships will provide technical assistance to retrofit projects and will leverage industry expertise and funding to support DOE's energy efficiency retrofit programs. This effort will support the Department's [Retrofit Ramp-Up initiative](#), announced by Vice President Joe Biden in April, which brings communities, governments, private sector companies and non-profit organizations together to deliver energy-efficiency upgrades – or retrofits – to whole neighborhoods and cities.

"Home energy efficiency is one of the easiest, most immediate and most cost-effective ways to reduce carbon pollution and save money on energy bills, while creating new jobs," said Secretary of Energy Steven Chu. "By developing and using tools to reduce residential energy use, we will spur economic growth here in America and help homeowners make cost-cutting improvements in their homes."

The partnerships announced today will provide additional support to ongoing retrofit initiatives that are making cost-effective energy efficiency retrofits easily accessible to hundreds of thousands of American homes and businesses. These partnerships will research and deploy new technologies and demonstration projects, and provide systems engineering, quality assurance, and outreach for retrofit projects throughout the country.

Existing techniques and technologies in energy efficiency retrofitting – such as air-tight ducts, windows and doors, heating and cooling systems, insulation and caulking – can reduce energy use by up to 40 percent per home and cut energy bills by \$40 billion annually.

The following selections were made through the DOE [Building Technologies Program](#), which forges research partnerships across the residential building industry to develop cost-effective solutions that dramatically reduce the average energy use of housing while improving comfort and quality. To find out more, visit the Buildings Technology Program website.

To further support the broad deployment of energy efficiency building retrofits, DOE is hosting the [Residential Building Energy Efficiency Meeting 2010](#) in Denver, Colo. from July 20–22, to present cutting-edge research results, identify key stakeholder and market transformation needs, and facilitate collaboration opportunities between conference participants. This conference is targeted to researchers, architects, contractors, manufacturers, builders, utilities, legislators, lenders, realtors, auditors, raters, installation technicians, HOA representatives, and anyone else interested in creating substantial connections with the field.

The following is a brief description of the selected teams, which will each receive between \$500,000 and \$2.5 million depending on their performance:

- **Advanced Residential Integrated Energy Solutions (ARIES)** led by Levy Partnership, New York, NY. ARIES will focus on energy solutions for new and existing affordable housing including factory- and site-built homes. ARIES is a broad based industry team of over 50 organizations including implementers, product suppliers, and trainers. The ARIES technical team members include CDH Energy, Southern Energy Management, Syracuse University Center of Excellence, NTA, Inc.
- **Alliance for Residential Building Innovation (ARBI)** led by Davis Energy Group (DEG), Davis, CA. ARBI will focus on resolving technical and market barriers to large scale implementation of innovative energy solutions for new and existing homes. Team members are effectively aligned for retrofit activities, providing considerable experience in audits, home performance contracting, marketing, and finance. Specific partners include Rocky Mountain Institute, UC Davis, Heschong Mahone Group, Green Home Solutions, and Bevilacqua-Knight.
- **Building America Retrofit Alliance (BARA)** led by Building Media, Inc (BMI) based out of Wilmington, Delaware, and the New Jersey Institute of Technology (NJIT) located in Newark, New Jersey. BARA will focus on innovative market delivery strategies to improve energy efficiency in our nation's existing housing stock. This team has very unique capabilities in the areas of training and outreach. Additional team members include Steve Easley and Associates, Confluence Communications, DuPont, Louisiana State University, Enterprise Community Partners, Institute for Business and Home Safety, and Hancock Software, among others.
- **Building America Partnership for Improved Residential Construction (BA-PIRC)** research team led by the Florida Solar Energy Center (FSEC), a research institute of the University of Central Florida, Orlando, FL. BA-PIRC will focus on cost-effective efficiency solutions for new and existing homes in hot humid and marine climates. FSEC possesses extensive residential energy research facilities including the Manufactured Housing Laboratory, the Flexible Roof Facility, the Building Science Lab, the Hot Water Systems Laboratory, and the Climate-Controlled Air Conditioning Laboratory. Team members include Newport Partners (NP), Washington State University (WSU), Northwest Energy Works (N.E.W.), Residential Energy Services Network (RESNET), Building Performance Institute (BPI), WellHome, Florida Home Energy and Resources Organization (Florida H.E.R.O.), Calcs-Plus (CP) and TexEnergy Solutions.
- **Building Energy Efficient Homes for America (BEEHA)** led by the University of Nebraska-Lincoln (UNL) and the University of Florida (UF) headquartered in Lincoln, Nebraska and Gainesville, Florida respectively.

