

# The Punch List

*Voice of The Home Builders Association of Transylvania County, Inc.*

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## President's Letter

Mike Krauter, President

Hello Everyone,

I hope everyone had a great Christmas and New Year. The snow was the perfect touch to such a joyous day. I hope the New Year also brings a new boost to the economy.

Here we are a new year and a new president of Home Builders of Transylvania County. I have to admit that when I was approached about the position of vice president, and being president the following year I was a little apprehensive about it. I could think of many reasons to turn down the position, but over time I started to think of many more reasons to accept the position. I would like to take this time to let you know that I take the position of president seriously and intend to do it to the best of my ability. I have several ideas for HBATC to get more involved in the community. I will update you about these ideas in future Punch List letters.

During my search for a presidential pick to serve on the board I talked to several members. I have come to realize that members have concerns and ideas. I would like to hear more about your concerns good or bad, also your ideas for Home Builders. Feel free to shoot me an email or give me a call. I would like to talk to you and see what we can do to make our association better for everyone. It is my desire to build our membership, see more attendance at meetings, and most important, to reach out to the community. Home Builders of Transylvania County is a great organization with a great potential to help people in our community.

Many of you may have heard that the Brevard Jaycees are going to donate their building to a non-profit group. On Dec 31 Home Builders board submitted a proposal to the Jaycees to acquire the building. The proposal was prepared by volunteer help from members of the board that took time out of their day and some evenings to perform various duties to help determine if the building would be feasible to own. My thanks go out to all that helped make the proposal

happen. I feel that this building will be a blessing for Home Builders in many ways. Here are just a few ideas that we have for the building.

- Open use for non profits (fund raising)
- Open use for community (yard sales, wedding receptions)
- Meetings

HBA office will be moved to the new building, and all general meeting will be held there. All of this is hinged on the Jaycees awarding the building to us. The decision will be made on January 31, 2011.

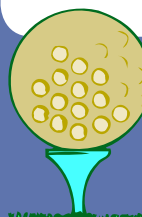
In closing I would like to say that the members on the board are a great bunch. They are real supportive of my vision for Home Builders. I don't know who is going to have the hardest time, me trying to learn the ropes and write these letters, or the board trying to keep me in check. I am looking forward to the upcoming year and all the challenges it brings.

Thanks for all your support.

God bless

Mike Krauter

### Golf Tournament Dates



Spring - April 29th

Fall - October 7th

## From the Building Director

The following permits were issued for the month of December 2010 along with a comparison of December 2009.

	December 2010	December 2009
New Houses - County	2	8
New Houses - City	2	0
Remodels - County	14	0
Remodels - City	5	8

New Codes are available at [www.ncbuildingcodes.com](http://www.ncbuildingcodes.com). As of June 22, 2007 the 2006 Residential Code Book is available at [www.iccsafe.org](http://www.iccsafe.org) or by calling 800-786-4452.

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### Region X Meeting Date Set

Monday, January 31st is the date of our Region X meeting from 10 a.m. to 3 p.m. at Biltmore Estate. Please advise Patsy by Monday, January 17th if you are interested in attending.

## Meeting Dates for 2011

February 24th

April 28th

June 23rd

August 25th - cookout

October 27th

November 17th - installation

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MIKE DOBBINS  
MANAGER

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## New Members

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## Thanks for Renewing!

G. Daniel Builders  
WNC Engineering  
MountainSide  
Homebuilders

## Be a Builder of Your Association

Sign up for a Committee!

Please give back to your association!  
The following committees are being formed for 2011 and need your participation:

### Legislative/Build-Pac

### Special Projects

### Spike/Membership

#### Programs

John Holbrook

#### Socials

Brent Chapman

#### Scholarship

Doug Harris

#### Golf Tournaments

Doug Connell

#### Public Relations

Ellen Whitesel and  
Chuck Gilmore

## On the Lighter Side

A friend was in front of me coming out of church one day, and the preacher was standing at the door as he always is to shake hands.

He grabbed my friend by the hand and pulled him aside. The pastor said to him, "You need to join the Army of the Lord!"

My friend replied, "I'm already in the Army of the Lord, pastor."

The pastor then questioned, "How come I don't see you except at Christmas and Easter?"

He whispered back, "I'm in the Secret Service."

