

NOVEMBER 2024



# REPORTER

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

## EDUCATION AND TRAINING

Try these proven strategies,  
from in-person events  
to online courses to  
shadowing a veteran  
home inspector *p.6*

## ENERGY EFFICIENCY

and water conservation *p.12*

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HOME INSPECTORS



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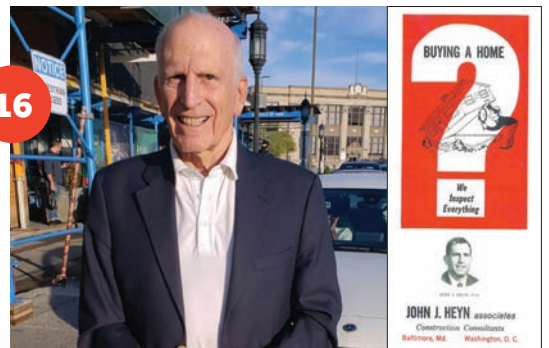
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*“Shadowing a home inspector is going to allow you see everything in person and firsthand, versus just reading about it,” says Cristhian Perez of Home Check in Florida.*



# A Home Inspector's Education and Training

## The value of the learning curve

BY ALYSSA CINK, MARKETING CONTENT EDITOR, INSPECTORPRO INSURANCE

**H**ome inspector continuing education goes far beyond licensing. A home inspector's education can impact how you do your job, how clients and agents perceive you, and sometimes your insurance coverage.

We asked your peers why the learning curve matters and where new inspectors can seek opportunities.

### Why is home inspector continuing education important?

A home inspector's education is one of the most valuable tools inspectors can carry.

Here are some reasons why inspectors make the investment (besides your state's home inspector licensing requirements):

### 1 A home inspector's education is good for risk management.

As Gary Youness of House to Home Complete Structure & Property Inspections in Michigan once said: "Risk management is mainly in the training."

For this reason, it may be valuable to find home inspector jobs with training, like paid home inspector licensing courses and shadowing. For business owners, the more home inspector job training your employees get, the more confident and consistent they'll be. In turn, they'll open up your business to less liability.

"This is such a challenging, multifaceted, difficult industry and profession to do. If you don't invest in the person and make sure their quality is up to your company's standard, they're either going to get a lot of complaints or they're not going to be consistent with



**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](https://inspectorproinsurance.com/ashi-advantage).



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*"If I have the opportunity to go to a class, I'm taking that class. Even if it's something I might have done three, four, five times. You're always going to learn something new out of it," says Vince Cardone of Residential Inspection in Florida.*

how everybody else is doing things," said Kurt Stein of HouseScan Inspections in Florida.

## **2 There's always something new to learn.**

There's a reason why they call it home inspector continuing education. Even in unregulated states, developing new skills or knowledge never ends.

"We're never smart enough to do this job perfectly," said Thomas Wells of Home Sweet Home Inspection Services in Florida. "We retake the inspector's final exam every couple of years to stay up on things ... We constantly are trying to grow our standpoint of education and stay up on the whole industry because it's constantly changing."

"You're never going to stop learning, from

the day you started inspecting until the day you quit," said Randy Sipe of Family Home Inspection Services in Kansas in our report writing article at [inspectorproinsurance.com](http://inspectorproinsurance.com). "Your business grows, you grow as an inspector, and your knowledge base grows."

"I don't stop learning. I don't stop going to classes—regardless of how old I am, regardless of how much I know or don't know. You're always going to learn something," said Vince Cardone of Residential Inspection in Florida. "If I have the opportunity to go to a class, I'm taking that class. Even if it's something I might have done three, four, five times. You're always going to learn something new out of it."

"That is going to keep me ahead of the competition and also garner the continuing education I need to



further develop my knowledge,” he said.

As part of your home inspector continuing education, prepare to learn (and re-learn) things like:

- Building standards and safety regulations. (Although you don't inspect to code, familiarizing yourself provides helpful context to your reports.)
- Homes' systems and components.
- Business management.
- Marketing.
- Social skills.
- Report writing.
- New services, like pool and spa inspections.
- New technology.

### **3 A home inspector's education makes you more confident and well-rounded.**

Buying and selling homes is stressful. Clients want inspectors to answer questions with conviction. This confidence comes from knowledge and experience.

“Clients go into buying a house with a lot of fear and doubt,” said Cristhian Perez of Home Check in Florida. “[An unconfident inspector is] going to give them doubts. They're just not going to have a good experience overall.”

“If you go into this business with the absolute basic 120 hours and you [only] take your core courses, you're not going to have the breadth of knowledge you're going to need when somebody asks you a question,” Cardone said.

By pursuing the best home inspector training programs, you develop the confidence to provide a consistently stellar experience that puts clients at ease.

### **4 It may boost your income.**

Furthermore, inspectors who are more experienced and offer more services often find they can charge more for their inspections. By promoting and charging more for your expertise, you can make a great return.

“It's always a good idea to keep learning. Because the more value that you can provide to your clients, the more that you can charge, [and] the busier you'll be,” Perez said.



*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.*

## **How to Get the Most From Your Home Inspector Education**

Are you training to be a home inspector? Curious what other learning avenues are available to you? What education do you need to be a home inspector (aside from what's required)?

The inspectors we interviewed share their advice.

