



AUGUST 2020

REPORTER

INSPECTION NEWS & VIEWS FROM THE AMERICAN SOCIETY OF HOME INSPECTORS, INC.

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The American Society of Home Inspectors (ASHI) is committed to progressing the home inspection profession and providing resources to promote healthy home ownership practices.

Homebuyers Guide

Homebuying Process



Breaking down the steps that homebuyers need to take.

P20

Why Choose An ASHI Member



ASHI Members provide expertise to help homebuyers make sound decisions.

Home Inspection FAQs



What homebuyers can expect from their home inspection.

TRENDS IN INDOOR AIR QUALITY P10

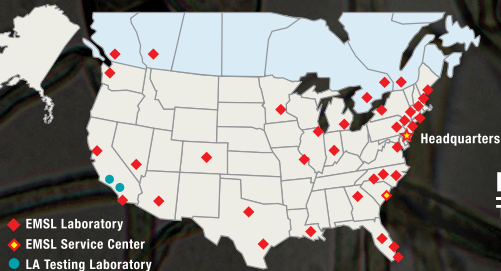
BIG CHANGES AT THE ASHI SCHOOL P34

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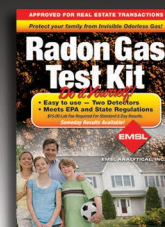
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BIG BUCK INSPECTIONS

My Inspections Cover

ASHI Standard of Practice

The ASHI Standard of Practice is the foundation for all of our inspectors when inspecting homes. They uphold these standards to the best of their abilities and knowledge. They uphold these standards to the best of their abilities and knowledge.

- Air Conditioning Systems
- Electrical Systems
- Exterior
- Flooring
- Heating Systems
- Structural Systems
- Fireplace
- Solid Fuel Burning Appliances
- Interior
- Insulation And Ventilation
- Road Systems

Property Types

- Single Family Homes
- Historic Homes
- Log Homes
- Manufactured Homes
- New Construction Inspections
- Commercial Property Inspections
- Condo/Apartments
- High End Homes/ Estates

Additional Services

- Lead
- Asbestos
- Energy Audit/Efficiency
- Mold Testing
- Radon Testing
- WDO / Termites / Insects
- Wind Mitigation Survey
- Well Water Sampling
- FHA Certification
- BIPS (Status)

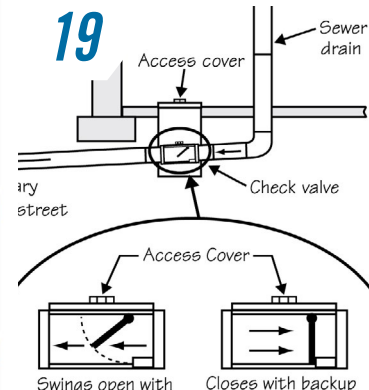
Licensing

Inspector - not all states require Licensing
(Note: K0000000000)
Exp: 10/30/2020

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*To set and promote standards for property inspections
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in the profession and to meet the needs of our members.*

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Managing Risk

Your Pre-Inspection Agreement: STATUTE OF LIMITATIONS

By Stephanie Jaynes, Marketing Director
at InspectorPro Insurance



Stephanie Jaynes is the Marketing Director for InspectorPro Insurance, ASHI's one and only Premier Insurance Partner (<http://ipro.insure/ASHI-partner>). Through risk management articles in the 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 www.inspectorpro-insurance.com/ashiadvantage.

Recently, a kitchen fire resulted in \$100,000 in damages to a home inspection client's property. Upon investigation, the inspection client discovered that the fire was caused by a defective electrical component in the dishwasher, which was subject to a national recall.

A review of the state's regulations showed that nothing requires a home inspector to document the model number or to determine whether an appliance was subject to recall. Furthermore, the American Society of Home Inspectors' (ASHI) Standard of Practice (SOP) specifically excludes the requirement to identify recalled appliances.

"The inspector is NOT required to determine ... whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions" (ASHI SOP § 13.2 [A][17], ["General Exclusions"]).



Despite all the evidence negating the inspector's liability, the inspection client persisted in their claim against the inspector. But when they did, they were faced with an even bigger problem. The inspection took place six years ago. Their state's statute of limitations is five years. Based on state law, the client's claim was time-barred. Our claims team dismissed what could have been a difficult and expensive claim at no cost to the inspector.

WHAT IS A STATUTE OF LIMITATIONS PROVISION?

A statute of limitations provision limits a client's ability to file a claim against a home inspector to a specific period of time. The purpose of such a statute is to deter clients from coming back with complaints after their inspection findings are relevant.



***Note:** The Managing Risk column with InspectorPro Insurance provides home inspectors with tips to protect their businesses against insurance claims and examines best practices for crafting effective pre-inspection agreements.*

STATUTES OF LIMITATIONS CAN VARY BASED ON THE TYPE OF CLAIM. AS SUCH, IT'S IMPORTANT TO RESEARCH WHAT VARIATIONS MAY EXIST IN YOUR STATE.

For example, one of our home inspectors received a claim for roof defects that manifested 18 years after the inspection. Since the average life span of a roof is 20 to 30 years, it's no surprise that the inspection client experienced roof defects nearly two decades after their inspection.

Typically, these clauses appear in the same section as your notice requirements, which dictate how and when clients must tell you they have an issue.

THE FOLLOWING IS AN EXAMPLE OF A DISPUTE RESOLUTION PROVISION WRITTEN BY OUR CLAIMS TEAM:

“Any action must be commenced within one (1) year from the date of the inspection. The inspector shall have no liability for any action commenced more than one (1) year after the date of the inspection.”

NOTE THAT YOUR CLAUSE DOES NOT NEED TO EXPLICITLY CALL ITSELF A STATUTE OF LIMITATIONS. HOWEVER, IT DOES NEED TO CLEARLY STATE THE AMOUNT OF TIME A CLIENT HAS TO MAKE A CLAIM AND THE REPERCUSSIONS FOR NOT MEETING THAT DEADLINE.

WHERE DO STATUTES OF LIMITATIONS COME FROM?

When including a statute of limitations provision in your pre-inspection agreement, it's important to know your state's laws. Most states have legislation or case law specifying the maximum time claimants have to initiate legal proceedings. However, you shouldn't take a state's statute of limitations at face value. Here are some important factors to consider:

- Statutes of limitations can vary based on the type of claim. As such, it's important to research what variations may exist in your state.
- Some states have statutes of limitations specific to home inspectors. These inspector-specific statutes can override the state's general statute of limitations.
- Different states have different rules dictating how their statute of limitations is enforced. For example, some laws say that the statute of limitations begins on the day after you perform your inspection. Others start the clock based on when you deliver your inspection report. Still others go by the date the claimant knew or should have known of the defect.
- Court rulings, too, can affect how or even whether a state statute will apply. In some situations, such case law trumps existing legislation.

Be sure to have the lawyer assisting you with your pre-inspection agreement check the state law regularly because these statutes can change.



WHILE IT IS POSSIBLE TO WRITE A SHORTER STATUTE OF LIMITATIONS IN YOUR CONTRACT, A SHORTER STATUTE ISN'T NECESSARILY ENFORCEABLE.

CAN YOU HAVE A SHORTER STATUTE OF LIMITATIONS IN YOUR CONTRACT?

Many home inspectors wonder whether they can have a shorter statute of limitations in their contracts. For example, if the inspector lives in a state with a five-year contractual statute of limitations, can their pre-inspection agreement propose a one-year statute instead? By reducing the amount of time clients can make a claim, inspectors hope to minimize the number of claims they receive.

While it is possible to write a shorter statute of limitations in your contract, a shorter statute isn't necessarily enforceable. For example, your statute may be ruled unreasonably short and, therefore, unfair to the consumer. Additionally, some state laws prohibit people from shortening statutes of limitations. Before shortening your contract's statute of limitations, consult a local attorney to ensure that you do not go against any laws.

MANAGE YOUR RISK AGAINST POTENTIAL CLAIMS.

