

Buyer Who Terminated Because of EMF From Power Line Got Me Thinking

Speaking from my decade of experience with over 300 transactions, I've found there are two factors that make homes harder to sell. One is proximity to highway noise, and the other is proximity to high-voltage transmission lines.

Recently, a buyer terminated the contract on one of my listings after his inspector fed him the idea that the electromagnetic field (EMF) from the high-voltage distribution lines feeding the pole-mounted transformer in the back yard ("which could also explode") is suspected by some researchers of causing cancer!

Ignoring for now that inspector's unprofessionalism in making such statements, the termination inspired my seller—who happens to have a PhD and 41 years experience in molecular biology research—to borrow a gaussmeter from Xcel Energy so that she could

measure the EMFs within and outside her house. I, in turn, borrowed it so I could make my own measurements around transmission lines.

The results were eye opening. When you realize that EMF is inversely proportional to the square of the distance from the source, it's no surprise that you'd have to live pretty close to a high tension power line to experience a significantly elevated EMF level.

Just do the math. "Inversely proportional to the square of the distance" means that if you are ten feet further from a source, the EMF will be 1/100th as strong. If you are 100 feet from it, the EMF will be 1/10,000th as strong. I shot a video of myself holding the gaussmeter on camera as I approached and walked under two transmission lines north of Golden. The readings ranged from 1.5 milli-

gauss outside the house which was "next to" the transmission line to 9.9 milligauss when I was directly under it.

I also placed a gaussmeter directly on the metal box covering a curb-side electrical transformer in a Golden subdivision. The reading was about 30 milligauss. Holding the meter four feet from that box, the force dropped to 1.1 milligauss. Standing in my kitchen at home the EMF was 0.4 milligauss. When I turned on the microwave three feet away from me, the reading jumped to 5.0, and rose to 30 when I came within a foot of the appliance.

EMF is created by electrons moving through wires. Your household wiring may be lower voltage, but its proximity to you can make the EMF readings as high or higher than being near a transmission line.

That video of my gaussmeter measurements is posted online at www.JimSmithColumns.com.

This Week's Featured Listing

Price Reduced on Silver Valley Townhome

Check out this delightful and competitively priced 2-story townhome in Silver Valley. The address is 8767 W. Cornell Ave. #2. It features two bedrooms and two baths, almost 1,500 total sq. ft. It is well located, close to the community's many amenities—including two swimming pools and tennis court -- and a short walk to the Bear Creek trail. This home also features new carpeting, new copper plumbing, fresh paint and new window coverings throughout. Don't miss this one! The \$173/month association dues cover not only these amenities but also grounds maintenance, insurance, snow removal, trash removal, and water & sewer. At the website, you can take a video tour, narrated by me, through this home, then call for a private showing. Buyer gets free use of moving truck and free boxes, too!



REAL ESTATE TODAY



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