### **Treat home inspector education requirements as your foundation.**

For many, continuing education means meeting the home inspector education requirements necessary to renew or earn their licenses. Experienced inspectors, however, know the bare minimum won't get you far.

Instead, if your state enforces home inspector continuing education requirements, treat them as your foundation—not your limit. Take extra classes. Attend conferences. Complete lots of practice inspections. Look for other learning opportunities wherever you go.

Stein, for example, puts new employees through an online school and in-person training. Although more intense than his state's home inspector education requirements, his investment has spelled better retention and success for the whole team.

“We're pretty consistent with six months of very intensive, hands-on training, one on one: mock inspections, paid inspections, classroom training, watching YouTube videos, a whole gamut,” Stein said.

Similarly, Cardone completed about 300 hours on top of his minimum CE requirements before launching his business. He'd moved from New York and wanted agents and clients to see him as a true, expert Florida inspector.

“A lot of inspectors will come in here and just do the basics. Well, the basics give you basic results,” Cardone said.

### **Attend in-person events.**

In-person home inspector training courses, conferences, and other networking events offer great variety.

Perez, for example, supplements his continuing education with in-person meetings or workshops. Sometimes he even takes courses at a local construction school. Although they aren't home inspector continuing education courses, learning about carpentry, electrical systems, and HVAC gives him a new perspective.

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*In some states, you can accomplish online home inspector training, but Kurt Stein of HouseScan Inspections in Florida urges new inspectors not to do everything online. "There is nothing that will replicate the hands-on training and the hands-on experience that you get from actually being in homes. I think that's the most important thing. The top goal for new inspectors is getting in hundreds of houses in the early days. You pick up on a lot of things just by being in houses."*

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Cardone values in-person home inspector education opportunities because they allow him to interact with peers. How someone asks a question in a class or conference can always teach you something new.

"You always learn something from the people around you," Cardone said. "When we go to these conferences, we're all hanging out together, we're talking together, we're discussing together, we're building each other's businesses together. We're all there to help each other grow."

### **Seek hands-on home inspector training.**

"Can I learn to be a home inspector online?"

In some states, you can accomplish online home inspector training. You might complete your home inspector continuing education requirements online, too.

But with the job being visual in nature, Stein urges new inspectors not to do everything online. Instead, take advantage of hands-on learning when you can.

"There is nothing that will replicate the hands-on training and the hands-on experience that you get from actually being in homes. I think that's the most important thing," Stein said, adding that the top goal for new inspectors is getting in hundreds of houses in the early days. "You pick up on a lot of things just by being in houses."

Practice will be one of your best teachers. Practice at your family and friends' houses. If you don't get hands-on experience in a test environment first, you'll make more of those mistakes during real inspections.

### **Learn from a mentor.**

One of the best ways to get hands-on home inspector training is to shadow an experienced inspector. In fact, Stein partners every new inspector with a training manager for their first six months.

Not every business can invest those home inspection training costs. But getting brand-new inspectors up to speed with your seasoned employees—and doing it right—is an important task, Stein argues. After all, they're learning not only how to be a good inspector but also how to communicate with agents and clients, set expectations, and market your business, Perez said.

"Shadowing a home inspector is going to allow you see everything in person and firsthand, versus just reading about it," Perez said. "I didn't shadow anyone when I first started, and I could have gotten to where I'm at now quicker if I had taken the time to shadow someone."

So don't try to learn all by yourself. You're more likely to succeed and less likely to make mistakes if you learn from others first. If you can't shadow someone, heed Stein's advice and create a network of inspectors to whom you can ask questions.

### **Start or join a group chat.**

New inspectors typically turn to social media for their home inspector training and home inspector continuing education questions. But have you considered starting a group chat?

A group chat can be valuable for a multi-inspector company or even a group of solo inspectors. By encouraging everyone to ask and answer questions, you can create a useful knowledge base for your growing team, Stein says.

“In our group chat, we focus on knowledge sharing every single day,” Stein said. “Everybody in our organization participates in that. It’s information sharing nonstop.”

### **Utilize online materials.**

If he were to start his home inspector training all over again, Stein would devote more time to online articles and videos.

YouTube videos and articles about common home issues, inspection methods, following standards of practice, and house maintenance are readily available and easy to consume. That’s why Perez used them to supplement his initial learning, too.

“When I got into home inspecting, I had to learn everything from the beginning,” he said. “I started off by taking online programs and courses. I also supplemented that with YouTube videos and online blogs from different home inspectors.”

### **Find your ideal learning style.**

You might be hunting for the best online home inspection training.

Maybe you learn best with in-person home inspector field training. Many inspectors appreciate the structure and organic networking of in-person home inspection license classes. Alternatively, in-person classes might be too distracting or inconvenient for your busy schedule. Whatever

the case, everyone has a home inspector continuing education style they prefer.

Find yours. Whether it’s one, the other, or a combination of articles, shadowing, online classes, and in-person classes, learn your style early on. If you enjoy it, you’ll be more likely to stick with it.

### **Be transparent about your home inspector training.**

Don’t shy away from advertising your knowledge.

For example, Cardone displays his certifications, licenses, experience, awards, and associations on his website. By being open about his commitment to home inspector continuing education, Cardone has earned a reputation as the inspector who goes above and beyond for his clients.

“Most of our business is a one-off. We do the one transaction and we’re more than likely not ever going to see that client ever again. That’s why it’s important for me to maintain discipline. And maintain my standards in the eyes of the community with respect to the agents,” Cardone said.

