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Inspection Picture of the Month:

Danger in the attic... For the most part, items found in a home inspection are not life-threatening. But, every now and then...



With a recent roof change on the home, the flue pipe for the furnace and water heater had gotten disturbed, and not checked by the roofers. The flue was emptying into the attic. The homeowner was complaining of headaches, and smell of exhaust in the home. Carbon Monoxide readings in a few rooms measured 15-30 ppm. Levels above 50 ppm are very dangerous, with levels above 100 ppm deadly.



Carbon Monoxide detectors will be mandatory for new homes starting **July 1st in Colorado**, and will be required for all homes being re-sold. Home Inspectors will now be required to report on the presence of a CO detector in existing homes. The homeowner (seller) will be required to leave this unit in the home, or have one installed prior to leaving the home. The full state law can be read here:

http://www.state.co.us/gov_dir/leg_dir/olls/sl2009a/sl_51.pdf

As in this home above, nothing short of people's lives are at stake.