This team possesses impressive simulation and computing facilities, as well as building systems research laboratories. This multi-disciplinary research team will explore and deliver systems-engineered solutions for new and existing homes. Industry partners for this team include HearthStone Homes, Rezac Construction, Barry Rutenberg and Associates, G.W. Robinson Homes, Tommy Williams, and Johnson Controls.

- **Building Industry Research Alliance (BIRA)** led by ConSol with headquarters in Stockton, California. BIRA's research will focus on energy and peak reduction in homes by evaluating technologies and market delivery approaches for neighborhood-scale implementation. The research will target a diversity of homes and a variety of strategies for retrofit implementation. Team members include more than 80 research organizations and building industry partners, such as Washington State University, Arizona State University, UC Davis, General Electric, Ennovationz, Sacramento Municipal Utilities District, San Diego Gas & Electric, Arizona Public Service, Salt River Project, and Bank of America.
- **Building Science Corporation (BSC)** BSC, Somerville, MA, is a leading developer of energy systems for durable, high performance homes. With an impressive depth of capabilities in all key areas required to complete the proposed research, BSC will focus on advanced technical solutions, code barriers and market demonstrations for new and existing homes. The BSC team includes Affordable Comfort, ARES Consulting, Community and Economic Development Association of Cook County, DEAP Energy Group, National Grid, and a wide array of material suppliers and manufacturers.
- **Consortium for Advanced Residential Buildings (CARB)** led by Steven Winter Associates, Inc., Norwalk, CT. The CARB team has extensive experience successfully conducting and completing team-based advanced building systems research, whole-house research, and outreach. The CARB team will focus on innovative market delivery and cost-effective demonstrations of high performance retrofits and new homes. Team members include MaGrann Associates, Alliance to Save Energy's BCAP, Pratt Center for Community Development, University of Florida's PREC, Green Builder Media, Jay Hall and Associates, Masco, and a broad spectrum of additional stakeholders in the residential energy industry.
- **Habitat Cost Effective Energy Retrofit Program Team** led by Dow Chemical Company, Midland, MI. This team will focus on applying innovative retrofit technologies in partnership with Habitat for Humanity. These efficiency technologies can deliver energy savings up to 50% and will focus on addressing affordable housing in Cold and Mixed-Humid climate regions. The team's vision is to improve retrofit methodologies by validating cost-effective strategies through test homes and identifying technology gaps that must be addressed. The Dow team includes Michigan State University, Ferris State University, and Habitat for Humanity, with technical contributions from Duke Energy, DTE, and Exelon.
- **Fraunhofer Center for Sustainable Energy Systems (CSE)** CSE, Cambridge, MA, will deploy large-scale energy savings by integrating efficiency and renewable energy systems in new and existing homes. The team members have extensive experience in whole-house system integration research, from simulation through commissioning. Team partners include Owens Corning, researchers from MIT, Conservation Services Group, Boston Redevelopment Authority, and Austin Housing and Economic Development and several additional team members from the residential buildings community.
- **Integrated Building and Construction Solutions (IBACOS)** IBACOS, Pittsburgh, PA, will develop and demonstrate integrated systems of design, procurement, construction, quality assurance and marketing needed to transform residential retrofits and new construction across the U.S. IBACOS team members include Advanced Energy, Criterium Engineers, EcoBroker International, GreenHomes America, and the

Potomack Group, along with a wide range of highly experienced residential building scientists, researchers, architects, green building realtors, retrofit specialists, program evaluators and trainers.

