



REPORTER

Inspection News and Views from the American Society of Home Inspectors, Inc.

HOW MUCH DO HOME INSPECTORS MAKE?

Your questions about income, answered

p. 6

MOLD TESTING

How AI is changing the field *p. 16*



+ INSPECTION WORLD Upcoming Events & Future Plans *p. 12*

ASHI-NE 17TH ANNUAL FALL CONFERENCE & EXPO



September 9 - 10, 2024



MGM Springfield
Springfield, MA



INSPECTION
WORLD 2024
ON THE ROAD

SPEAKERS



CHARLIE SILVA

President of Silva Brothers Construction & Home Builder of Emmy-winning series, This Old House



BRENT HULL

Home Historian, Owner & Founder of Hull Works



CHRISTIAN SIMONELLI

Executive Director of Boston Groundwater Trust



GLENN MATHEWSON

Building Code Educator at BuildingCodeCollege.com



DYLAN CHALK

Co-Founder of ScribeWare

AGENDA

Day 1

- **REGISTRATION** | 7:00AM - 8:30AM
- **GLENN MATHEWSON** | 8:30AM - 10:30AM
- **BREAK** | 10:30AM - 10:45AM
- **CHRISTIAN SIMONELLI** | 10:45AM - 11:45AM
- **SPONSORS** | 11:45AM - 12:00PM
- **LUNCH** | 12:00PM - 1:00PM
- **SPONSORS** | 1:00PM - 1:15PM
- **GLENN MATHEWSON** | 1:15PM - 3:15PM
- **BREAK** | 3:15PM - 3:30PM
- **CHARLIE SILVA** | 3:30PM - 5:30PM
- **RECEPTION** | 5:30PM - 6:30PM

Day 2

- **REGISTRATION** | 7:00AM - 8:30AM
- **DYLAN CHALK** | 8:30AM - 10:30AM
- **BREAK** | 10:30AM - 11:00AM
- **BRENT HULL** | 11:00AM - 12:30PM
- **SPONSORS** | 12:30PM - 12:45PM
- **LUNCH** | 12:45PM - 1:45PM
- **SPONSORS** | 1:45PM - 2:00PM
- **BRENT HULL** | 2:00PM - 3:30PM

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OUR MISSION To set and promote standards for property inspections and to provide the educational programs needed to achieve excellence in the profession and to meet the needs of our members.

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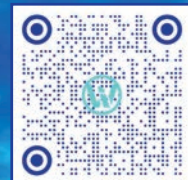
ASHI is taking a new approach in 2024
by bringing InspectionWorld to the local chapters



INSPECTION WORLD

★ ON THE ROAD ★

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Questions About Home Inspectors' Income

BY ALYSSA CINK, MARKETING CONTENT EDITOR, INSPECTORPRO INSURANCE

Money is on the minds of people considering a new home inspection career. Whether they're inspecting for someone else or going solo, new inspectors worry how their new adventure will affect their families' livelihoods.

Wondering what to expect, they often ask:

- What factors affect a home inspector's income?
- What types of inspectors make the most money?
- How much does a home inspector make?
- How much do home inspectors make per house?

If questions about home inspectors' income are holding you back, we're here to help. We can't predict future market or economic conditions or tell you how to run your business. We can, however, share insight about how much a home inspector makes on average and which conditions influence home inspectors' income.

We share advice from other inspectors, along with our own risk management tips for your growing business.

What factors into a home inspector's income?

We can't predict how much every inspector can earn. That's because there are tons of factors that influence how much you can make as a home inspector. These include:

- Housing market trends, inspection demand, competition, and living costs in your area.
- Time of year (busy summers vs slower winters).
- How much you charge for your services.
- How many inspections you perform annually.
- What types of homes you inspect.
- Ancillary services.
- Whether you're inspecting solo, for someone else, or a multi-inspector firm you own.
- Your skills and experience.
- Advertisement and networking strategies.



Alyssa Cink is the Marketing Content Editor for InspectorPro Insurance, which offers ASHI members exclusive benefits through its program: InspectorPro with the ASHI Advantage. Through risk management articles in the ASHI Reporter and on the InspectorPro website, InspectorPro helps inspectors protect their livelihood and avoid unnecessary risk. Get peace of mind and better protection with InspectorPro's pre-claims assistance and straightforward coverage. Learn more at inspectorproinsurance.com/ashi-advantage.



When we consider what types of inspectors make the most money, we observe a shared commitment to learning. Whether it's learning to use new tools, pursuing certifications, or developing new skills, learning early and often will take a new inspector far.

- Startup fees during your first year inspecting and beyond, like tools, reporting software, taxes, and health care.

Some of these factors, like inspection demand and market trends, are outside your control. But inspectors who make the most money have more in common than just luck.

What types of inspectors make the most money?

When new inspectors ask what types of inspectors make the most money, they can get a lot of different answers. But in our experience and research, the highest paid inspectors have the following three things in common:

1 They never stop learning.

When we consider what types of inspectors make the most money, we observe a shared commitment to learning. Whether it's learning to use new tools, pursuing certifications, or developing new skills, learning early and often will take a new inspector far.