### **Get insurance as top-notch as a home inspector’s education.**

A home inspector’s continuing education isn’t the only place where going above your requirements helps. Finding an insurer who goes above and beyond for home inspectors is critical, too.

Ready for an insurance company that cares about protecting your inspection business as much as you do?

Apply for a no-obligation errors and omissions (E&O) and general liability (GL) quote at [inspectorproinsurance.com](http://inspectorproinsurance.com). 🇺🇸

# Energy Efficiency and Water Conservation

*Understanding what's observable*

BY JOHN HANSEN, ACI



In today's increasingly energy-conscious world, home inspectors may be faced with a growing responsibility to observe and report on the energy efficiency of the homes they inspect. However, energy efficiency has historically not been a priority for many inspectors and may not be included in the traditional checklist. And without advanced training, most inspectors are not qualified to fully evaluate or quantify a home's energy performance. However, even a visual inspection can reveal significant energy-related issues—especially when older homes have undergone retrofitting.

The energy crisis of the 1970s and early 1980s, fueled by global oil shortages and price spikes, spurred

widespread retrofitting efforts in homes across the country. Many homes were hastily insulated, sealed, and fitted with energy-saving technologies that, while well-intended, sometimes led to new inefficiencies or structural issues hidden within walls, floors, and attics.

These outdated and often improperly implemented fixes are issues home inspectors may still encounter today, even if they themselves did not experience the energy crisis firsthand. By recognizing and addressing these issues, home inspectors can better serve homebuyers who want insight into their future home's energy performance.



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***ASHI Inspector John Hansen is the owner of Hansen Home Inspections in St. Charles, Illinois. He began inspecting homes in 2016 after receiving his Illinois Home Inspectors license. He became accredited as a LEED AP in 2009 and is an Illinois Weatherization Assessor.***

Home inspectors play a crucial role in assessing a home's overall condition from a visual perspective. Evaluating energy efficiency beyond the amount of attic insulation and the efficiency level of the furnace and air conditioner may seem to be beyond the scope of a standard home inspection today. But there are things you can notice during a visual inspection. Even without a blower door test, a visual inspection can reveal air leaks around windows and doors, especially when weatherstripping or caulking is missing or damaged.

As technology has advanced over the years since the energy crisis, retrofit methods and new technology of heating and cooling systems and components emerged that are readily observable. This article will outline key areas that home inspectors are able to assess during a visual inspection, and they may choose to make recommendations for enhancements based on recent advancements.

## **Energy Efficiency: A General Definition**

Energy efficiency may be defined as using less energy for tasks like heating, cooling, lighting, and running appliances.

Advancements have led to the development of energy-efficient systems like HVAC units with variable-speed motors and heat pumps, smart thermostats, and LED lighting. These innovations contribute to reduced energy consumption and increased continuous savings.

Water conservation reduces both water and energy costs, as the energy needed to pump, treat, and heat water is significant. Whether homeowners rely on municipal water or private wells, efficient water use helps cut down utility bills.

## **Assessing Energy Efficiency and Water Conservation During Home Inspections**

During a standard inspection, home inspectors may want to elevate their awareness of the following areas to pinpoint opportunities for enhancing energy efficiency and water conservation:

**1 Insulation and Air Sealing:** Examine insulation levels in the attic, walls, and crawl spaces. Proper insulation reduces energy waste and is the most economical upgrade to a home that is not insulated to current standards. Regulating the temperature and humidity of the indoor environment promotes a feeling of comfort and well-being for the owners. Even without conducting a blower door test, a visual inspection for gaps around windows and doors can reveal easily preventable air leaks when weatherstripping and caulking is missing or damaged.

Other penetrations through the wall and attic that may be poorly sealed can often be seen in a visual inspection.

**2 Heating, Cooling, and Water Heating Systems:** Most inspectors today identify the efficiency ratings of furnaces and air conditioners regardless of whether this is a part of the home inspector's standards of practice or not. After insulation and draft stopping, reporting on the age, condition, and efficiency of HVAC systems and water heaters is more important today than ever before.

**3 Water-Saving Fixtures and Appliances:** Inspect faucets, showerheads, toilets, and appliances for excessive water flow.

**4 Outdoor Water Use:** Examine landscaping for water-wise practices. Outdoor water conservation can significantly reduce overall water consumption. Also, outdoor systems, including drip irrigation and weather-based irrigation controllers, contribute to significant water savings. In water-scarce regions, inspectors may encounter xeriscaping, a method of landscaping that uses drought-resistant plants and efficient irrigation systems to reduce water use. In parts of the country that are adjacent to dry arid climates, it may put your clients ahead of the curve by suggesting that they also adopt these advanced landscaping concepts.

### Make Recommendations Based on Modern Advancements

Home inspectors can provide practical and cost-effective recommendations for improvements based on these advancements:

- **Insulation and Air Sealing Upgrades:** Recommend increasing insulation levels to meet or exceed local building standards.
- **Energy-Efficient Systems:** Encourage homeowners to plan to upgrade to energy-efficient HVAC systems, water heaters, and LED lighting whenever their systems need replacing.
- **Outdoor Water Conservation:** Recommend implementing water-wise practices and technologies like drip irrigation systems and weather-based irrigation controllers.