- **National Association of Home Builders (NAHB) Research Center Industry Partnership for High Performing Homes** The NAHB Research Center is located in Upper Marlboro, MD and has over 40 years of experience as an integrated, system-based technology advancement center with the primary mission of removing technological and regulatory barriers to innovation by leveraging its access to remodelers and home builders. Team members include Southface Energy Institute, USDA Forest Products Laboratory, Business Excellence Consulting, Brick by Brick, Residential Building Industry Consulting Services, Concurrent Technologies Corporation, Greenbelt Homes and many others.
- **National Energy Leadership Corps (NELC)** led by Pennsylvania State University, State College, PA. The NELC will focus on a new approach to home and homeowner assessment that facilitates multiple levels of energy efficiency measures for existing homes including modest and low-cost improvements, extensive energy retrofits, occupant interactions, and the introduction of advanced energy controls and renewable energy technologies. NELC Team members include a broad diversity of partners such as SmartDwell, Sequentric Energy Systems, Envinity, GroundedPower, ONTILITY, Eaton Corporation, Lutron Corporation, Schneider Electric, Pittsburgh Green Innovators, Partnership for Achieving Construction Excellence (PACE), Conservation Consultants, East Liberty Development, and the Green Building Alliance.
- **NorthernSTAR Energy Efficient Housing Research Partnership Team** led by the University of Minnesota, Minneapolis, MN. The NorthernStar team embraces the philosophy that achieving optimal energy efficiency in houses, neighborhoods and communities requires a holistic performance approach using an integrated implementation process. This team will develop and deploy high performance energy-efficient solutions for new and existing homes in cold and severe cold climates. Team members include the Center for Energy and the Environment, Building Knowledge, Building Green, Hunt Utilities Group, Verified Green, Energy Center of Wisconsin, Wisconsin Energy Conservation Corps, McGregor Pearce, Minnesota Pollution Control Agency, the University of Wisconsin and Wagner Zaun Architecture.
- **Partnership for Advanced Residential Retrofit (PARR)** led by the Gas Technology Institute, Des Plaines, IL. PARR has strong experience in design, development, integration, and testing of advanced building energy equipment, components and systems in laboratory and test house settings. The team will focus on improving performance, quality and market acceptance of residential retrofits in cold climates. Team members include CNT Energy, the Midwest Energy Efficiency Alliance, the Building Research Council at the University of Illinois, and Future Energy Enterprises among others.

DOE Announces \$29 Million in Recovery Act Awards for Weatherization Training Centers - June 4, 2010

- **WASHINGTON** – The U.S. Department of Energy announced today that 34 projects in 27 states have been selected to receive \$29 million under the American Recovery and Reinvestment Act to develop and expand weatherization training centers across the country. These projects will provide green job training for local workers in energy efficiency retrofitting and weatherization services. With this training, skilled workers can help expand the use of energy efficient practices in America's homes and businesses.
- "A well-trained workforce will be a crucial part of America's clean energy economy in the years ahead," said Deputy Secretary of Energy Daniel Poneman. "These investments in efficiency training programs will

help build a foundation for long-term growth in America. Energy efficiency improves the competitiveness of our economy, benefits the environment, and puts Americans back to work."

- Using innovative approaches to weatherization training and standardized training curricula, these projects will help prepare weatherization workers, supervisors, and inspectors to maintain a high degree of quality in weatherization projects and to work in the growing field of energy efficiency retrofits. The centers and programs will offer training using a combination of classroom, online, and hands-on learning tools.

