

# Compass Realty Management Group

*"Pointing your investments in the right direction"*



Next Month's Newsletter:

Rents- Do the Math

## **Carbon Monoxide - the Silent Killer**

Carbon monoxide is another area of risk management that has been creating new laws in many states. Currently, at least twenty-five (25) states have legislation on carbon monoxide detectors requirements. Please note that various states have different requirement in their laws. Federal agencies are working on legislation to encourage all states to require carbon dioxide detectors in homes.

## **Compass Realty Management**

Box 316

745 Chastain Rd STE-1140

Kennesaw, GA 30144

Phone: 404-312-6858

Fax: 404 393 3922

Email: [Rent@compassrent.com](mailto:Rent@compassrent.com)

## **We are here for you!**

We provide you with professional management services for residential properties throughout the metro Atlanta area. Our business focus is to care for each individual customer and cater to their individual needs in order to deliver the highest level of personalized service at a minimal cost. Our caring Attitude and commitment to the highest standards of integrity will keep us in the forefront of the industry and will always be the focus of our property management services. We are detail oriented and leave nothing to chance ensuring that we uphold your best interest well into the

**Why is this happening?** It is simple - there are over 500 reported and more than 10,000 people fall ill from the effects of the odorless, colorless toxic gas deaths per year in the U.S. Therefore, it is important that states are taking action. Carbon monoxide legislation will protect owners from more liability.

**What is it?** Carbon monoxide (CO) is often called the "the silent killer" because it is a colorless and odorless gas. Carbon monoxide gas forms when carbon-based fuels, such as propane, charcoal or wood are burned with inadequate amounts of oxygen, creating a condition known as incomplete combustion. The problem with CO is that it is often too late when detected.

Early symptoms can be nausea, headache, dizziness, and flu-like symptoms. As we breathe, oxygen is carried through the body by a protein called hemoglobin, which binds oxygen in the lungs and carries it to the tissues. However, most of the time, it is not detected at all and death can occur without any noticeable warning. It is one of the leading causes of accidental death in the United States and one that *can* be prevented.

**Where does it come from?** Carbon monoxide can stem from faulty fireplaces, water heaters, gas appliances, space heaters, charcoal burning devices inside buildings, running car engines enclosed in a garage, and more.

**How can you prevent it?** Installing a battery operated carbon monoxide detector that meets the requirements of the current UL standard 2034 or the requirements of the IAS 6-96 standard can detect the gas and emit an alarm is one way of exposing this deadly gas. They plug into an outlet and are relatively inexpensive. When the battery beeps, the occupant should NOT ignore it. Certain states are now requiring hard-wired detectors.

There are also combination detectors for both smoke and carbon monoxide available.

**However, relying on a CO detector is not the *only* solution.** Owners can take preventative measures such as making sure gas dryers and other gas appliances are well ventilated to the outside, checking fireplaces for proper operation. It is important for residents to avoid using charcoal devices or camping equipment inside a property, leaving their car running inside a garage, and notifying the gas company if they detect any indication of a gas smell.

As more deaths occur, more legislation is to be expected. Meanwhile, the answer to the "silent killer" is prevention. To check on the states with carbon monoxide legislation and their specific requirements, go to <http://www.ncsl.org/?tabid=19975>. For California, you can find information at [http://www.ehow.com/list\\_667459\\_8\\_california-carbon-monoxide-detector-requirements.html](http://www.ehow.com/list_667459_8_california-carbon-monoxide-detector-requirements.html). You can go to <http://www.epa.gov> and research carbon monoxide.

As an investor, we want you to be aware of what can affect your investment. Our company is always prepared to keep up on state and local legislation, oversee important maintenance, and educate tenants whenever possible in order to protect your investment.



### Our Services

- Full-service residential property management
- Aggressive rent collection
- Technology driven company
- Extensive advertising/marketing of vacancies
- Competitive rental/leasing rents and rates
- Friendly, efficient full-time office staff
- Year end - tax ready summary statement
- Easy-to-read computerized monthly financial owner statements/reports
- Access to reliable, licensed and insured maintenance contractors
- Supervise/coordinate maintenance
- Thorough tenant screening
- Administer legal proceedings, if necessary
- Cooperate with Real Estate agents
- 24 hour/7 days a week availability for emergencies
- Digital photographs of available rentals on our website

### Announcements

**Check Your Insurance:** Events can happen - flood, extreme heat, hurricanes, fire, and more! It is important to check your insurance to obtain the best coverage possible and ensure that it is current. Review now with your insurance agent before a disaster/emergency occurs.

**If An Emergency Occurs:** Our first priority during any emergency is to handle the situation, taking any necessary measures for the safety of your property and your tenants. Then, we will contact you as soon as we are able.