By staying informed on the latest advancements in energy efficiency and water conservation standards and expectations, home inspectors can provide valuable insights and recommendations to homeowners. As technology continues to evolve, inspectors should remain adaptable and ready to embrace new innovations that can be incorporated into their visual home inspections.

**Moving forward from visual inspections to advanced diagnostics:** Now that you've done your inspection of all the visual features and conditions of the house, you are ready to consider the more advanced technology, such as infrared thermography and blower door testing.

**Potential for Energy Code Updates and Changes to Inspection Standards:** The construction standards in your local area increasingly reflect the importance of energy efficiency. Inspections that adhere to modern building standards help homeowners look to the future while improving their enjoyment and comfort in their new home. 🌱

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# My First Inspection: 1968

BY JOHN HEYN

**M**y first inspection was almost my last inspection.

I did my first for fee home inspection on September 15, 1968. I had been a home builder and remodeling contractor for more than 10 years. My friends would call me to “check out” a house they wanted to buy to make sure it didn’t have any major problems. They would thank me with a gift certificate for dinner or to a department store. When their friends called me for the same reason, it dawned on me that there may be a business for this type of service, so I ran an ad in our Baltimore newspaper: “Be Sure Before You Buy. Experienced Builder Will Inspect The House For \$35.” Remember, this was 56 years ago. I received a nice response to the ad.

At my first inspection the young couple, the real estate agent and I arrived at the same time. It was the agent’s first inspection, too, and from the look on her face, she was not happy about this inconvenience. She wanted to know if I had a state license for this type of inspection. I wanted to answer, “I ain’t got no badge” from the classic Humphrey Bogart movie *The Treasure of Sierra Madre*.

I started the inspection with all the tools of my new trade in my pocket: screwdriver, flashlight, and ruler. I carried my 4-foot aluminum stepladder and my one-page report form on my clipboard. I made note of the missing roof shingles on the rear roof of the 50-year-old Cape Cod style house and the missing downspout at the rear corner that could cause a wet or damp basement wall.

*When I finished my inspection I gave the young couple my one-page report and kept my carbon copy. The real estate agent seemed glad the inconvenience was over.*

Inside the house, the real estate agent, Barbara, was quiet until I took the cover panel off the electric circuit breaker box. “You better know what you are doing, and you better get that cover panel back on right.” I did on both counts.

When I stood on my stepladder to check the attic after sliding the ceiling panel to one side, I noted that there was no insulation in the attic. I recommended to my clients they budget for insulating the attic. They thanked me. No comment from the agent.

When I finished my inspection I gave the young couple my one-page report and kept my carbon copy. The real estate agent seemed glad the inconvenience was over.

At dinner that evening I told my wife how the inspection had some bad moments because the

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agent was not happy with the time it took (one hour) and how it made more work for her to negotiate my recommendations for the buyers. I was not sure if I wanted to continue in this line of work and live with this type of aggravation.

The phone rang. My wife answered and said it was the real estate agent. I said, "Oh, boy. Here we go again." But the agent said her daughter and son-in-law were buying their first house, and she would like to have me inspect it for them.

That call made everything alright, and I knew I was on the right path with confidence in my new career as a home inspector. Also, the buyers said that was the best \$35 they ever spent. The next day I raised my inspection fee to \$50. 🌟

# Ladder Safety for Home Inspectors

*Protecting yourself and your livelihood*

BY FRITZ GUNTHER, ACI

**L**adder safety is, or should be, a critical concern for home inspectors, given the nature of our work.

Inspections often require access to roofs, attics, and other elevated or sunken areas, making ladders an essential tool. However, ladders are also a significant source of workplace injuries, with alarming statistics to consider.

According to the US Bureau of Labor Statistics, there were 161 fatal work injuries where ladders were the primary source in 2020. Additionally, 22,710 nonfatal ladder injuries resulted in at least one day away from work. This is a sobering reminder of the dangers involved in professions like ours, where ladders are indispensable. Given these statistics, it's clear that ladder safety must be a priority for all of us in the home inspection field.

Many years ago, I lived next to a gentleman who was tragically injured after falling from a ladder while trimming a tree in his yard. The fall resulted in serious injuries that left him paralyzed and confined to a wheelchair for the remainder of his life. Shockingly, the fall was from a height of only about five feet, underscoring that ladders can be dangerous at any height. Although his accident happened years before I knew him, his story has stuck with me and continues to serve as a stark reminder of how quickly accidents can occur. To this day, I always think of him when using a ladder during my inspections.

In my experience, most accidents result from two key factors—inexperience and overconfidence. By staying informed and avoiding the complacency that can come with repetition, you can minimize your risks, including those related to ladder safety. While my neighbor's terrible fall cannot be undone, here are some essential dos and don'ts to help you stay safe when using ladders during your inspections:

## Dos of Ladder Safety

- 1 Get proper training.** Before using a ladder, ensure you have received proper training. Employers are required to provide training conducted by a competent person. However, as a home inspector, you may not have the resources of a large corporation to access formal training. Searching online for training videos may prove beneficial, and OSHA provides safety literature as well. Training should cover topics such as recognizing ladder hazards, understanding fall protection systems, proper ladder use and placement, and knowing the maximum load-carrying capacities. Even as an experienced inspector, a basic training video and regular refresher courses on ladder safety can prevent complacency.