After all, training and experience can boost new inspectors' credibility and impress real estate agents. It also allows you to diversify the kinds and amounts of services you may offer to meet demand—all of which have a positive impact on how much a home inspector makes.

"This is a tough field," Lisa Alajajian Giroux of HomeQuest Consultants in Massachusetts said in her 2021 spotlight at [inspectorproinsurance.com](https://www.inspectorproinsurance.com).

“Stand behind what you know, and if you don’t know, go on and learn it . . . Have a network of people, and don’t be afraid to ask questions.”

2 They increase their prices strategically.

To boost their competitive value, new inspectors tend to offer lower prices than inspectors with more services and years of experience. Sometimes this pushes experienced inspectors to lower their own fees, too. Such a trend leads to overscheduling, which, in turn, causes inspectors to rush, increases your liability from possible errors, gives you less time for other tasks, and increases your likelihood of burnout.

As you might expect, the highest paid inspectors don’t adopt this pricing strategy.

Instead, to maximize how much a home inspector makes, be intentional about setting and increasing your inspection fees over time. Geremey Engle of Ellingwood Pro Home Inspections in Virginia offers an insightful example in a Facebook post from January 29, 2023. After starting his own business in 2020, Engle’s plan allowed him to double his inspection fee, double his total inspections, and offer additional services, as illustrated with graphs in his post.

Our pricing strategy article at inspectorproinsurance.com breaks down everything a new inspector should know about setting fair and competitive prices that protect your value, revenue, and reputation.

3 They have experience.

Experience and time are the greatest teachers. If you ask someone who’s been in the business for a while, they’ll warn that the highest paid inspectors aren’t in their first year. That’s because many new inspectors find it challenging to achieve 100 inspections in their first year, one Redditor calculated. This begs the question: How much does a home inspector make in their first year compared to later?

After analyzing data from our applicants, we found that new inspectors earn just above \$50,000 in average gross revenue. All other home inspectors’ incomes (including solo inspectors and multi-inspector firm owners) average at nearly \$123,000



The Managing Risk column with InspectorPro Insurance provides home inspectors with tips to protect their businesses against insurance claims, craft effective pre-inspection agreements, offer additional inspection services, and use new tools and equipment.

per year. Similarly, in his own YouTube analysis of the average home inspector’s salary, Preston Sandlin of Home Inspection Carolina estimated \$60 to 70,000 for average full-time inspectors and around \$110 to 120,000 for higher earners.

How much do home inspectors make per house? That data averaged at \$390 for new inspectors and \$405 for others. You can find a helpful visual in our pricing article on inspectorproinsurance.com.

As they gain experience and a stronger foothold in their local market, newer inspectors set bigger revenue goals. Our data suggests inspectors with more years of experience price their inspections higher, which nearly doubles their income. (Again, keep in mind our data includes single and multi-inspector firms.)

But don’t be discouraged. There’s plenty of groundwork you can do at the start of your business to set you up for success while earning that experience. We’ve compiled tips from our claims team and your fellow inspectors below.

Tips for Growing Income While Managing Risk

Plan and set goals.

The most successful, highest paid inspectors know that how much a home inspector makes down the road starts with the planning you do on day one.

Each year, every inspector should set measurable goals for their home inspectors’ income, how they’ll differentiate and challenge themselves, and how they want to grow. Ready to start a multi-inspector team, for example? Before hiring, get ahead of the added liability by strategizing how you’ll pay, train, and reinvest increased earning potential back into your company.



Financial responsibility is one of the biggest things to consider when choosing a home inspector job. Although you have fewer caps on your earning potential as a business owner, the sole responsibility of a home inspector's income can be extra stressful during slower months.

Set the groundwork before offering new services.

As inspectors add new services to explore what types of inspectors make the most money, they often overlook one crucial risk management step.

With every new service to build a home inspector's income, stay on top of your prerequisites and scope. This includes having the right coverage endorsements, equipment, and licensing for each ancillary service. Also, before your client books a service, provide a full, detailed description of the scope of your services and any limitations you might face.

For example, let's say you offer thermal imaging. Before you start the inspection, communicate which areas of the house you're examining with the infrared camera, and what you can and can't see with the technology. Otherwise, your client might assume you inspect every wall, floor, and ceiling with your infrared camera—then blame you for not finding a concealed defect months later.

Don't undervalue your inspections to keep up with competitors.

Financial responsibility is one of the biggest things to consider when choosing a home inspector job. Although you have fewer caps on your earning potential as a business owner, the sole responsibility of a home inspector's income can be extra stressful during slower months.

Still, avoid the temptation to match underpriced competitors. Stand by the value of your time and services. Doing so speaks volumes to your quality. It also protects you from the liability of a high-volume inspection model, which may lead to exhaustion and mistakes. After all, when we consider what types of inspectors make the most money, it's rarely the ones who lowball their pricing.

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AFFILIATE
MEMBER

“When I first started, I knew I didn’t want to be the ‘cheap’ guy because my time is valuable to me,” said Michael John Hazlett of Clarity Property Inspections. “I did some price-shopping from other local inspectors and took a leap of faith and set my pricing higher than every other company in the area. I did not want to arbitrarily set my prices high; I wanted to add value, too. I spent my entire first year, almost daily, creating a report template that is filled with a plethora of useful information.”