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## From the Desk of Your EO

Patsy Sexton

We have been advised of the following calculations for tax purposes:

For a member who pays their regular NCHBA dues of \$60.00 in 2011, 31% or \$18.60 will not be eligible for deduction as a business expense, and \$41.40 of the NCHBA dues may be tax deductible as an ordinary and necessary business expense. For affiliate members, NCHBA dues are \$5.00 so the amount not deductible is \$1.55 and \$3.45 may be deductible.

The National Association of Home Builders has made a similar calculation with respect to their portion of your 2011 dues. For 2011, NAHB has determined that 18% of their regular annual dues of \$150.00 is non-deductible. Thus, for the NAHB portion of your dues \$27.00 is not deductible and \$123.00 may be deductible. NAHB affiliate dues are \$5.00 making the non-deductible portion \$0.90, leaving \$4.10 which may be deductible.

## Officers

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## Is Sagging Floor a Major Problem?

Improper loading, for example a pool table or waterbed might weigh more than the floor was designed to support.

A heavy load could cause sagging but it's not likely. While it's true that waterbeds and pool tables are heavy, they're not much, if at all, heavier than the code-prescribed loads to which floors should be designed. For example, a high quality slate pool table might about 35 pounds per square foot, easily below the code prescribed minimum of 40 psf. A waterbed that has about 8" of water in it would weigh about 42 pounds per square foot, including the wood frame. Add people and you're about 50 psf. While this is 20% more than code allows, it shouldn't cause a problem with a code-compliant floor system. Why? Because wood structures built in conformance with code have a 2.5+/- factor of safety included. That means a 40 psf code-compliant floor could theoretically take up to  $40 \times 2.5 = 100$  psf before sustaining serious damage. A waterbed is half that.

Say the floor isn't code-compliant – that if calculated it would only support 20 psf. Now would we have a sag? Maybe, maybe not. It would depend on the span of the floor joists.

What about a sloping floor? This is one with low point(s) at perimeter wall(s) and would give the feeling of walking downhill across a room. This is a far more common problem than a sag. Almost always the cause is settlement of a perimeter footing due to bad soils – but bad soils in isolated places not under the entire structure. The engineering term for this is “differential settlement”. A rule of thumb for older homes is that differential settlement of more than about an inch is cause for concern.

Whether or not it really is a problem depends on how much more than an inch and your tolerance for walking downhill (and of course uphill when you go the other direction.) In a book GREEN FRAMING – AN ADVANCED FRAMING HOW-TO GUIDE there's a picture of a house called the Titanic. It's differential settlement is about 16-inches and yet people still live there. That would be like a perpetual Stairmaster workout. Compared to such a house an inch or two differential settlement might seem like nothing.

Let's say your house has 2-inches of differential settlement and you don't mind the feeling of uphill and downhill. And you don't mind trimming doors so they shut correctly, nor pencils rolling across countertops or uneven utensils in cupboards. Should you spend the money to have it fixed? The answer depends on whether the settlement is done or not. I.E., is the bad soil finished being bad? That's an awfully hard question to answer unless you know what's causing the settlement. If, like in the case of the Titanic, the problem is a lot of organic material buried under one end of the house that's been rotting for 50 years and probably will continue to rot for another 50, then a fix is in order.

If on the other hand the problem is that the original builder didn't properly compact some of the soil when he built but that soil, over the life of the home, has self-compacted to an equilibrium point, then no, you don't really need to fix it.

To be continued.....

# Spike Club

As of October 30, 2010

John Wimberly  
Life Spike: 298 credits

Tim Robinson  
Life Spike: 153.50 credits

Doug Connell  
Life Spike: 121.50 credits

John Holbrook  
Life Spike: 122 credits

Steve Blythe  
Life Spike: 102 credits

Stanley Pinson  
Life Spike: 41 credits

Randall Blythe  
Life Spike – 36 credits

Gil Coan  
Life Spike – 35 credits

Cammy Cabe  
Life Spike – 32.50 credits

Scott Elliott  
34 credits

Phillip Jerome  
18.50 credits

Dave Hogsed  
13 credits

Jay Coan  
16 credits

\*Please note that NAHB has removed those Spike Members who failed to earn 1 new or renewal credit in Membership Year 2007.