Adobe ©VK Studio



**Fritz Gunther is the owner of Gunther Home Inspections, based in Rochester, New York. He is a NYS licensed home inspector, a NYS certified code enforcement officer, and an ICC certified electrical inspector. Gunther also serves on several NFPA code-making panels and has been a member of ASHI since 1999.**

## **2 Select the right ladder for the job.**

Choosing the correct ladder is crucial. Different ladders have different weight limits. Consider the weight of both you and any tools or materials you'll be carrying, and verify the ladder's weight capacity. Ensure the ladder extends far enough to reach the work area without requiring you to overextend. If there's any chance of encountering electrical hazards, opt for a non-conductive ladder, such as one made of fiberglass.

## **3 Inspect the ladder before each use.**

Always inspect your ladder before use. Look for any visible defects, such as cracks, dents, or missing parts. Damaged ladders should be removed from service immediately and marked so they are not used until repaired or replaced. Regular inspections by a competent person can also catch issues that might not be immediately obvious.

## **4 Maintain three points of contact.**

When climbing up or down a ladder, always maintain three points of contact, two hands and one foot, or two feet and one hand. This reduces the risk of losing your balance. Use a tool belt or haul tools up with a rope to keep your hands free for climbing. Wearing non-slip shoes is also essential to prevent slips.

## **5 Ensure proper ladder setup.**

Set up your ladder correctly to avoid accidents. When using a ladder to access another level, it should extend at least three feet above the landing surface. Place the ladder on a dry, stable, level surface, and secure it at the base and top whenever possible. For extension ladders, ensure the rungs are locked into place; for stepladders, make sure the spreaders are fully extended.

## **6 Set ladders at the correct angle.**

For non-self-supporting ladders, use the 4:1 ratio rule: For every four feet of ladder height, place the base one foot away from the wall. An easy way to check the angle is to stand with your toes at the base of the ladder and extend your arms forward. Your palms should touch the ladder rung at shoulder height.

## **7 Avoid slippery surfaces.**

Always ensure the ladder is not placed on a slippery surface, such as ice, water, tiles, or stamped concrete. These surfaces can cause the ladder to slide out from under you, leading to a fall. If you must use a ladder on a potentially slippery surface, take extra precautions, such as clearing the area, using non-slip mats, or finding an alternative placement for the ladder.

## Don'ts of Ladder Safety

**1 Don't stand on the top rung.**  
Avoid standing on the top step or rung of a ladder unless the label indicates it is safe. Generally, the fourth rung from the top is the highest safe point to stand on. Standing higher increases the risk of losing balance.

**2 Don't lean or overreach.**  
Keep your body centered between the ladder's side rails. Leaning or overreaching can cause the ladder to tip, leading to falls. If you can't reach the area safely, climb down and reposition the ladder. The few minutes this takes could save you days, weeks, or a lifetime of recovering from an injury.

**3 Don't move the ladder while on it.**  
Never attempt to move or reposition a ladder while standing on it. This practice is highly dangerous and can easily lead to a fall. Always descend the ladder completely before moving it.

**4 Don't use ladders on uneven surfaces.** Ensure the ladder is on a stable, level surface. Never place a ladder on an uneven surface or use it on top of other objects to gain extra height. If the ladder isn't tall enough, use a taller ladder or another safe method to reach the area.

**5 Don't tie ladders together.**  
Do not tie or attach multiple ladders to create a longer one unless they are designed for that purpose. Improvised extensions are unstable and can lead to serious accidents.

**6 Don't face away from the ladder.**  
Always face the ladder when climbing up or down or when performing tasks. This allows you to maintain three points of contact and stay balanced.

By adhering to these ladder safety guidelines and being aware of the risks, you can significantly reduce the chances of injury or death. Remember, ladder safety is not just a recommendation; it's a critical practice that can save your life. While I strive to access every attic and roof during home inspections, there have been times when ladder conditions were simply too unsafe. In these instances, I document the unsafe conditions in the inspection report, specify the areas I was unable to access, and recommend that a qualified contractor evaluate those areas. Always stay vigilant, prioritize ladder safety, and remain aware so you can continue to work safely and make it to the next inspection. 🌟