“I tell clients, if they’re price shopping, ‘You get what you pay for,’” said Michael Ashburn of Ashburn Inspections in Pennsylvania in our pricing article on [inspectorproinsurance.com](https://www.inspectorproinsurance.com). “When [clients] understand that a quality home inspection is not all about price, they respond to it.”

The customer’s experience matters.

If you aren’t in a position to hire, buy new equipment, or add more services, expanding a home inspector’s income can start somewhere easy: the customer’s experience.

Reflecting on what type of inspectors make the most money, many of the highest paid inspectors prioritize how they make real estate agents and inspection clients feel, Hazlett and Philip Dancer of Dancer & Company Inspections said.

“I have a lot of certifications, more equipment than many others, and offer the same number of services as the bigger companies. But, I think my business has grown because I put the client first,” Hazlett said. “People are desperate to have someone in their corner helping them, and word spreads fast when you meet this criteria. While certifications and experience certainly are needed, you can definitely increase success by just treating people well.”

“You have to provide a level of service that is so overwhelming that people will make this comment, ‘I can’t believe you don’t charge more for this,’” Dancer said in our marketing guide, “How do home inspectors find work?”

“We must remember this is a service industry,” Hazlett added. “Put your client first and you will get great reviews and grow.”

Be curious.

Still curious about what type of inspectors make the most money? Maintaining this curiosity will lead you in the right direction.

To this end, welcome opportunities to try new things and learn about your craft, Hazlett advised. Use slow periods and free time to learn by watching videos, reading articles, and stepping outside your comfort zone, perhaps by giving your first presentation, like Hazlett did in 2021.

When you put yourself out there with a curiosity-first mindset, your commitment will speak wonders and, eventually, can increase home inspectors’ income.


“Be curious and passionate about what you do,” Hazlett said. “Never stop learning. [And] invite failure into your life. I fail at something every day, but I almost never fail at things I failed at when I first started. There’s a solution for everything, and it may take you days, weeks, months, or longer, but keep going and find the solution that works.”

Safeguard your growing business with InspectorPro.

As your services bandwidth and team continue to grow, so does your risk.

Don’t let potential claims stop you from reaching your full potential. Partner with a team who has all the resources you need to protect your inspection business at every stage of your journey.

Whether you’re researching what type of inspectors make the most money or you’re already one of the highest paid inspectors in your area, InspectorPro’s complete coverage program has everything you need to protect yourself, your equipment, your employees, your cybersecurity, and even your retirement from errors, injuries, and other accidents. From our state-specific pre-inspection agreements to our discounts for good risk management, with InspectorPro, InspectorPro’s resources put your budding inspection business in the best hands.

Apply for a free, no-obligation quote and get in touch with a team member at [inspectorproinsurance.com](https://www.inspectorproinsurance.com). 

Read more insights from InspectorPro and find links in the digital version of this article at [ashi.org](https://www.ashi.org).

THE EVOLUTION OF



INSPECTION WORLD

**Looking ahead at exciting events, including a 2026
return of the traditional InspectionWorld format**

BY MARK GOODMAN, ACI, ASHI 2024 PRESIDENT



In this issue, I want to discuss InspectionWorld and our plans for the next few years.

We are actively monitoring and considering the comments and discussions on various platforms about InspectionWorld, among other topics. We aim to accommodate our members' wishes as best as possible considering what makes sense for most ASHI members. The ASHI Board of Directors always strives to balance member needs with our fiscal responsibilities.

Hitting the Road

After InspectionWorld 2023 took place in Las Vegas at Planet Hollywood, the ASHI Board introduced a new regional format for ASHI's in-person conferences. We called it InspectionWorld on the Road. The aim was to reach more members than the limited audience attending InspectionWorld, bringing the event closer to home at a more affordable cost.

This change was also made to collaborate with chapters to help them create successful events that allowed them to highlight the opportunities a chapter can bring to a local gathering of members. The Board also looked at an uncertain economic climate for home inspectors and wanted them to be able to participate regardless of business conditions, with shorter drives and shorter hotel stays.

As a membership organization, we strive to provide services that benefit most members, recognizing that member benefits are not one size fits all. Therefore,

we are committed to offering benefits to all members.

The goal was to bring InspectionWorld closer to home, make it more affordable, and reach more members. We understand that business may be down for many members due to the state of the economy, interest rates, inventory levels, and general turmoil in the real estate markets, so we thought we should give regional a try and, at the same time, help chapters by allowing them to host an InspectionWorld on the Road event.

Regional Events in Action

We started the year with our first event in Ohio. The Ohio chapter historically puts on a great Midwest Home Inspector Conference, which they promoted as an InspectionWorld on the Road. The event was a resounding success, with excellent attendance and positive feedback from participants. We thank the leadership for working with ASHI to pull off the first in-person regional conference under the new InspectionWorld on the Road brand. It's always hard to be the first, and we appreciate their willingness to jump into this experiment with us.

Two additional chapters will host our regional conferences in September. **The New England Chapter is hosting the second event on September 9 and 10 at the MGM in Springfield, Massachusetts.** The speaker lineup includes Charlie Silva from *This Old House*, Brent Hull, Christian Simonelli, and Glenn Mathewson from the Building Code College.