Don't let clients bring claims against you long after your findings are relevant. Include a statute of limitations provision in your pre-inspection agreement to protect your home inspection business.

To learn more about pre-inspection agreement clauses, read this column next month when we explore the severability provision.



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TRENDS IN INDOOR AIR QUALITY AND THE NEED FOR ENVIRONMENTAL TESTING

By Javid Kelley



Javid Kelley has 20 years of experience in development and deployment of technologies for nuclear remediation projects for the U.S. Department of Energy and the U.S. Department of Defense, as well as commercial entities in the United States and abroad. He holds a degree in nuclear engineering and an MBA from Georgia Tech and, since 2009, he has been an ABHP-Certified Health Physicist. He currently serves as founder and president of Digital Environment (www.digienv.com), a cloud and mobile computing company for environmental surveys and monitoring. He has developed products involving soil segregation, open land gamma scanning, surface contamination monitoring, air quality monitoring solutions, and mobile and cloud computing systems.

The opinions expressed in this article are those of the author only and do not necessarily reflect the opinions or views of ASHI. The information contained in the article is general and readers should always independently verify for accuracy, completeness and reliability.



According to the U.S. Environmental Protection Agency (EPA), in the last several years, a growing body of scientific evidence has indicated that the air within homes and other buildings can be more seriously polluted than the outdoor air, even in the largest and most industrialized cities.¹



A definition of indoor air quality:

“Indoor air quality is the air quality within and around buildings and structures.”

There are many factors that can affect indoor air quality in each space.

While the dangers of some of these pollutants (such as radon, lead and water contaminants) are well-documented and relatively easy to test for, the documentation and understanding of other pollutants are still emerging.

According to the U.S. Consumer Products Safety Commission (CPSC), health effects associated with indoor air pollutants include irritation of the eyes, nose and throat; headaches; dizziness; fatigue; respiratory diseases; heart disease; and forms of cancer.²

People who may be exposed to indoor air pollutants for the longest periods of time are often those most susceptible to the effects of indoor air pollution. Such groups include people who are young, elderly or have chronic illness, especially those who have respiratory or cardiovascular disease.³

The American Lung Association has declared that poor indoor air quality can cause or contribute to the development of infections, lung cancer and chronic lung diseases such as asthma and chronic obstructive pulmonary disease (COPD).⁴

SOURCES OF INDOOR AIR POLLUTION

There are many types of indoor air contaminants that result from an abundance of sources. Indoor air pollution does not discriminate. It can be detected in all types and styles of homes—old, new, small, large, urban and rural.

The EPA states that most pollutants affecting indoor air quality come from sources inside buildings, although some originate from the outdoors.⁵

INDOOR SOURCES:

• COMBUSTION SOURCES

including tobacco, wood and coal heating, cooking appliances and fireplaces, can release harmful combustion byproducts such as carbon monoxide, carbon dioxide and particulate matter directly into the indoor environment.

• CLEANING SUPPLIES

paints, insecticides and other commonly used products introduce many different chemicals, including harmful volatile organic compounds, directly into the indoor air.

• BUILDING MATERIALS

are potential sources, whether through degrading materials (for example, asbestos fibers released from building insulation) or from new materials (*for example, chemical off-gassing from pressed wood products*).

• MOLD

growth can result from high levels of indoor humidity caused by poor construction or rehabilitation, or site design that does not properly manage water, inadequate air exchange or both.

• INADEQUATE VENTILATION

can contribute to excessive moisture and humidity, and containments like mold spores, dust particles or other allergens can be drawn in from the outside by the HVAC system.⁶

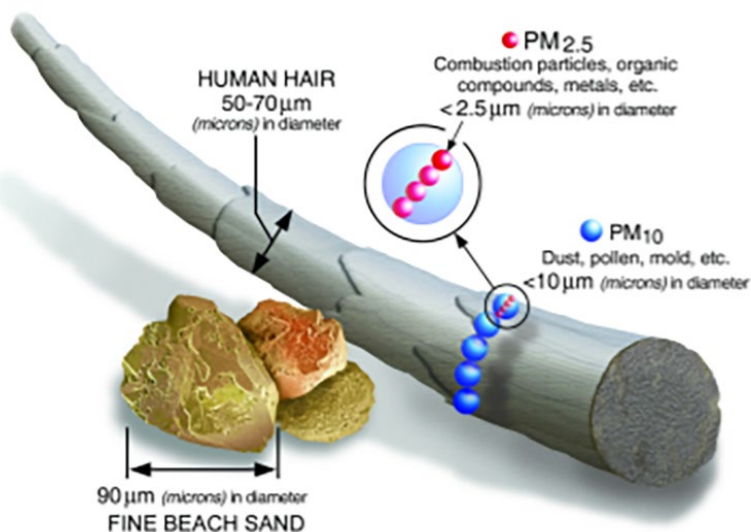
THREE MOST COMMONLY MONITORED FACTORS OF INDOOR AIR QUALITY

Fortunately, the many particles and pollutants that are combined in a household can easily be identified with today's technologies.

Indoor sources can be categorized into a few different measurements and tested individually. These factors are considered the three most commonly monitored factors of indoor air quality:

1. Particulate matter (PM^{2.5} and PM₁₀) resulting from pollen, mold spores, allergens, bacteria, settling dust, cement dust, smog, fly ash, oil smoke and more.

These two particulate sizes are typically measured when assessing air quality because these particles are capable of entering the lower respiratory tract and affecting human health. PM₁₀ particles are inhalable coarse particles that are within diameter of about 10 micrometers. They are capable of penetrating to the very deepest parts of the lungs. PM^{2.5} particles are fine particles that are 2.5 micrometers in diameter and smaller, and can cross the blood barrier.⁷



2. VOLATILE ORGANIC COMPOUNDS (VOCs) that can result from exhaust fumes, building material off-gases, perfumes, alcohol vapors, off-gases from mold growth and more.



3. CARBON DIOXIDE (CO₂) that can be produced by improper ventilation, having excessive people in a confined space, unbalanced HVAC systems, decaying vegetation and more.



HOW CAN HOME INSPECTORS ADDRESS THIS GROWING AREA OF CONCERN?

As a home inspection professional, you know that providing additional services can help you gain a competitive edge, increase revenue and assure clients that they are getting a more thorough, accurate and all-inclusive inspection. When it comes to choosing a home, safety is and should be top of mind for clients and their families.

Indoor air quality and mold detection systems are available in the marketplace and can be performed in any residential, commercial or industrial indoor locations including homes, offices, restaurants, hotels, public spaces, facilities and more.

Investigate options that allow you to survey for indoor air quality and mold contaminants, and offer these services to your clients. It can be part of the routine home inspection, combined as a package or provided as a stand-alone service.

When investigating products and new services to offer to your clients, look for suppliers that offer education and promotional materials (digital and print) to help market the service. Add the educational information to your website so your potential clients can learn more about the service as well.

When it comes to choosing a home, safety is and should be top of mind for clients and their families.

WHAT CAN HOMEOWNERS DO?

Indoor air quality and mold detection are very real, complex, existing issues. Each instance should be looked at independently and thoroughly for specific variables.

Consumers can develop good habits to improve indoor air quality. Dusting and vacuuming regularly, keeping smoke and second-hand smoke out, properly ventilating rooms that have fireplaces, making certain the flue damper is operational, ensuring that the chimney is properly sealed, changing HVAC filters regularly and ensuring that bathrooms have functioning exhaust fans. Becoming habitual in performing these simple steps will improve the air inside a property.

Several comprehensive consumer resources are available through the EPA and the CPSC, and many of these resources are referenced in this article. Consumers can read these resources to educate themselves further on the importance of indoor air quality.

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- ✓ Policy limit option from \$100k to \$3m.