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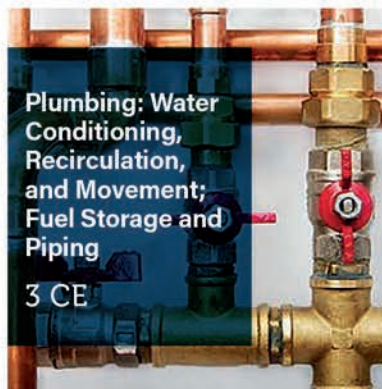
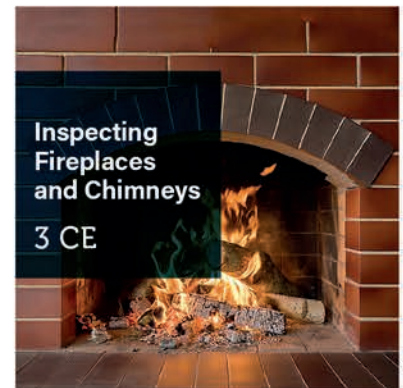
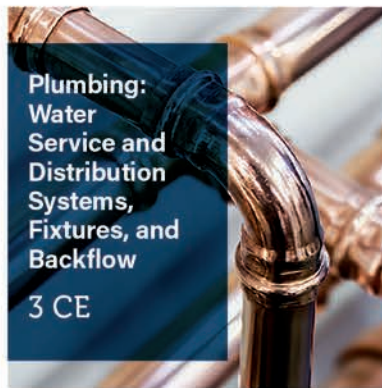
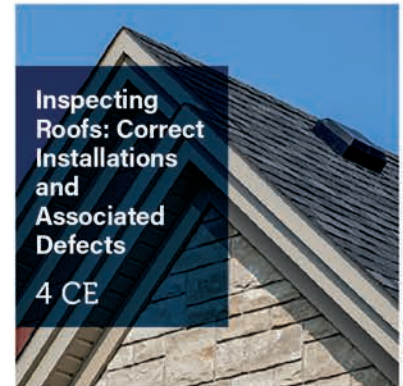
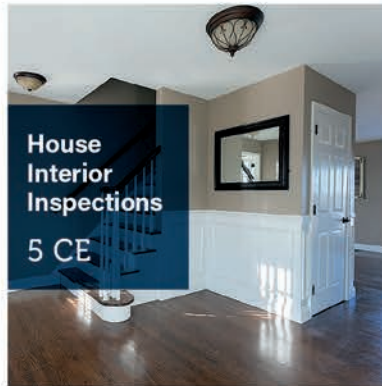
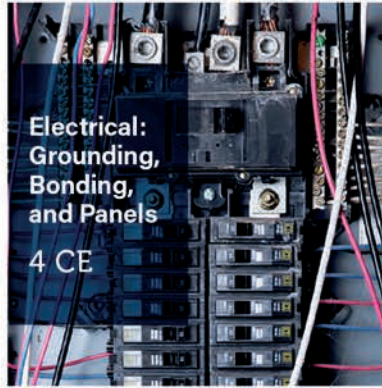
As we announced a few months ago, ASHI has partnered with the **International Code Council (ICC)** to expand resources and membership opportunities for our members. The ICC is the leading global source of model codes and standards and building safety solutions, including product evaluation, accreditation,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

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# ASHI Foundation News

*Working with Habitat for Humanity and more*

BY LISA ALAJAJIAN-GIROUX, ACI

**A**SHI President Mark Goodman and I had the privilege of representing the ASHI Foundation at the ASHI New England IW On the Road event held at the MGM Grand Casino in Springfield, Massachusetts, in September.

The Foundation chose to help Habitat for Humanity as their 2024 charity. This is the second Habitat chapter we were able to help with a \$1,500 donation.

Not only was the Foundation able to help with a cash donation, but we have also supplied Habitat with three inspectors who will perform home inspections and radon testing for the next six upcoming recipients as a professional courtesy. In working with Habitat, ASHI aims to educate new home recipients and help them become successful homeowners.

Norma Marie Tyznik, family services administrator at Habitat for Humanity Metrowest/Greater Worcester, was onsite to accept the check and proudly stood by the side of the featured family to call this a win-win situation.

Tyznik said ASHI inspectors' donation of time allowed them to give new homeowners the knowledge they need to be successful.

## A Home of Their Own

Recent recipients and new homeowners Lesley and Jason were onsite at the Habitat event to share their stories with the membership.

"Habitat for Humanity made our dream of owning a home possible. Before Habitat, my family of nine lived in a two-bedroom apartment. We turned our living room into an additional bedroom. Our old gas stove—probably from the '60s—was our only source of heat," Lesley said.

The floors were falling apart, and the place was very drafty, she said. "I could go on and on about how horrible that place was, but at the same time we had many great family memories. Our lack of space never stopped us from hosting our extended family on the holidays; our lack of privacy kept things lively. Our lack of a yard never stopped us from playing with our children outside until the streetlights came on in the summer."

When Lesley and Jason met they had nothing. They worked hard to get to where they are today. "Becoming a homeowner was always a dream of ours. We would often find ourselves driving down the street on our way home, and we would often talk about how amazing it would be to have more space, a yard, and a home to call our own," she said.

After six months in their new house, they still found themselves in disbelief. "It's all so surreal, from the porch to the bedrooms to the yard," she said.

Lesley and Jason thanked everyone involved for making their family's dream of home ownership a reality.

*Opinions or statements of authors are solely their own and do not necessarily represent the opinions or positions of ASHI, its agents, or editors. Always check with your local governmental agency and independently verify for accuracy, completeness, and reliability.*



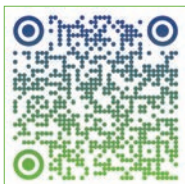
## THE ASHI FOUNDATION

The ASHI Foundation provides an avenue for home inspection professionals to support charitable giving.

As home inspectors, we aim to help families make smart decisions about buying a home. Given this position, it's safe to say ASHI understands better than most just how important a home can be. It's more than a roof over a family's head; a house can start the next chapter of one's life. Whether that means creating a place for people to come together or settling down with a family, a home becomes a foundation. Along with education-related awards, the ASHI Foundation will focus on charities centered around housing for needy individuals.

The ASHI Foundation's goal is to have a positive impact on the communities we serve. By teaming up with local and national charitable organizations, the foundation hopes to maximize the amount of service and aid it can provide as inspection professionals. One of the many ways ASHI members can accomplish this goal is by supporting a local charity in the host city of our national conference, InspectionWorld, every year.