On September 20 and 21, the St. Louis Chapter will host the third InspectionWorld on the Road regional conference with a great speaker lineup and a pre-and post-education day. If you attend the St. Louis event, you'll hear Don Iverson with Schneider Electric discuss the Square D recall and a code update, plus John Ceaser with The Chimney Safety Institute, Mark Parlee, David Goldstein, Luke Randall, and Brianne Smith from Inspector Pro. Bill Faben with Monroe Infrared will present a pre-conference infrared class, and there will be a post-conference peer review.

On December 8 and 9, the LA Ventura and San Diego chapters will co-host an event in Thousand Oaks, California. At the time of this writing, the team is finalizing location details and speakers. A fantastic slate of quality speakers is set to engage and educate all those in attendance.

Plans for 2025

The InspectionWorld on the Road regional conference approach will continue for one more year in 2025.

The **Northern Illinois Chapter, or NIC ASHI, will host the first event.** NIC ASHI is still in the planning stage, so the speakers and location for this Chicago area event have yet to be determined.

Depending on demand from chapters, we plan to have a second event in 2025, with details to follow.

The Board is proud that members could partake in ASHI InspectionWorld on the Roads on the East Coast, West Coast, and in the Midwest. We consider

this a success, as it has boosted chapter profiles and engaged members nationwide.

Looking to 2026

I am excited to announce that 2026 will be a historic year for ASHI. We will bring back the most significant, respected conference everyone looks forward to attending.

ASHI's traditional InspectionWorld conference is the conference home inspectors have grown to love and look forward to. It is the leading conference where home inspectors gather with old and new friends from across the country while attending the best education in the industry.

2026 will also mark ASHI's 50th anniversary and the United States of America's 250th anniversary. To celebrate these milestones, we are thrilled to return to Philadelphia—the birthplace of our country and a city that holds a special place in the hearts of Americans and ASHI members. It brings us back to the region of the country where ASHI was born.

Philadelphia has the highest density of ASHI members and chapters within a four-hour train or car ride, so it is a great choice. Get ready for a mix of traditional events and education, as well as new features and educational opportunities.

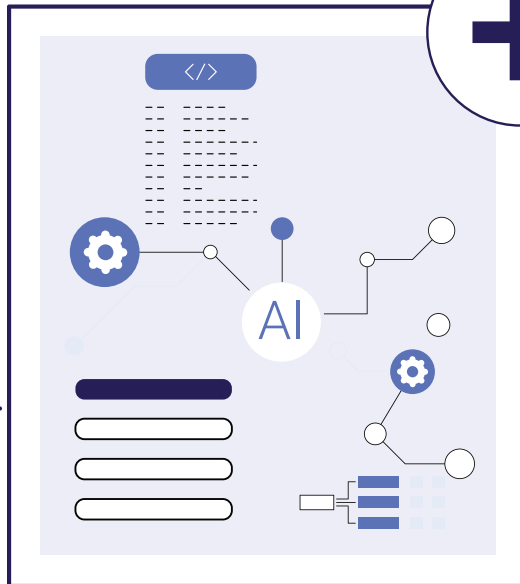
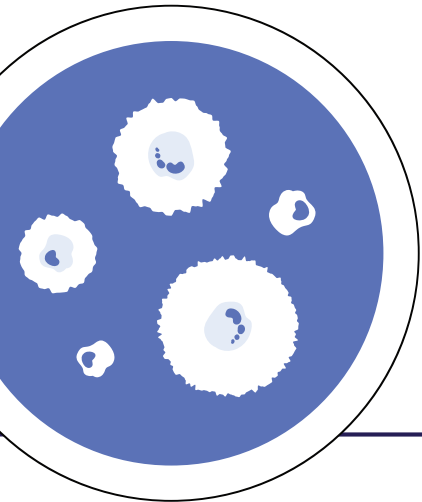
Stay tuned for updates regarding the venue, dates, speakers, and vendors participating. Let's plan to celebrate our 50th anniversary with ASHI in Philly at InspectionWorld in 2026! 🌟



The Evolution of Mold Testing



Adobe ©Visual Generation



What to look for in homes, and how AI is changing the field

BY LAURA ROTE

Mold may be common in the air we breathe, but high concentrations of spores in homes should be avoided and could indicate larger issues, according to Jim Bates, director of sales at Sporecyte.

“From my vantage point, mold testing has become much more a top of mind issue for home buyers and property owners,” Bates said. “I think this increased awareness stems from people spending more time in their homes since Covid changed the way we work, play, and live. Mold testing and mold awareness is also growing around the world.”

Sporecyte uses AI technology to count and classify mold spores and other particulates in the air. “Ideally, a home’s air will be free of particulate matter (mold and other particles) for the best indoor air quality,” Bates said. “Elevated mold levels can indicate moisture issues that should be addressed for both homebuyers and homeowners.”