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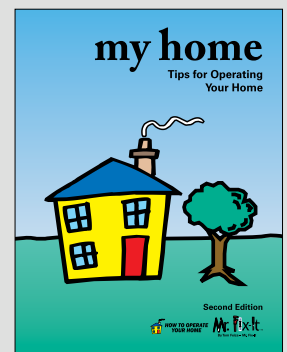
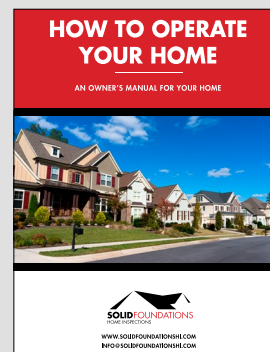
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FLOODING IN THE LOWER LEVEL OF A HOME IS ALWAYS A SERIOUS PROBLEM. IT CAN OCCUR BECAUSE OF EXTERIOR SURFACE FLOODING, PLUMBING BREAKS OR A SANITARY SEWER BACKUP.

What clues indicate a sanitary sewer backup? How does it occur? It's important to examine this during a home inspection.

SIGNS OF A SANITARY SEWER BACKUP

The most serious water problem in a home is sanitary sewer flooding. This creates health and safety issues, and it also damages finished surfaces. Backups can occur when the municipal sewer system is overcharged during a heavy rain or when there's a main sewer blockage downstream from the home. Backups may also occur on a routine basis. Specialized cleanup is necessary after a sanitary sewer backup.

Typical signs of a backup are water stains or damage (including horizontal water lines on surfaces) and freshly cleaned or refinished surfaces. You might also find various mechanical clues indicating that a one-time or ongoing problem has been covered up.

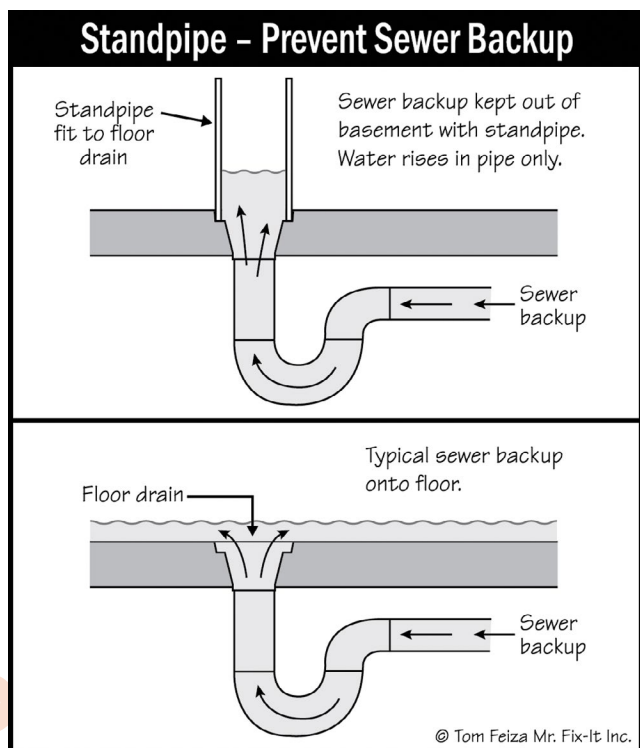


Illustration P040. Sanitary Sewer Check Valve.

SANITARY SEWER CHECK VALVE—A PROFESSIONAL SOLUTION

One professional solution to ongoing sewer backups is to install a check valve in the lowest level of a home (Illustration P040). The floor is cut open and a check valve is installed in the main sewer line as it exits the home. If sewage backs up, the valve closes.

Identifying this type of valve is straightforward: There is always an access cover in the floor (Photo 1). When you remove the cover, you'll see a second cover over the valve. This access allows routine cleaning of the valve.



Photo 1. Sewer check valve access.

FLOOR DRAIN BALL CHECK—ONE HOMEOWNER'S SOLUTION

You might also find a small rubber ball mounted on the thin vertical shaft and bracket in the floor drain (Photo 2). In this case, if sewage backs up, the ball floats into the housing and stops the flow. These types of check valves also need to be maintained regularly, but most often they're not—most are stuck, rusted or damaged in other ways.

STANDPIPE FOR THE FLOOR DRAIN—THE ENGINEER'S SOLUTION

Since water always "seeks its own level," one good way to stop water from backing up into the basement is by placing a standpipe in the floor drain (Illustration B063). Rising water backs up into the pipe. The level of water in the standpipe will always be the same as the level in neighbors' basements.

Tom Feiza has been a professional home inspector since 1992 and has a degree in engineering. Through HowToOperateYourHome.com, he provides high-quality marketing materials that help professional home inspectors educate their customers. Copyright © 2020 by Tom Feiza, Mr. Fix-It, Inc. Reproduced with permission.

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Photo 2. Floating ball check valve.

THE TAKEAWAY

Whenever you see visible signs of water damage or a sewage backup or cleanup, you must report this to the buyer for further investigation.

A “SMART SCIENCE” INSPECTOR WILL NOTE THE EXISTENCE OF A STANDPIPE OR SEWER CHECK VALVE AND SUGGEST FURTHER EVALUATION.

Sellers can and do hide this type of problem. You might also suggest that the buyer check with experts at the local municipal engineering department—they know where sewer problems occur.

TO LEARN MORE, ATTEND TOM’S TECHNICAL PRESENTATIONS AT EDUCATIONAL SESSIONS FOR ASHI CHAPTERS.

Tom can also provide his knowledge for your educational event; contact him at Tom@HTOYH.com.