This funding will support the expansion of 8 existing weatherization training centers and the establishment of 26 new training centers, more than tripling the number of DOE-funded

- weatherization training centers nationally. The 34 programs announced today will significantly expand access to weatherization training, while improving the quality and consistency of training nationwide. These investments will continue to build on the Administration's efforts to expand the green workforce and build a self-sustaining energy retrofit industry that creates high-quality jobs, while improving the environment and saving energy.
- Under the Recovery Act, the Obama Administration is making unprecedented investments that are helping to build America's clean energy future, including \$5 billion to significantly ramp up the pace of weatherization in the United States. The training programs announced today will support a range of public and private energy efficiency efforts, including the Department's Weatherization Assistance Program, which has already funded the weatherization of nearly 200,000 homes since last February, using both Recovery Act and annual program funds.
- These weatherization training centers are part of the Department's broader Training and Technical Assistance program for weatherization, including a variety of online tools, a national training platform, certification and accreditation standards, program evaluations, quality assurance reviews, and peer mentoring.
- The following organizations have been selected for funding:

Applicant	Recovery Act Funding	Total Project Value*	City	State
Central Council Tlingit & Haida Indian Tribes of Alaska	\$961,692	\$1,159,212	Juneau	Alaska
Pulaski Technical College	\$1,000,000	\$1,244,507	North Little Rock	Arkansas
FSL Home Improvements	\$525,692	\$657,137	Phoenix	Arizona
Los Angeles Trade-Technical College	\$725,976	\$907,470	Los Angeles	California
Century Center for Economic Opportunity, Inc.	\$1,000,000	\$1,310,000	Gardena	California

Colorado Governor's Energy Office	\$963,130	\$1,219,149	Denver	Colorado
The WorkPlace, Inc.	\$442,951	\$562,951	Bridgeport	Connecticut
University of Central Florida	\$486,000	\$607,500	Cocoa	Florida
University of Florida	\$979,421	\$1,224,674	Gainesville	Florida
WorkNet Pinellas, Inc.	\$1,000,000	\$1,726,000	St. Petersburg	Florida
Southface Energy Institute	\$949,078	\$1,422,903	Atlanta	Georgia
The Board of Trustees of the University of Illinois	\$959,635	\$1,199,544	Champaign	Illinois
Wilbur Wright College	\$1,000,000	\$1,200,000	Chicago	Illinois
Indiana Community Action Association, Inc.	\$1,000,000	\$1,250,000	Indianapolis	Indiana
Kentucky Housing Corporation	\$995,756	\$1,259,051	Frankfort	Kentucky
Louisiana Association of Community Action Partnerships, Inc.	\$797,250	\$956,700	Baton Rouge	Louisiana
South Middlesex Opportunity Council, Inc.	\$705,225	\$1,049,515	Framingham	Massachusetts
University of Massachusetts Dartmouth	\$964,215	\$1,268,644	Dartmouth	Massachusetts
Baltimore City Community College	\$1,000,000	\$1,254,664	Baltimore	Maryland
Maine State Housing Authority (MaineHousing)	\$880,010	\$1,086,720	Augusta	Maine
Focus: HOPE	\$848,172	\$1,061,565	Detroit	Michigan
State of Montana	\$970,099	\$1,215,426	Helena	Montana
Bergen County Community Action Partnership, Inc.	\$999,567	\$1,275,103	Hackensack	New Jersey

New Mexico Mortgage Finance Authority	\$919,579	\$919,579	Santa Fe	New Mexico
Association for Energy Affordability, Inc.	\$873,617	\$1,102,398	New York	New York
Corporation for Ohio Appalachian Development Inc.	\$999,846	\$1,249,846	Athens	Ohio
Oregon Energy Coordinators Association	\$1,000,000	\$2,923,000	Salem	Oregon
Pennsylvania College of Technology	\$916,981	\$1,163,972	Williamsport	Pennsylvania
Bucks County Community College	\$631,260	\$757,512	Newtown	Pennsylvania
Governor's Office of Economic Development	\$323,700	\$438,700	Clearfield	Utah
Green Jobs Alliance	\$981,260	\$1,511,260	Hampton	Virginia
Community Housing Partners Corporation	\$1,000,000	\$1,300,000	Christiansburg	Virginia
Wisconsin Energy Conservation Corporation	\$255,198	\$318,998	Madison	Wisconsin
West Virginia Governor's Office of Economic Opportunity	\$1,000,000	\$1,250,000	Charleston	West Virginia

For more information visit <http://weatherization.energy.gov>.

Interesting article from www.Forbes.com

Expert View

New 1099 Burden: Will It Be Repealed?