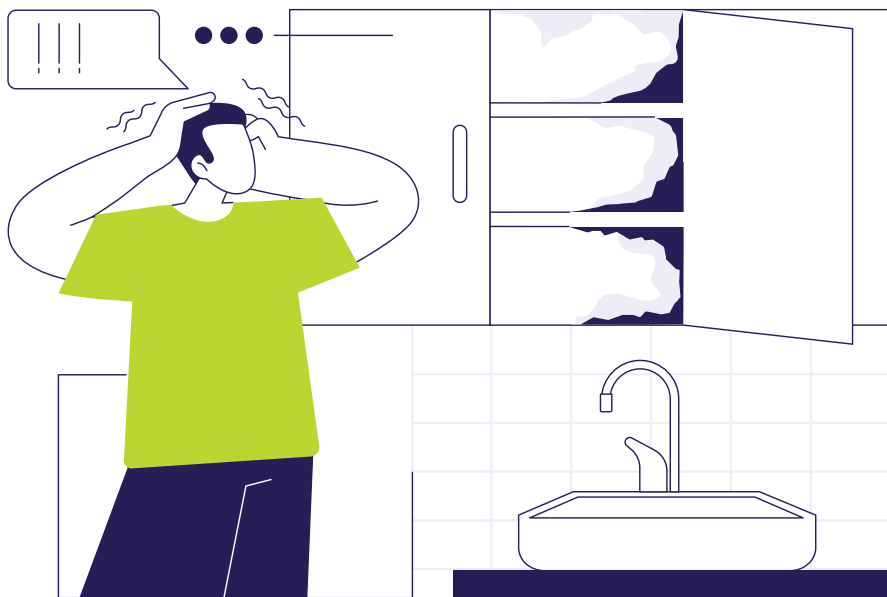
Mold will only grow on building materials when moisture is present. “It’s important to know that when above-normal levels of these spores are found,

the goal is to resolve the moisture issue first and then clean and/or remediate the mold,” Bates said. “Most often there is a fairly simple resolution to high mold levels, and it does not need to be the end of a home purchase.”

He said indoor/outdoor mold spores and predominantly outdoor spores can enter a home through doors, windows, vents, and very small cracks. These spores are often found in the outdoor sample and do not always indicate a moisture problem in the home.

While a report cannot diagnose a health condition, it’s known that mold can cause health issues to those who are sensitive to it, though trusted health professionals should be consulted to make any diagnosis. “The report can be used to understand the condition of the air at the time of the test, and this might provide some information to the health professional,” Bates said.

ASHI recently talked to Bates to learn more about the matters of mold. Here is some of what he had to say.



Adobe ©Visual Generation

Mold will only grow on building materials when moisture is present. When above-normal levels of these spores are found, the goal is to resolve the moisture issue first and then clean and/or remediate the mold. Most often there is a fairly simple resolution to high mold levels.



General particulate matter (mold and other particles) can often be addressed by simply replacing the home’s filters more frequently.

How is mold testing changing?

The big change is in mold lab sample analysis and reporting. The explosion of computing power in recent years has allowed AI to be developed and used for many tasks and processes.

For decades, mold labs have had a human analyst who looks through a microscope and manually identifies and counts mold spores. This is a laborious process, and labs can only financially devote a certain amount of human time to analyze each sample—usually looking at approximately 30% of a sample.

Sporecye AI allows us to analyze 100% of the sample, making us more accurate and consistent. Another huge benefit with AI is that it looks at mold spores and particles the same way every time, and it never gets tired.

The Sporecye AI process also allows us to create a report that is designed to make home inspectors' lives easier, more fun, and more profitable.

What should home inspectors watch for regarding mold?

Inspectors should specifically look for indoor water-related mold spores, which are easily identified in our reports and understood by buyers, agents, and property owners.

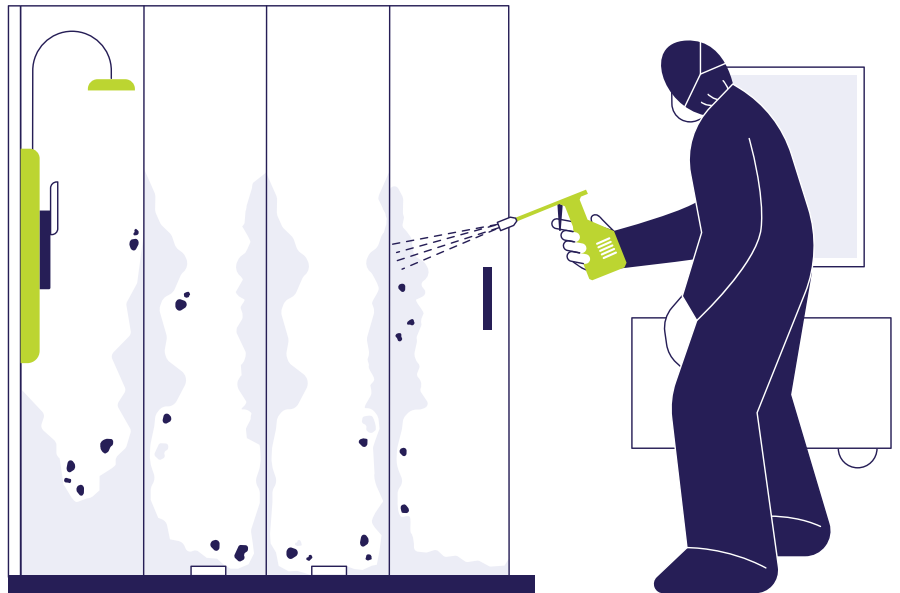
Most moisture issues can often be resolved quickly, and the mold can then be cleaned or remediated depending on the extent of the issue. This protects the buyer and their investment.