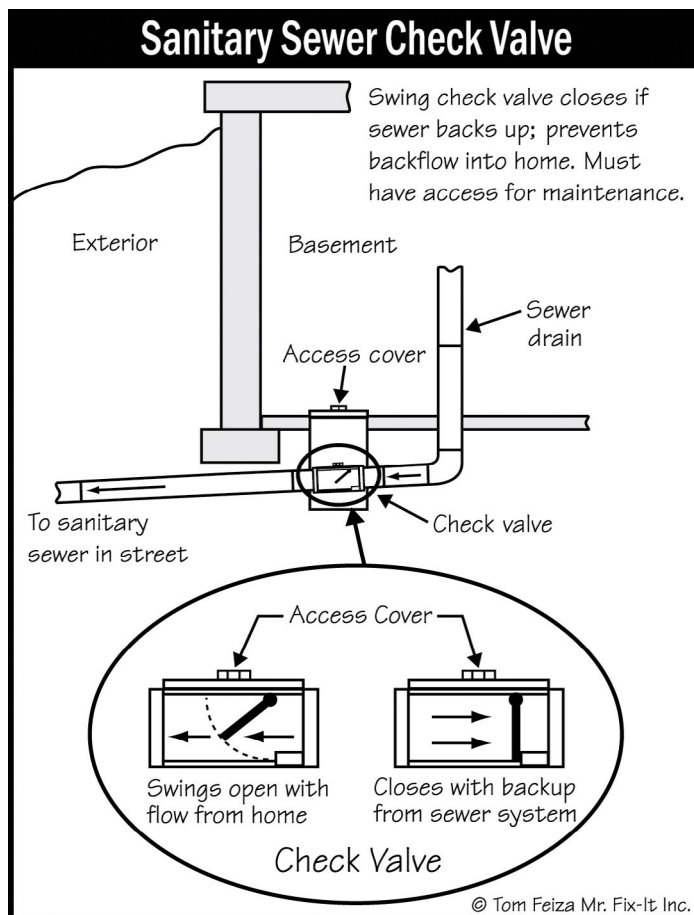
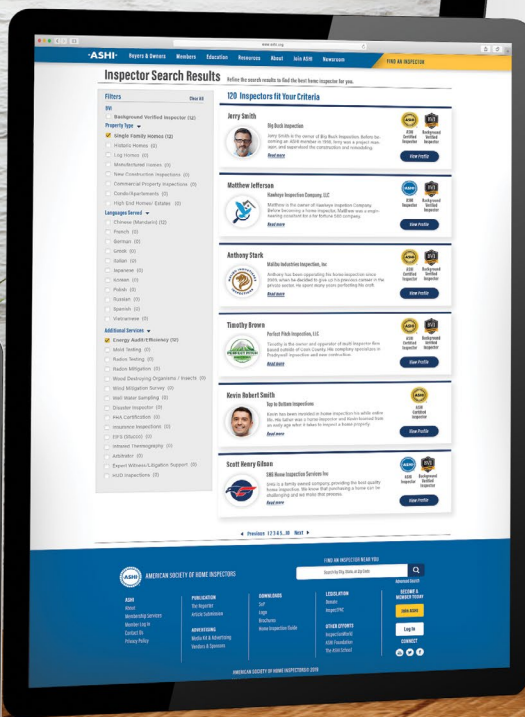
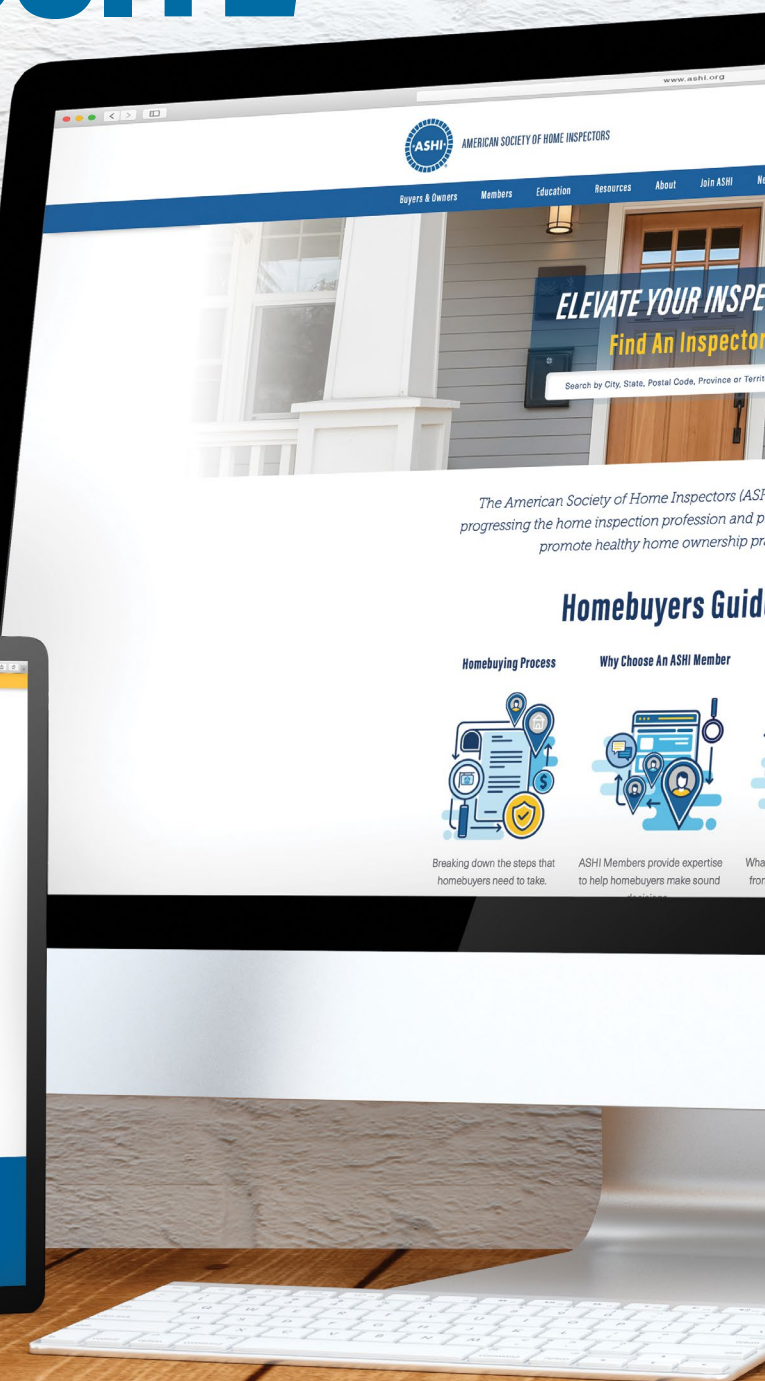
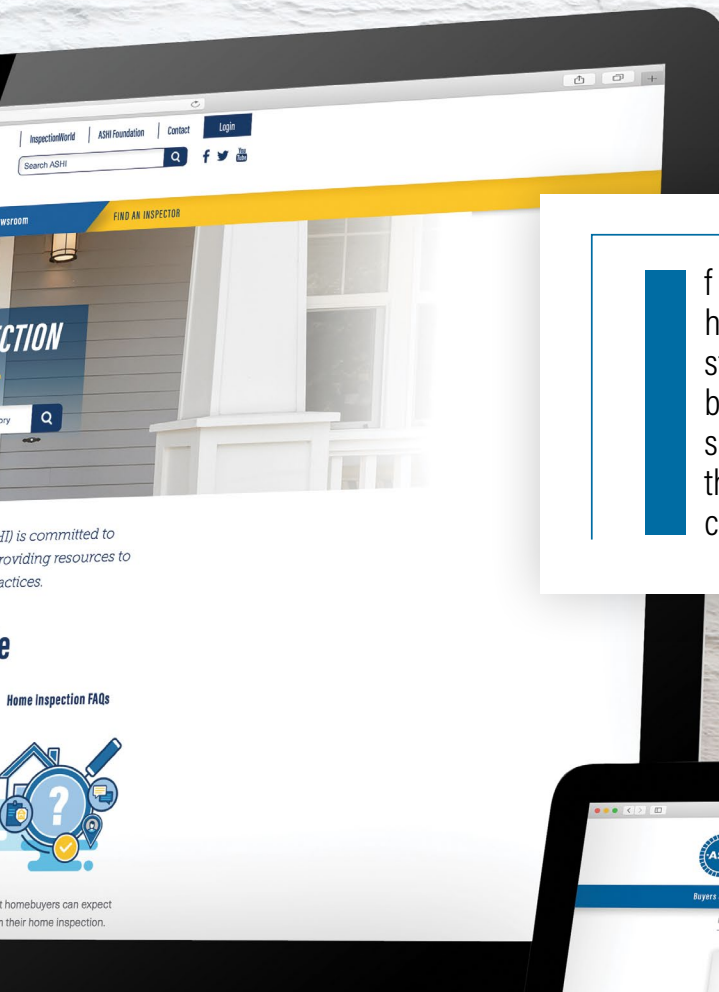


Illustration B063. Standpipe – Prevent Sewer Backup.

ASHI WEBSITE LAUNCH

By Chris Karczewski, Brand Manager / ASHI Staff





If you have visited the ASHI website recently, you will surely have noticed the changes that have been made. ASHI staff has been working hard to create a new website that better serves ASHI members and makes time on the new site well spent. It was no secret that the previous design of the website was outdated, and it is ASHI's commitment to continue to grow and refine the website moving forward.