[Dean Zerbe](#), 08.03.10, 10:40 AM ET

The newspapers and blogs have been filled with the sound and fury of unhappy business folks who have suddenly "discovered" the crushing paperwork burden contained in the health care reform law: Beginning for payments made in 2012, all businesses, governments and charities will have to issue annual Form 1099s to all companies they buy goods and services from, if they pay those vendors more than \$600 in a year. These forms must also be sent to the Internal Revenue Service. All this paper is supposed to reduce tax cheating and thereby produce an additional \$19 billion in tax for Uncle Sam over 10 years. (Currently, only payments made to unincorporated sole-proprietor businesses must be reported on 1099s and to Uncle Sam.)

To read more about how this might affect your business go to www.Forbes.com and enter 1099 Article in the search box

GREENBUILD International Conference and Expo – Nov.17-19, 2010 – Chicago

A not to miss conference on building green and all of the new technologies and building changes that have taken place with the green building phenomena. There are hundreds of educational opportunities available through the multitude of workshops, educational training and offsite tours and events. A sample of some of the offerings:

- Measuring Building Performance
- New ASHRAE/CIBSE/USGBC Performance Metric Protocols
- Ventilation Strategies for High Performance High Rise and Residential Buildings
- When Green Building is Code
- Measuring Building Performance
- Science Building Design Challenge: Harnessing Chilled Beams for improved Air Quality and Reduced Energy Consumption

For more information on this conference go to: <http://www.greenbuildexpo.org/Home.aspx>

News from NAHB – www.nahb.org

July 19, 2010 - Builder confidence in the market for newly built, single-family homes declined for a second consecutive month in July to its lowest level since April of 2009, according to the National Association of Home Builders/Wells Fargo Housing Market Index (HMI) released today. The HMI fell two points from a downwardly revised number in the previous month to 14 for July.

"We continue to see a lull in home buying activity following the expiration of the federal home buyer tax credit program, as many of the sales that would have occurred this summer were likely pulled forward to meet that program's deadline," noted NAHB Chairman Bob Jones, a home builder from Bloomfield Hills, Mich. "In addition, builders are reporting continuing consumer hesitancy regarding home purchases due to uncertainty in the overall economy and job markets."

"This month's lower HMI reflects a number of underlying market conditions that builders are seeing, including hesitant home buyers, tight consumer credit, and continuing competition from foreclosed and distressed properties that are priced below the cost of construction," said NAHB Chief Economist David Crowe. "The pause in sales following expiration of the home buyer tax credits is turning out to be longer than anticipated due to the sluggish pace of improvement in the rest of the economy. That said, we do believe that favorable factors such as low mortgage rates, affordable prices, and demographic trends will help revive consumer demand for new homes this year, and that new-home sales will improve by 10 percent in 2010 from 2009."

Derived from a monthly survey that NAHB has been conducting for more than 20 years, the NAHB/Wells Fargo Housing Market Index gauges builder perceptions of current single-family home sales and sales expectations for the next six months as "good," "fair" or "poor." The survey also asks builders to rate traffic of prospective buyers as "high to very high," "average" or "low to very

***HIF Welcomes New
Staff Members!***
Lisa Slam – Membership
Services Manager
Loretta Moss – Member
Services Coordinator
Rod Jackson –
Membership Sales

low." Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

Each of the HMI's component indexes recorded declines in July. The component gauging current sales conditions fell two points to 15, while the component gauging sales expectations in the next six months edged down one point to 21 and the component gauging traffic of prospective buyers fell three points to 10.

Regionally, the HMI results were mixed in July. The Northeast, which has a smaller survey sample and therefore is prone to greater monthly volatility, posted a seven-point increase to 23 this month, while the Midwest posted a one-point improvement to 15. The South and West each posted five-point declines to 14 and 9, respectively.

Editor's Note: The NAHB/Wells Fargo Housing Market Index is strictly the product of NAHB Economics, and is not seen or influenced by any outside party prior to being released to the public. HMI tables can be accessed online at: www.nahb.org/hmi. More information on housing statistics is also available at: www.housingeconomics.com.