Often we find a lot of particulates and only normal mold amounts (mold spores often enter homes from open windows, doors, pets, and small cracks in the home). General particulate matter can be addressed by increasing the home's filter replacement and might even be upgraded to a HEPA filter for advanced air cleaning.

The particulates we count and classify are mold spore and particulate matter.



Homebuyers or homeowners may consider upgrading to HEPA filters for advanced air cleaning.



Mold may need to be remediated, depending on the extent of the issue. This protects the buyer and their investment and is particularly important for families with elderly members, infants, or people with breathing issues or sensitivity to mold.



Adobe ©Visual Generation

While mold reports cannot be used to diagnose health issues, they can be used to see what is in the air of the home. If elevated levels are found, homeowners can take the report to a health professional who can then help them with health diagnosis.

Why is mold testing important?

Mold testing can be a valuable due diligence tool for your homebuyers and real estate agents.

First, it's important to understand if there are any water or moisture issues that need to be resolved and fixed.

For homes that have had past water issues (plumbing, high humidity, leaks), mold tests are important to make sure the problem was resolved. If high levels of mold are found during due diligence, the buyer can negotiate to have the problem resolved by the seller prior to closing, or after closing using a price discount or credit.

Second, homes with dirt crawl spaces can cause mold problems in a home with mold growing in the soil and then entering the home above through cracks in walls and foundations.

Third, families with elderly members, infants, or people with breathing issues or sensitivity to mold might want to test for mold. While reports cannot be used to diagnose health issues, they can be used to

see what is in the air of the home. If elevated levels are found, they can take the report to a health professional who can then help them with health diagnosis.

A mold test and/or report gives buyers and property owners peace of mind when making possibly the biggest investment of their lives.

It is important for inspectors to be able to provide mold testing for their clients who need it. Offering the mold test at the time of the inspection will save buyers time, stress, and money. Mold testing is also a very good source of additional revenue for inspectors when the test is appropriate for their clients.

How is AI helping advance this industry?

AI is advancing mold analysis and reporting in multiple ways.

First, AI has increased the accuracy and consistency of results because it allows us to analyze the complete sample. Other labs usually only analyze up to 30% of a sample.

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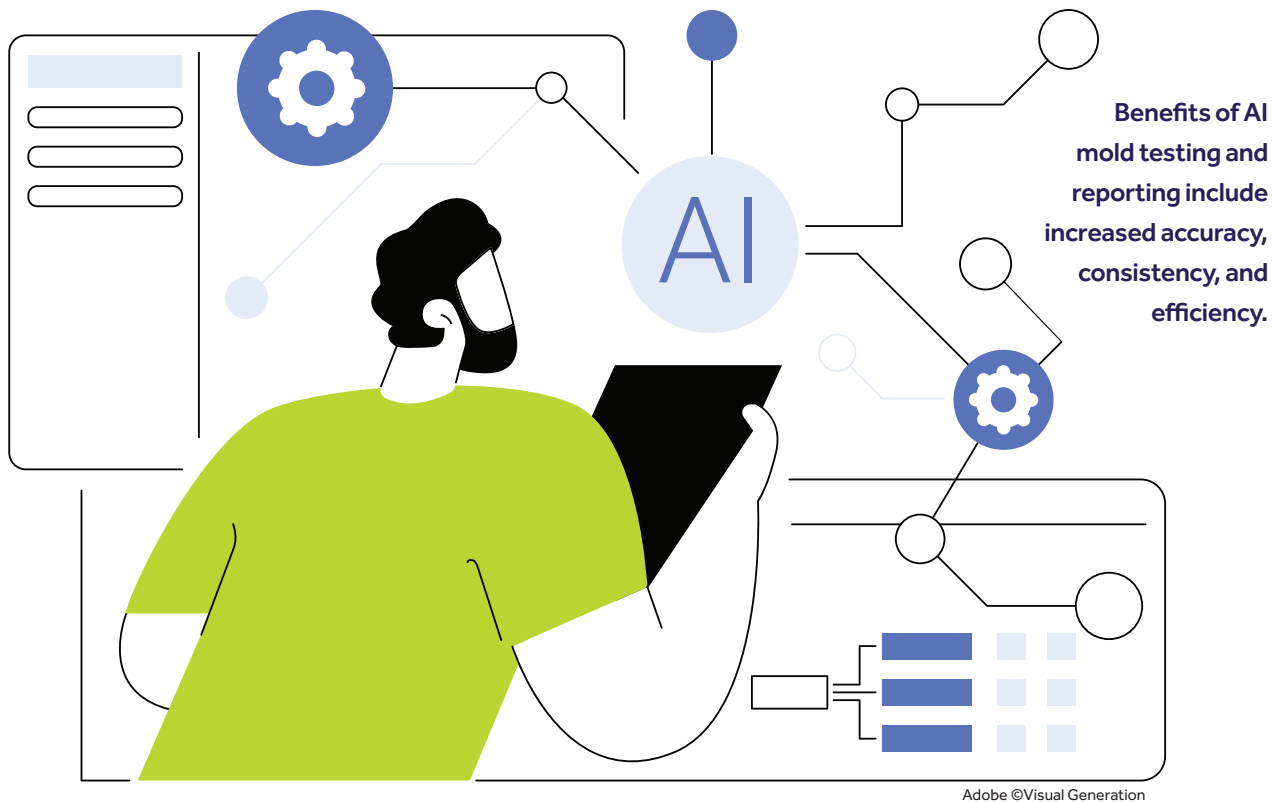


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A complete sample analysis resolves issues of undercounting or overcounting, which can be problematic with incomplete sample review.