WEBSITE GOALS

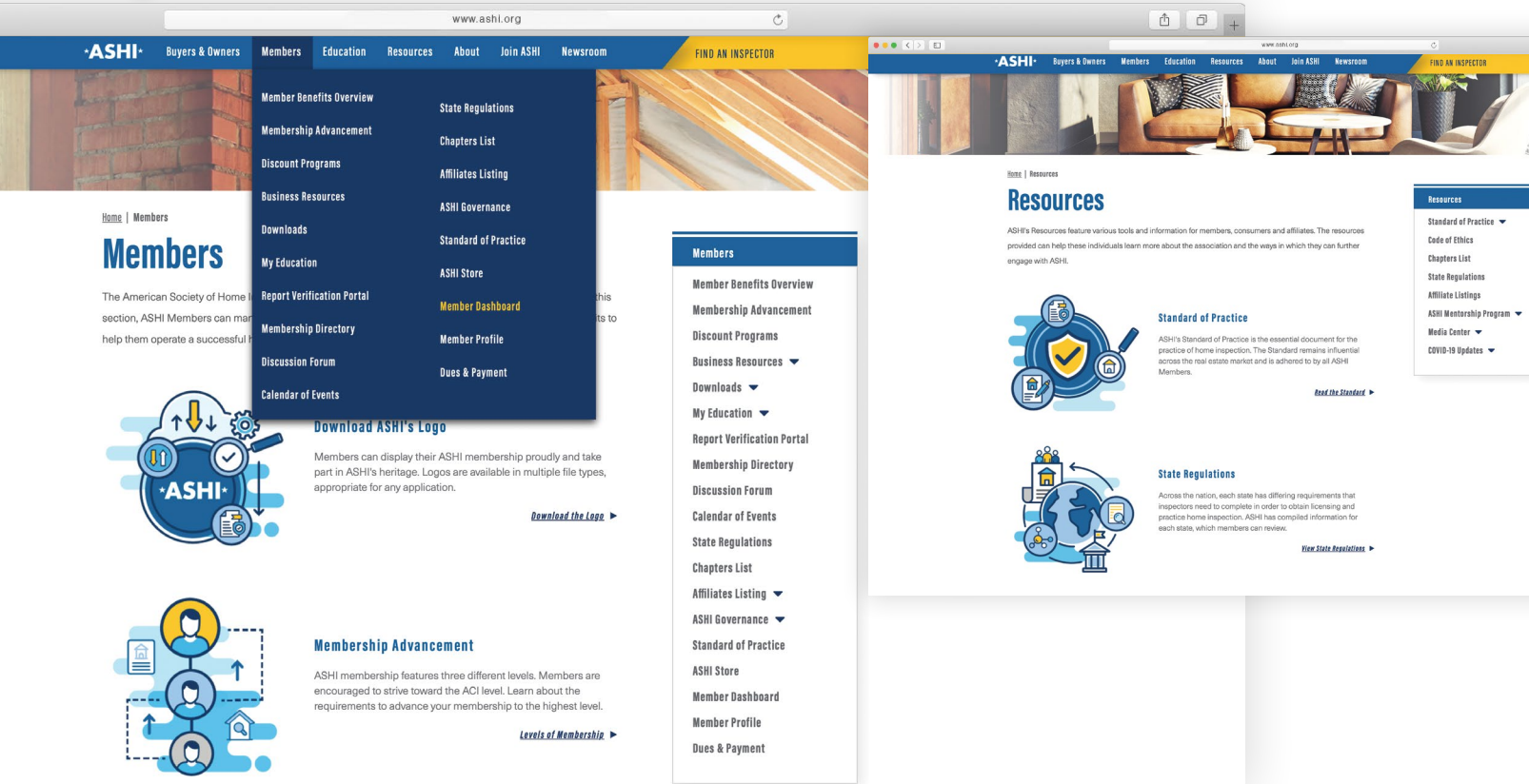
WITH THE REDESIGN, WE SET THESE GOALS:

- Improve the user experience for members through improved organization throughout the different pages, more informative content, and increased access to benefits and various resources.
- Provide greater emphasis on the Find An Inspector search, for both members and prospective clients.
- Create new communication channels for internal and external messaging.
- Offer relevant information and resources for prospective clients and homebuyers, and better educate them about the benefits of home inspection.

Throughout the process of redesign, these goals guided all the choices that were made. In addition, the research we conducted was a large factor in developing the website. Beginning with an invasive situation analysis of the current site, combined with a deep dive into every corner of the old site, we began to truly get a sense of how the new site could improve the previous trouble spots. From there, we conducted questionnaires and interviewed ASHI members to get their direct feedback. It was especially helpful and insightful to understand the needs and wants of members so we could design more effective solutions.

Last, we conducted a live user test of the website prototype at InspectionWorld® 2020, where we received feedback in real time from members.

We are very excited to share our redesigned website with ASHI members. There are many new aspects of the website for you to engage with, and we encourage everyone to log in and check them out firsthand. Much of the new site will still feel familiar and some features are completely new.



MEMBER DASHBOARD

MEMBER DASHBOARD

When logging into the website, members will be taken to their personal member dashboard. Unlike the previous design, we wanted to create a "home base" where members can quickly review their account and access member benefits. With this dashboard, we provided more transparency to help members better understand their membership progress and emphasize all the opportunities available.

Quick Access Links
These links help you quickly manage different aspects of your membership.

Member Account Snapshot
Your membership standing and payment plan are clearly shown to make sure you are up to date.

Membership Level at a Glance
Review your progress as you advance your membership to see what you have completed and what is left to check off.

Track Your CEs
This module gives you a way to quickly check your continuing education progress.

Member Dashboard

Home | Members

Jerry Smith
Big Buck Inspections

Member Number: 123456
Membership Status
Payment Plan: Annual
Renewal Date: 10/31/2020

Edit Member Profile
Customize your client facing profile for Find an Inspector search and gain leads and business.

ASHI Downloads
View the full list of digital assets available for download, including the ASHI logo.

Dues & Payment Information
Pay dues online, update credit card information or review membership payment options.

INSPECTIONWORLD LAS VEGAS 2021
REGISTER NOW

Your ASHI Membership Level

| REQUIREMENTS | Associate | Inspector | ACI |
|--|-----------|-----------|-----|
| Standard of Practice & Code of Ethics Learn More | ✓ | ✓ | ✓ |
| National Home Inspector Exam Learn More | — | — | ✓ |
| State Exam Learn More | — | — | — |
| Report Verification Learn More | — | ✓ | ✓ |
| Inspections Completed Learn More | — | 75 | 250 |

KEY: — N/A, ○ Incomplete, ✓ Complete

* Completion of National Home Inspector Exam OR Licensed State Exam required for moving up to the Inspector Level

[View full details about membership advancement](#)

Continuing Education Credits

Education Credits for 2019

16 of 20

[Claim CE Credits](#)

[Go to the ASHI Online Learning Center Portal](#)

Members

- Member Benefits Overview
- Membership Advancement
- Discount Programs
- Business Resources
- Downloads
- My Education
- Report Verification Portal
- Membership Directory
- Discussion Forum
- Calendar of Events
- State Regulations
- Chapter Listing
- Affiliates Listing
- ASHI Governance
- Standard of Practice
- ASHI Store
- Membership Dashboard
- Member Profile
- Account Settings

Don't choose between a vacation and coverage

Get five years of tail coverage free when you purchase
InspectorPro Insurance with **the ASHI Advantage**.



InspectorProTM
INSURANCE PROGRAM

Not available in New Jersey. Some restrictions apply. Talk to an InspectorPro broker for details.

Call: **855-588-ASHI**

Email: **ashi@inspectorproinsurance.com**



MEMBER PROFILES FOR FAI

We overhauled the member profile so members can better showcase their business offerings to potential clients. With these member profiles, our goal is to give ASHI members a platform to make a meaningful impression on prospective clients who view their profile using the Find An Inspector search. By filling out the profile with your business offerings, prospective clients will be able to find you more easily as they filter by different factors. For newer inspectors, this can be an effective tool to lean on until you have fully developed your own website and digital marketing strategy.

MEMBER

ASHI AMERICAN SOCIETY OF HOME INSPECTORS

InspectionWorld | ASHI Foundation | Contact | Login

Search ASHI.org

Buyers & Owners | Members | Education | Resources | About | Join ASHI | Newsroom | FIND AN INSPECTOR

Home | Find An Inspector | Profile

Back to Results

BBI BIG BUCK INSPECTIONS

ASHI Certified Inspector
Background Verified Inspector
Member Since 1976

Jerry Smith
Big Buck Inspections

Contact Information
Visit my website
773.505.4567
Jerry@bigbuckinspections.com
Send Message

My Inspections Cover

ASHI Standard of Practice

The ASHI Standards of Practice is the foundation to all of our inspectors when inspecting homes. They uphold these standards to the best of their abilities and knowledge. hey uphold these standards to the best of their abilities and knowledge.