Please use the QR code below and donate to the ASHI Foundation so we can continue to support charitable giving. 🌱



## INSPECTIONWORLD 2024

*Two more InspectionWorlds are on the way!  
The ASHI Foundation also has plans to represent  
and help a local Habitat chapter in St. Louis.*



***A Massachusetts-licensed home inspector and 35-year veteran of the building trades, Lisa Alajajian Giroux is president of HomeQuest Consultants Home Building Consultation Services. She is the 2023 ASHI National President and continues to serve as a mentor in the industry.  
Her motto is  
"We are stronger together."***



# Hands-on Home Inspection Training

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## **Choose the Course to Fit Your Lifestyle.**

Students have diverse learning styles, desires, and needs. The ASHI School offers learning through these methods: **Face-to-face**, traditional classes including field inspections; **Specialty Courses** for those who want to extend their skills.

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AND SEEN SOMETHING THAT MADE YOU  
STOP IN YOUR TRACKS AND THINK ...**

# **WHAT THE HECK?!?**



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electrical special*



*Vanity  
bidet*

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## NEW MEMBERS

### ARKANSAS

Monica Smith | Benton  
Justin Mustain | Centerton

### CALIFORNIA

Wesley Osaze | Oakland

### COLORADO

Robert Brown | Delta  
Billy Burris | Dillon  
Brandon Castillo Rivera | Dillon

### FLORIDA

Trever Dorics | Saint Augustine  
Daniel Foard | St. Augustine  
Walter Rosa | Miami Beach  
Daniel Jones | Pensacola  
David Vincent | Key Largo

### GEORGIA

Jason Lunt | Roswell  
Christopher Higdon | Macon  
Damien Dentley | Lawrenceville  
Saadiq Turner | McDonough  
Andrew Moyer | Loganville

### ILLINOIS

Dustin Alm | South Beloit  
Neyo Olowookere | Aurora

### KANSAS

James Punches | Osage City

### KENTUCKY

Brad S Butcher | Somerset

### MARYLAND

David Deans | Highland

### MONTANA

Brent Young | Kalispell

### NEW HAMPSHIRE

Carl Beverly Jr. | Derry

### NEW YORK

Vasilios Peppes | East Amherst

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Claude Powers | Raleigh

### OHIO

Charles Ritchey | Newark  
Mitchell Hutchison | West Carrollton  
Tyler Wooden | Grove City

### OREGON

Daniel Brewster | Bend

### PENNSYLVANIA

Shawn Costanzo | East Stroudsburg  
Hunter Ploski | Cowansville  
Charles Wilson | Old Forge

### VIRGINIA

Stephen King | Stafford

## SEEKING NOMINATIONS

### The Philip C. Monahon Award



***Nominations must be received at ASHI Headquarters by December 10, 2024, at 5 PM Central Time. Nominations received after the deadline will not be accepted.***

This award recognizes an individual who has made exceptional and innovative contributions to the ASHI Membership. All ACIs are encouraged to nominate any member who has contributed significant time, talent, or expertise for a minimum of five years and positively impacted ASHI and its members.

# 2024

## NOVEMBER MEMBER ANNIVERSARIES

### 30 YEARS

**Craig Moorhead** *WellHouse Building Inspections*

**David Wandrisco** *Reliable Inspection Service*

**Simon Swain** *Bayside Building Consultants*

**Herb Holmes** *Atlantic Home Partners*

**Jim Carlson** *Homeview Inspections*

**Scott Wilder** *Island Inspection Services*

### 25 YEARS

**Roger Rixon** *Rixon Home Inspection*

**William Rourke** *Tiger Group Inc.*

**Andrew Ling** *Top Home Inspections*

**Lee Sellick** *Home Inspections Northwest*

### 20 YEARS

**Robert Miskae** *Hawaii Inspection Group*

**Jamie Chmielowiec** *A-Basic Home Inspection*

**John Humphrey** *Acadian Home Inspection*

**Dan Kopp** *Valley Home Inspection*

**Steve Traylor** *A+ Home Inspections dba A+ Services*

**John Martino** *LookSmart Home Inspections*

### 15 YEARS

**Randy Hallford** *CalSpec Home Inspectors*

**Ross Bowen** *Fineline Inspection Services*

**Richard Pezzino** *Accu-View Property Inspections*

**Dave Hoffman** *BPG Inspection*

**Allen Sebaugh** *Allied Building Inspections*

**James Bouffiou** *Whiteglove Home Inspection*

**James Abraham** *JA Inspection Service*

**Robert Kaufman** *KRGS, Inc.*

### 10 YEARS

**Mark Kinzie**

**Emerson Paulk** *Emerson Paulk Home Inspections*

**Paul Cummins** *No Surprises Home Inspection NOVA-DC*

**Roger Owen** *Superior Inspection*

**Anthony Kelly** *ProSpect Inspection Services*

**Jarrett Ziegler** *Potomac Home Inspections*

**Matthew DuBois** *ProTec Inspection Services*

**William Dare** *Spotlight Home Inspection*

**George Richardson** *HouseMaster*

### 5 YEARS

**Jay Strause**

**Ronald Durbin** *BG Property Inspection*

**Kenneth Moyer** *Kenny's Home Inspections*

**Eric Pitt Wisconsin** *Property Inspections*

**Michael Butts** *Greenbrier Home Inspections*

**Justin Sapp** *Certified Property Inspection*

**Allan Sondgeroth** *BPG Inspection*

**Steven Fish** *Sabal Home Inspections*

**Peter Myszka** *Pillar to Post Atlantic County*

**Thomas Southwell** *Inspection Professionals*

**Stuart Cummings** *Omega Home Inspections*

**Jonathan Sady**

**Mark McGinnis** *UR Home Inspections*

**Bryon Guinsler** *Reliable Home Inspections*

**Daniel Sloan** *Eastern Shore Home Services*

## 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](mailto:editor@ashi.org) within these areas before the deadlines below.