News From the Parent Company.

Environmental Service Professionals, Inc. Receives a \$200 Million Dollar Letter of Credit to Support Its Pending Loan From a Private Equity Lender

Aug. 5, 2010 (PR Newswire) --

PALM SPRINGS, Calif. -- **Environmental Service Professionals, Inc. ("ESP")** (Pink Sheets: EVSP), an innovator in environmental home inspections, announced today that the Company has received a \$200 million letter of credit from Metropolitan Financial Holdings, which will be pledged to secure a loan in that amount expected to be made to Environmental Service Professionals, Inc. by a private equity lender. An 8K regarding the letter of Credit was filed on July 30, 2010. The net proceeds from the loan are expected to be in the amount of \$150.5 million.

The expected funds will be used to launch the Company's **Healthy Home Mortgage Program** to provide mortgage bankers with a 10-year comprehensive, annual inspection program and a fully certified national standard to mitigate risk and maintain equity across their entire portfolio – establishing ESP as the first National Residential Inspection Company in the United States. ESP's program consolidates protocols for energy, moisture mold and other indoor air quality programs to allow one inspector to inspect a home on several different protocol levels at the same time, reducing the cost for consumers and stakeholders alike.

The annual inspection program assures that health, structural and energy issues are caught early, minimizing repair costs, mitigating risk and maintaining equity for the insurance, mortgage banking, building, real estate,

and property management industries. Inspected homes receive the **Healthy Green Living Certification** seal, showing they have met comprehensive national health, structural and energy standards.

Moreover, the program is designed to create needed local jobs that have a potential minimum life span of 10 years and cannot be outsourced. In addition, the program expects to train and hire over 50,000 Veterans as inspectors and over 10,000 Disable Veterans as Customer Service Representatives to support the inspectors and customers of the program.

ESP's Chairman and CEO, Edward L. Torres, said, "With this investment, we are poised to launch the Healthy Home Mortgage program and ensure a healthier environment for every home and work place. We have been developing this program over several years and have earned the cooperation of government agencies, major corporations and insurance companies. Our goal is to provide the Healthy Green Living Certification for every home in America – creating affordable, environmentally safe and efficient homes for hard-working American families and generating meaningful jobs for thousands of veterans."

Metropolitan Financial Holdings Business Manager, Randall Kohl, said, "We are excited about the business relationship with Environmental Service Professionals and recognize that this is a profound opportunity to create jobs for both Veterans and Disabled Veterans, in addition to establishing a platform for environmentally safe homes across the Country. We are confident that ESP is on the cutting edge of technology, infrastructure and has a road-map that they have been working for over two years to implement. This plan will help to solve many of the problems facing our great nation and our Veterans."

About Environmental Service Professionals, Inc.

ESP (EVSP.PK) offers various inspection services that include energy/efficiency audits addressing mold and moisture intrusion that can have an acute and chronic negative impact on the indoor air quality of commercial and residential buildings. The first company in the moisture inspection industry vertical to become a publicly traded company, ESP has embarked on a strategy to acquire businesses dealing with environmental issues and resolving environmentally sensitive problems. It has completed four acquisitions and is in various stages of discussion with additional companies that management believes are a good philosophical, operational and economic fit with ESP. For additional information, please visit: www.evsp.com

ESP, through its various wholly owned subsidiaries, has developed a standardized training, certification, inspection, and results reporting analysis program, which forms the foundation for the Company's "suite of services." These services taken together comprise the Certified Environmental Home Inspector™ ("CEHI") program. This program is available to active duty U.S. military and veterans and will meet all required Veterans Affairs requirements. Our Safeguard business unit will provide the EcoCheck Inspection™ as part of the pro-active comprehensive subscription based annual maintenance process called the Healthy Living Maintenance Program™ ("HLMP"), part of ESP's Healthy Home Mortgage Program™ (HHMP). Every 12 months a new EcoCheck Inspection™ is conducted. The HLMP is an all inclusive multi-disciplined inspection process focused on adding value to a property by reducing liabilities and mitigating risks for the insurance, mortgage banking, building, real estate, and property management industries by reducing claims, instilling confidence in property safety and efficiency while promoting a positive green image to both residential and commercial clients.