- Air Conditioning Systems
- Electrical Systems
- Exterior
- Flooring
- Plumbing Systems
- Structural Systems
- Fireplace
- Solid Fuel Burning Appliances
- Heating Systems
- Interior
- Insulation And Ventilation
- Roof System

Property Types

- Single Family Homes
- Historic Homes
- Log Homes
- Manufactured Homes
- New Construction Inspections
- Commercial Property Inspections
- Condo/Apartments
- High End Homes/ Estates

Languages

- French
- German
- Greek

Updated Automatically

The profile will automatically display your ASHI membership level and associated credentials, keeping your profile up to date all the time.

Customize with Your Brand

Add a personal touch by uploading a professional headshot and branded assets with your company logo to help your profile stand out.

My Inspection Covers...

This section will be displayed on all member profiles to help clients understand what sets apart each ASHI Inspector.

Customize Your Contact Info

The editor allows you to enter your preferred contact info for clients, which may be different from the contact info for your ASHI account.

MEMBER PROFILE FOR FAI

• Customize Your Offerings

This list will be different for every inspector. Great way to help clients find the right inspector

Additional Services

- Lead
- Asbestos
- Energy Audit/Efficiency
- Mold Testing
- Radon Testing
- WDO / Termites / Insects
- Wind Mitigation Survey
- Well Water Sampling
- FHA Certification
- EIFS (Stucco)
- Infrared Thermography
- Septic Systems
- Indoor Air Quality
- Moisture Evaluations

Bio

Jerry Smith is the owner of Big Buck Inspection. Before becoming an ASHI member in 1998, Jerry was a project manager, and supervised the construction and remodeling housing units for the U.S. Department of Defense (DoD) and the U.S. Department of Housing and Urban Development (HUD). Jerry is a former member of the Carpenters and Joiners of America, and a former licensed plumber in the state of Virginia. When Jerry is not inspecting houses you can find him fishing, hunting and tinkering with his muscle car on late nights and weekends.

Licensing

Disclaimer – not all states require licensing.

Illinois #0005551976
Exp: 12-12-2020

Wisconsin #0003331975
Exp: 12-12-2020

Indiana #000222197
Exp: 12-12-2020

Kentucky #0001111973
Exp: 12-12-2020

• Tell Your Story

Use the bio section to let clients know more about your career and background, and anything else you feel is important to share.

Contact me today! — Reach out to receive more information or schedule your inspection.

Contact Information

Name

First and Last Name

Telephone Number

000-000-0000

Email Address

@email.com

Address of property to be inspected

Street Address

932 N. Main St.

City

Des Plaines

State

IL

Zip Code

600041

Message

- ☐ I am ready to schedule an inspection.
- ☒ I would like more information about your company's inspection services.
- ☐ I have some questions about the home inspection process.

Visit my website 773.505.4567 Jerry@HawkEyeInspections.com

Send Message

• Quick Leads

Prospective clients can easily reach out to you to learn more or schedule an appointment; the rest is up to you.



AMERICAN SOCIETY OF HOME INSPECTORS

ASHI

About
Membership Services
Member Log In
Contact Us
Privacy Policy

PUBLICATION

The Reporter
Article Submission

ADVERTISING

Media Kit & Advertising
Vendors & Sponsors

DOWNLOADS

SoP
Logo
Brochures
Home Inspection Guide

LEGISLATION

Donate
InspectPAC

OTHER EFFORTS

InspectionWorld
ASHI Foundation
The ASHI School

Advanced Search

BECOME A MEMBER TODAY

Join ASHI

Log In

CONNECT



FIND AN INSPECTOR NEAR YOU

Search by City, State, or Zip Code



ASHI NEWSROOM

ASHI NEWSROOM

The new ASHI Newsroom is a natural progression from the former ASHI *Reporter* website. Instead of being its own entity, we have added the Newsroom to the main website and expanded its scope. The Newsroom will still feature the online version of the ASHI *Reporter* articles; however, it will also feature web-exclusive content to complement the ASHI *Reporter*. This will come in the form of updates and announcements directly from ASHI, consumer-focused articles and articles pertaining to the profession of home inspection. This gives ASHI an effective way to communicate with members and others within the real estate industry.

EXCLUSIVES

ASHI RE



ASHI NEWSROOM

★ INDUSTRY NEWS AND UPDATES FROM THE AMERICAN SOCIETY OF HOME INSPECTORS, INC. ★

Latest News & Articles

Search the Newsroom



Your Pre-Inspection Agreement: Arbitration

More than a year after their inspection, one of our insured home inspectors received a letter from an attorney.

By: Stephanie Jaynes

[Read Full Article >](#)



Meet Your MRC Team

They are all about value!

By: Brendan Ryan

[Read Full Article >](#)



The Race to Carbon Freedom

We've heard all the buzz words.

By: Brent Loya

[Read Full Article >](#)



Siding Leaks into the Basement

Basement leaks can be caused by improper installation of siding, brick and flashings.

By: Tom Felza

[Read Full Article >](#)



An Emerging Solution to a Common Problem

Home inspectors' daily routines and inspections are event-filled and can often be puzzling as we address many diverse problems

By: Dan Close

[Read Full Article >](#)



ASHI R

ASHI Reporter July 2020, Feature

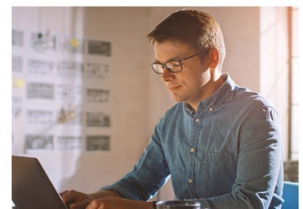


Tools For Home Inspector

In this issue of the ASHI Reporter, we are featuring companies that produce tools that home inspectors may find useful in their work. We hope you'll discover—investigate and add to your tool kit.

By: Edited by ASHI Staff

ASHI Reporter July 2020, Feature



ASHI Reporter July



FROM THE CONTENT REPORTER

www.ashi.org

About Join ASHI Newsroom FIND AN INSPECTOR

REPORTER ★

JULY 2020



S
ce a wide variety of tools that
or rediscover—resources to

[Read Full Article >](#)

2020, Feature



Search the Newsroom

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Customizing Your Member Profile

Postcards From the Field

Contributing Authors

Bruce Barker

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Tom Feiza

Stephanie Jaynes

Chris Karczewski

Michelle Shishilla

Edited by ASHI Staff

www.ashi.org

ASHI Buyers & Owners Members Education Resources About Join ASHI Newsroom FIND AN INSPECTOR

National Deck Safety Month

NADRA-ASHI Partnership Brings Education and Business Prospects to Home Inspectors

By North American Deck and Railing Association (NADRA) | May 01, 2020

May is Deck Safety Month® and once again, we'd like to spotlight the partnership that ASHI has with the North American Deck and Railing Association (NADRA).



ASHI's relationship with NADRA over the years has helped raise awareness of just how important home inspectors are when reviewing the decks, railings and stairs that are found on more than 80% of homes. NADRA created the first-ever Professional Deck Inspection Certification for ASHI members and its membership now includes more than 800 ASHI inspector members, 250 of whom are NADRA-certified deck inspectors. This important partnership brings the two associations together. Professional ASHI home inspectors who are NADRA-certified Deck Inspectors, can network with fellow NADRA Industry Professional members, who can provide much-needed expertise in deck installation and repairs.

Membership and certification with NADRA allow ASHI members who have completed their deck certifications to specially market their expertise. To showcase that they provide deck safety inspections, they can tap into NADRA resources, including access to the NADRA logo, Deck Safety Ambassador logo and the Check Your Deck National Program. As a Certified NADRA Deck Inspector, an ASHI member will also receive a personal online profile that can be used to generate leads under the Find an Inspector section of the website.

Search the Newsroom

Tags

Decks Tips & Advice

Technical Analysis

ASHI Reporter

Health & Safety

Business Development

Advertisement



- Newsroom Homepage

Swing by to see the latest stories and updates about ASHI and the world of home inspection.

- Updated Layout

Articles will feature a more sophisticated design to help accentuate the content of the articles.

- Tagging System

Articles will be tagged so you can easily access more of the content you want to see.