#### JANUARY 2025:

Setting Business Goals  
Deadline: November 15

#### FEBRUARY 2025:

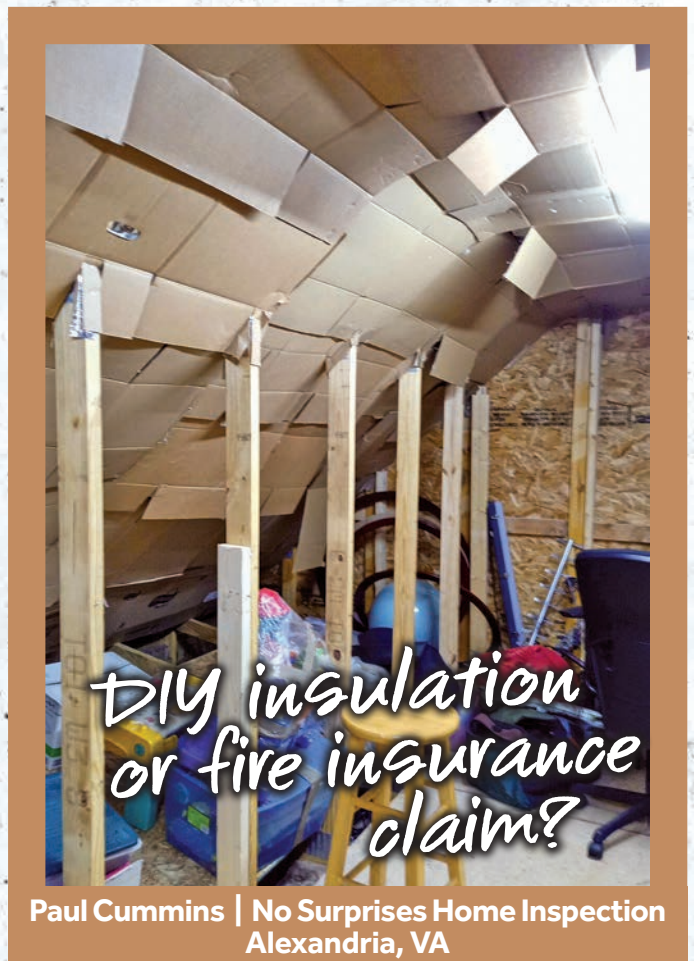
Continuing Education  
Deadline: December 16

#### MARCH 2025:

ASHI Awards  
Deadline: January 15

#### APRIL 2025:

Mentorship  
Deadline: February 14





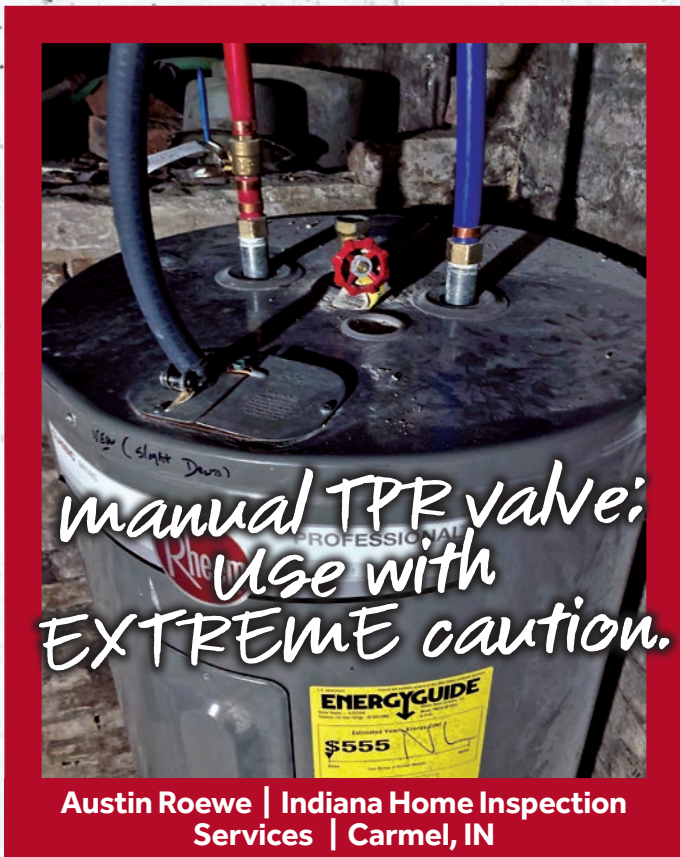
*Flexicoaster*

Doron Bracha | Accent Home Inspection  
Natick, MA



*Green tea  
jacuzzi*

James Brock | Boston Home Inspectors  
Boston, MA



*Manual TPR valve:  
Use with  
EXTREME caution.*

Austin Roewe | Indiana Home Inspection  
Services | Carmel, IN



*outhouse,  
bathhouse,  
and  
greenhouse*

Ross Kennedy | Kennedy Home Inspections  
Paoli, PA

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