Visit <http://www.evsp.com> for complete information on the ESP family of services offered and investment information.

Forward-Looking Statements *This document contains forward-looking statements that are subject to a number of risks, assumptions and uncertainties that could cause the Company's actual results to differ materially from those projected. These risks, assumptions and uncertainties include: the ability of the Company to raise capital, the ability to compete effectively in a rapidly evolving and price-competitive marketplace, changes in the environmental sector and changes in business strategy, as well as other risks referenced from time to time in the Company's filings with the Securities and Exchange Commission. See www.SEC.gov for additional information about the company.*

Contact:

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SOURCE Environmental Service Professionals, Inc.

Source: PR Newswire (August 5, 2010 - 7:00 AM EDT)

News by QuoteMedia



HIF Welcomes New Members

The following individuals have recently applied and been accepted for professional membership in the Association. The Housing Inspection Foundation welcomes these new members.

Mr.	Philip	Jasso	RHI	Home Inspector	San Diego	CA
Mr.	Gary	Sekins	RHI	Home Inspector	Long Beach	CA
Mr.	John	Rice	RHI	Home Inspector	Boise	ID

Mr.	James	E.	Thigpen	RHI	Home Inspector	Clinton	MO
Mr.	Duane		Montgomery	RHI	Home Inspector	Terry	MS
Mr.	Todd	A.	Truett	RHI	Home Inspector	Clairton	PA
Mr.	Douglas	J.	Lunsford	RHI	Home Inspector	Greenwood	CA
Mr.	Lee		Baker	RHI	Home Inspector	Savannah	GA
Mr.	Joseph		Armogida	RHI	Home Inspector	Columbus	OH
Rick	A		Zipf	RHI	Home Inspector	Reynoldsburg	OH
Mr.	Will		Frazier	RHI	Home Inspector	Smithville	TN
Mr.	Al		Davis	RHI	Home Inspector	Livermore	CA
Mr.	Jonathon		McFall	RHI	Home Inspector	West Valley	UT
Mr.	Woody		Collings	RHI	Home Inspector	Scottsdale	AZ
Mr.	Aaron		Harbin	RHI	Home Inspector	Corona	CA
Mr.	Aaron		Morgan	RHI	Home Inspector	Jeromesville	OH
Mr.	Bruce		Sutherland	RHI	Home Inspector	Lake	MI
Mr.	Michael	P.	Truman	CHI	Certified Home Inspector	Lancaster	PA
Mr.	John	E.	Milano	RHI	Home Inspector	Albuquerque	NM
Mr.	Carter		Kotas	RHI	Home Inspector	Aurora	NE
Ms.	Betty		Kramer	RHI	Home Inspector	Ann Arbor	MI
Mr.	Aldrich	G.	Callins	RHI, RHI,	Principal Owner/Home Inspector	Birmingham	AL
Mr.	Fred		Heiden	CHI	Home Inspector	Hampton	NE
Mr	Michael		Tingey	RHI	Home Inspector	Provo	UT
Mr	Jason		Groves	RHI	Home Inspector	Bakersfield	Ca
Mr.	Raymond		Johnson	RHI	Home Inspector	Arena	Ca

Recoup Your Dues: Use Your Discounts!

The Association is working hard to bring you a wealth of benefits. If you are planning to travel any time soon, and a rental car is in your future, we have a Hertz Rental Card discount coupon for you. Need appliances? Let us know and we'll send you a promotional code especially for Members from Sears. You can choose from the largest selection of products including the top 8 appliance brand. Plus, save 5 to 50% on every item. You'll also find savings on any Official Products you might need for your organization, such as an official insignia seal, or a personalized stamp that identifies your

membership and adherence to the strict 'Code of Professional Ethics. Use your discounts, and in no time, you can recoup your dues, and that's money in your pocket!



The Association of Home Inspectors