ENGAGE IN ONLINE EDUCATION WITH THE ASHI ONLINE LEARNING CENTER (AOLC)

By ASHI Staff

Give online education a try. Education is at your fingertips.

The ASHI Online Learning Center (AOLC) covers a growing list of content on a wide variety of topics that are designed to appeal to home inspectors with a variety of skill levels.

Don't miss out on accessing this terrific member benefit—*FREE* to ASHI members. Visit the AOLC site, www.ashi.org/AOLC, to get easy and convenient access to excellent home inspection education.

Go to www.ashi.org/AOLC

WHAT'S ON THE AOLC SITE?

From digital recordings of sessions to ways of earning continuing education credits, the AOLC site gives ASHI members access to educational experiences 24 hours a day, seven days a week, 365 days a year. ASHI members have access to any educational session or webinar that is available, and these sessions can be viewed at any pace and on any device.

The AOLC site offers more than 150 courses, all of which are approved for earning ASHI continuing education (CE) credit. Many of these courses have been approved by states that require CE credits for license renewal. To find the list, search for approved course lists under the "State-approved" dropdown in the "Course List" section.



ADVANCED LEARNING, BUSINESS MANAGEMENT, INSPECTING ESSENTIALS AND SPECIALTY/DIVERSIFICATION:

These four tracks mirror the InspectionWorld® educational program, and cover basic and advanced technical subjects, ancillary services, new technologies, and business guidance and concepts. Recorded presentations are from recent conferences, and you'll hear the presenter's narration and see the corresponding slides.

ILLINOIS-APPROVED COURSES:

This section contains courses designed specifically to comply with Illinois' unique online course and proctoring requirements. Each course offers 3 Illinois CE credits.

1-HOUR WEBINARS:

Check out these webinars that focus on specific areas of home inspection management, and a series of webinars presented by home reporting software companies that provide descriptions of the software products and company services. These webinars are great for comparative shopping.

Explore the site and discover the educational opportunities awaiting you. Whether you are new to home inspection or have years of experience, you will find new information and ideas to help you in your business and stay on top of new technology. These eight icons represent the educational categories.

AOLC offers more than 150 courses, all of which are approved for earning ASHI continuing education (CE) credit.

ASHI ADVANCED EDUCATION: THESE COURSES TAKE A DEEP DIVE INTO THE FOLLOWING SUBJECT AREAS:



- ASHI Standard Deck Inspections
- ASHI Standard Swimming Pool and Spa Inspections
- ASHI Standard Pre-Drywall Inspections

ASHI members can earn an ASHI Digital Badge by successfully completing the course and exam, and you can display your earned ASHI Digital Badges on your member profile and personal website. Note: To be awarded an ASHI Digital Badge, you must be an active ASHI Certified Inspector (ACI) and meet the requirements of the badge.

EDUCATION EXPO RECORDINGS:

In April and May 2020, ASHI broadcast a series of 34 live webinars to offer practical education to home inspectors who were sheltering in place due to the pandemic. Knowledgeable industry educators and experienced business experts graciously offered their time and efforts to create a full slate of one-hour and two-hour courses. You can still take advantage of these helpful courses—you'll earn ASHI CE credits, and learn new skills and tips to keep your business thriving.

BONUS!

LEARN THE STEPS TO BECOMING A DOE HOME ENERGY SCORE ASSESSOR.

The Home Energy Score provides homeowners, buyers and renters information about a home's energy use. Like a miles-per-gallon rating for a car, the Home Energy Score is based on a standard assessment of energy-related assets to easily compare energy use across the housing market. Training to become a DOE Home Energy Assessor is just one click away.



THE ASHI ONLINE LEARNING CENTER MAKES LEARNING EASY AND EARNING YOUR CONTINUING EDUCATION UNITS SIMPLE.

EXPLORE WAYS TO IMPROVE YOUR BUSINESS.

Learn new skills, expand your knowledge or brush up on familiar topics to discover the latest trends and tips.

LEARN AT YOUR SPEED.

Learn when you want to learn. Study at your own speed. Take a course any time during the day or week.

VIEW ON THE GO.

The AOLC site will function on any device of any size. The site is mobile-device optimized, so you can view your courses on a smartphone or a tablet. You can engage and participate from anywhere, any time. All you need is a computer or mobile device and access to the internet.

EASY TO USE.

Access your personal course records and certificates on the site under "Credits and Certificates." You can view, stop and continue later by re-accessing the course and picking up right where you left off.

Questions? Contact Michelle Santiago with any questions about the ASHI Online Learning Center and ASHI education at michelle@theashischool.com.

HOW TO ACCESS THE AOLC

Click on the ASHI Online Learning Center (AOLC) banner on the www.homeinspector.com site.

FOLLOW THESE EASY STEPS TO SEARCH, VIEW AND COMPLETE A COURSE.

STEP 1.

Log in with ASHI member number and your last name (*lowercase*).

STEP 2.

Click on "Course List" in the menu bar. In the Search box, search by topic, approval state, speaker name or educational track. Click on the title of the course to access.

STEP 3.

Click on "Start Course" to begin. Complete by viewing the entire course to access the session evaluation and exam. Complete the session evaluation questions and all questions on the exam. You can retake the exam up to three times. Score a minimum of 75% on the exam to pass the course. Click "Submit."

STEP 4.

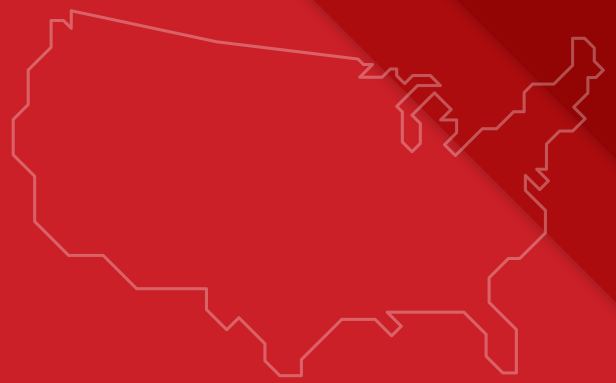
Click on "Certificate" to obtain a copy of your certificate.

STEP 5.

Choose a new class and repeat!

NOTE: For best results, we recommend using Firefox or Google Chrome browsers when viewing sessions and completing coursework on the AOLC. (Using Internet Explorer is not advised as it may cause compatibility issues.)

YOUR NATIONAL STANDARD FOR HOME INSPECTION. **YOUR NATIONAL NETWORK.**



Make it easy for potential customers to find you by registering in our online **Inspector Database**.

You'll be listed as a qualified home inspector in your area and receive a **free marketing toolkit** to help promote your business. From talking points to social media posts, it has everything you need to stand out.



Grow professionally and connect with other home inspectors through our **Facebook Page @NationalHomeInspectorExam**.

Join the conversation about the home inspection profession, business development, questions from the field, and more in our private **Facebook Group "NHIE Home Inspectors"**.



National Home Inspector
Examination®

For these resources and more, visit
NationalHomeInspectorExam.org.

Big Change The ASHI School

By ASHI Staff

New course content

includes courses that give students the ability to meet the requirements expected by more states.

ges at

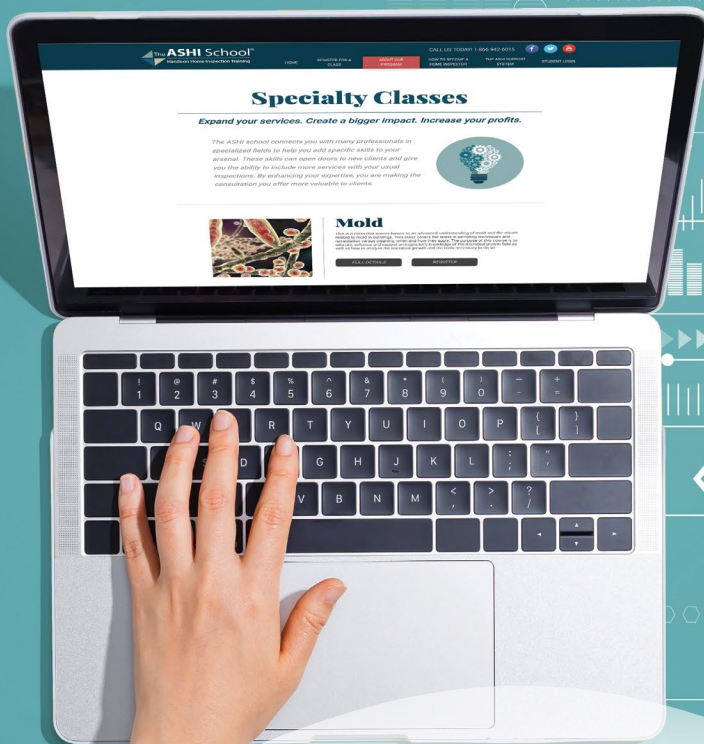


Big changes are coming to The ASHI School (www.theashischool.com). During the past several years, thousands of students have learned about home inspection through The ASHI School's program at 10 locations across the United States.