Also, the AI looks at spores the same way every time, and this is increasing the overall continuity of spore recognition and reporting.

At Sporecyte highly skilled spore analysts review the AI result prior to the report being emailed to the inspector. Our methodology uses the best of AI and the best of humans to provide the best possible reports.

What does the future hold for mold testing?

Sporecyte is opening a second US lab in Atlanta soon. By the end of this year we will have a lab in Windsor, Ontario, Canada, and are working to open labs in the UK and Australia.

We have also helped with the development of a new air capture cassette made by Apacor. The Apacor Airtrap XL has been optimized to work with

the Sporecyte AI system. Apacor is a manufacturer of medical diagnostic products distributed globally. They manufacture test kits for the human and animal parts of our business. 🌟

ABOUT SPORECYTE Sporecyte is a mold lab that uses AI to provide home inspectors and industry professionals access to fast, accurate, and affordable mold and air quality testing. Sporecyte is part of Techcyte, which creates AI-powered solutions for environmental, human, and animal health. Mayo Clinic is one of their collaboration partners in human health, for example. They work together to create new products for health care facilities all over the world.

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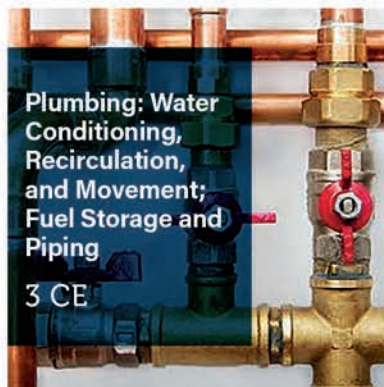
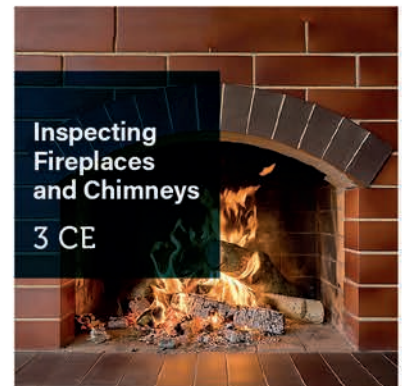
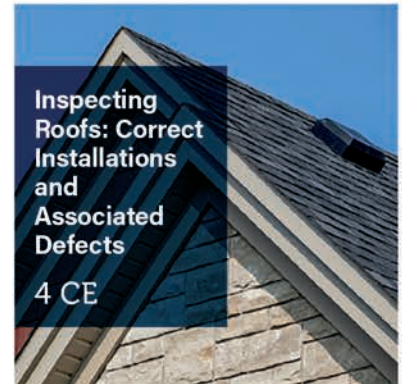
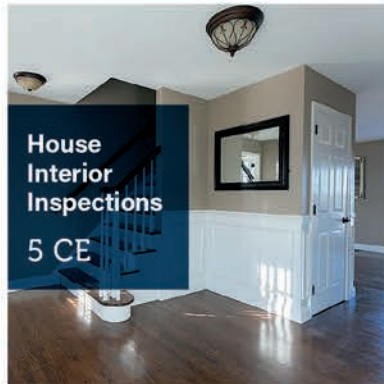
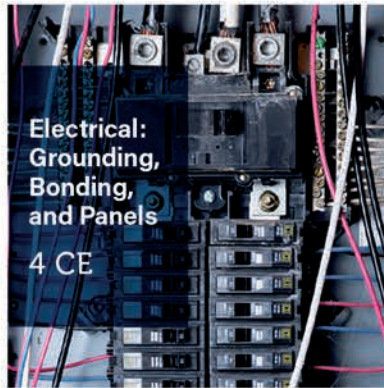
As we announced a few months ago, ASHI has partnered with the **International Code Council (ICC)** to expand resources and membership opportunities for our members. The ICC is the leading global source of model codes and standards and building safety solutions, including product evaluation, accreditation, technology, training, and certification.

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The New England Chapter of ASHI

Sept. 9 & 10, 2024

MGM Springfield, MA

ashinewengland.org

InspectionWorld On the Road: St. Louis

Sept. 20 & 21, 2024

Machinists Hall Inc., Bridgeton, MO

stlashi.org/best-conference-ever

InspectionWorld On the Road: Los Angeles Ventura County

Dec 8 & 9, 2024

Thousand Oaks, CA

More information to come soon!

Advanced Report Writing Workshop

8am to 3:30pm, Oct. 7, 2024

ASHI/CREIA Los Angeles Ventura County Chapter (LAVC)

Courtyard Marriott Thousand Oaks

1710 Newbury Park Rd., Thousand Oaks, CA 91320

Learn how to write an accurate and defensible report at this 6-hour workshop featuring Michael Casey, Will Colton, and Jack Gironda. This event will be held in person (capacity 30) and online using GoToMeeting. Earn 6 CECs approved by ASHI and CREIA. Sign-in begins at 8am.

This seminar costs \$197 for live attendance. This fee includes a lunch Buffet, all-day coffee service and bottled water, and morning pastries. Provided Prepayment required at time of reservation. Online attendance costs \$159, and payment required by 3pm Oct 5, 2024.

For reservation assistance, contact Rebecca Castro at 805.217.1752 or RebeccaCastro5@yahoo.com, or Bob Guyer at 805.501.0733 or GuyerInspections@icloud.com.

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*outhouse,
bathhouse,
and
greenhouse*

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REPORTER

Here's a look at some of the topics we'd love to cover in upcoming issues of the Reporter. To be considered, submit your articles to editor@ashi.org within these areas before the deadlines below.

NOVEMBER:

Energy Efficiency

Deadline: September 16

DECEMBER:

Exteriors

Deadline: October 15

JANUARY 2025:

Setting Business Goals

Deadline: November 15

FEBRUARY 2025:

Continuing Education

Deadline: December 16

2024

AUGUST MEMBER ANNIVERSARIES

35 YEARS

Greg Sanchez *Certified Home Inspections*

30 YEARS

Damon Sagehorn *Engineering Evaluations*

25 YEARS

Fritz Gunther *Gunther Home Inspection*

Bruce Pickering *INN-Spec Home Inspection Service*

Michael Hesterberg *Building Inspections*

David Argabright *Attic to Sidewalk Home Inspections*

David Lord *HomeTech Home Inspections*

Eugene "Pat" Joseph *Essential Home Inspections*

Peter Aiello *BPG Inspection*

Robert Trow *Trow Inspection Service*

20 YEARS

Scott Scherer *I Spy Inspectors*

Reuben Saltzman *Structure Tech Home Inspections*

Paul King *Inspector Paul*

Jim Sexton *All-Pro Services*

Gregory Sims *Sims Inspections*

Chris Elliott *Homeland Inspection Services*

Thomas Dabb *Immaculate Home Inspections*

15 YEARS

Mark Tighe *Tighe Inspections*

Brian Ellis *HomeGuard Incorporated*

Tom McDonald *McDonald Home Inspections*

Mike Yielding *Alabama House Whisperer*

Fred Hohman *Pillar To Post*

Jeffrey Payne *SLJ Enterprises*

Daryle Wilken *National Property Inspections*

Andrew Shapley *Poseidon Home Inspections*

Jack Mancarella *American Inspection Service*

John Mulnix *Pro-Spections*

10 YEARS

Patrick Dennehy *Inspections by Dennehy*

Shawn Martens *Seagate Inspections*

William Barrett *LifeHouse Home Inspections*

Todd Woelfel

Jarrod Lape *Foundations Property Inspections*

Patrick Smith *McKinney Home Inspection*

Sidney Carter *Cingo*

Rob Conley *Conley Home Inspections*

Kirk Rogers *Enviroquest, Inc.*

Oscar Libed *Inspect Hawaii*

Peter Brownson *Apex Home Inspection Service*

Kevin Davidson *Five Star Building Inspections*

Allan Schuster Jr.

Aaron Hasheider

Mark Goodman *Buyers Protection Group*

Mitch Lawrence *SRE Home Inspections*

Aaron Cunningham *Pillar to Post*

Robbin Jones *Robbin D. Jones Home Inspections*

James Hobbs

Michael Jeude *BPG Inspection LLC*

5 YEARS

Jeffrey Dodge *Dodge Home Inspections*

Chris Clark *Clark & Son's Home Inspections*

Brandon Anderson *Atlanta Property Inspection*

Eric Houseman *Structure Tech Home Inspections*

Joe Topper *ValueGuard Home Inspections*

Jeffrey Hein *AmeriSpec of Coastal Georgia*

Galen Folsom *Galen Folsom*

Douglas Martin *Majestic Home Inspections*

Jamie Ayers *Gerald Hargrove Insp*

Sang Park

Rodney Ruffin *Spectrum Property Inspections*

Jerry Sweany *Maui360 Inspections*

Richard Gilson *RTG Home Inspection*

Joseph Cruz *Pillar To Post Home Inspectors*

Thomas Jacobi *Home Experts of Indiana*

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Cheryl Kaine *BPG Inspection*

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Scott Irmischer *HomeTeam Inspections*

Travis Barry *Pintlar Management*

Joseph Ingalls *Homespec Real Estate Inspectors*



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Doron Bracha | Accent Home Inspection
Brookline, MA



Doron Bracha | Accent Home Inspection
Brookline, MA



Stephen Tyler | STAT Home Inspections
Garnerville, NY



Bushes
in front
of
electrical
panel

Chris McDougall | Apex Home Inspection
Aromas, CA



Possibly
a water
intrusion
issue

Robert Flaherty | Be Sure Home Inspections
Bluffton, SC



Baths
and
Kitchen
remuddled!

Patrick Lyons | Buyer's Inspector
Ann Arbor, MI



Crappy
place for
a GFCI
outlet

Larry Iverson | Iverson Home Inspection
Rochester, MN

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