Not much changed in the curriculum until 2018, when James Thomas, then-new ASHI Executive Director, guided The ASHI School education board in a process to rethink and refresh the curriculum.

The education board took time to consider what could be added to help expand the reach of The ASHI School—to provide new course content and include courses that would give students the ability to meet the requirements expected by more states.

In addition, the board focused on making sure that students taking The ASHI School course would feel secure enough with the knowledge they gained to take the National Home Inspector Examination (NHIE). Passing the NHIE is required by most states and is one of the elements involved in moving up in the ASHI organization.



60-HOUR ONLINE COURSE

The ASHI School offers a 60-hour online course, which is perfect for those who currently have another job or other responsibilities. This course is popular in states that do not have regulations about the amount of education required to be a home inspector. The Online Course provides everything a student needs online, including access to the Home Reference Book and Study Guide. This course is self-paced and consists of 10 units. Quizzes at the end of each section allow students to gauge how well they are understanding the content. The Online Course also includes a 200-question final exam.

93-HOUR AND 120-HOUR PREMIER COURSES

Home Inspection students enjoy the hands-on training that is part of The ASHI School's programming. We know this because the hands-on training aspect of our classes always receives the highest marks in student evaluations and students specifically note their appreciation for being taught the ASHI Standard of Practice.

Each class is an opportunity to make more people aware of the roots of ASHI and to explain why being familiar with this history is relevant to a career in home inspection.

All of our instructors are ASHI Certified Inspectors (ACIs) and many of them become mentors for students after the class concludes.

93-HOUR COURSE

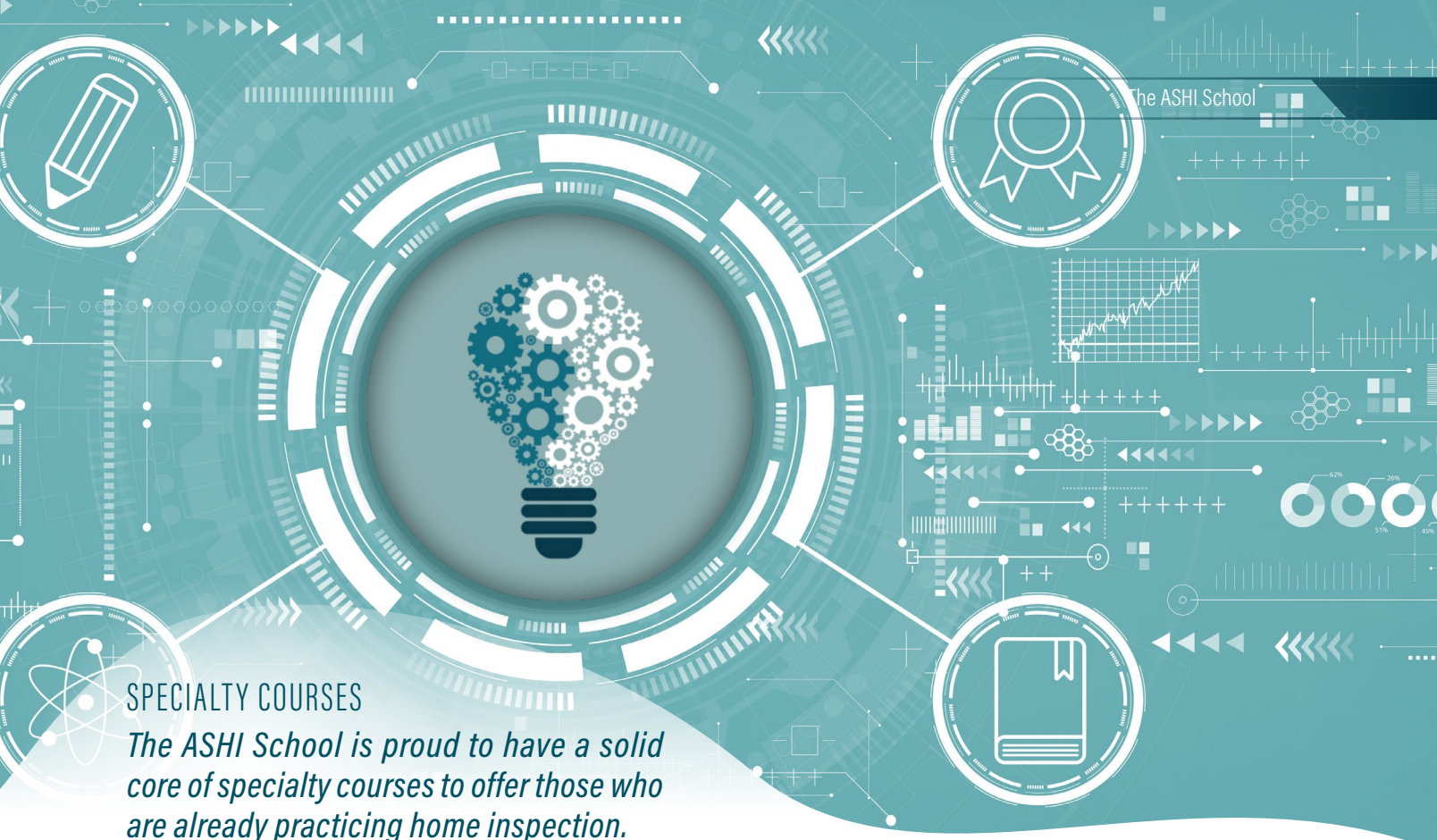
This course runs for one week, Monday through Saturday, and includes at least two field events. This is our "fast track" course. We recommend this course for those who have had a career as a contractor or in another trade that allowed them to become familiar with the functions of a home. This course has the same content and materials as the 120-hour course, but the time spent on each subject is condensed. Students are expected to complete 40 hours of pre-class work so they will already be familiar with each of the sections covered in class.

120-HOUR COURSE

This course runs for two consecutive weeks, Monday through Friday, and includes five to seven field events. This course is perfect for those who have had an entirely different career from home inspection or contract work, or for those who want a thorough hands-on experience. During these classes, it is common for multiple instructors to teach their area of expertise. As with the 93-hour course, students are expected to complete 40 hours of pre-class work so they will begin the course with a basic understanding of the concepts that will be explored during the course.

The ASHI School's in-person courses have been revamped to infuse more real-life, in-the-field situations, more marketing and business information, a greater focus on report writing and extensive preparation for the NHIE. The ASHI School also offers education modules in Pools and Spas and Manufactured Homes, as a few states require pre-licensing education in these areas. We hope these changes will allow The ASHI School to offer classes in more states. These new classes are excellent options for students working toward gaining their pre-licensing education.

All of The ASHI School's pre-licensing home inspection courses include a special offer to join ASHI at a one-year introductory membership fee of \$99 (a \$475 value).



SPECIALTY COURSES

The ASHI School is proud to have a solid core of specialty courses to offer those who are already practicing home inspection.

COMMERCIAL BUILDING INSPECTION COURSE:

Commercial inspections can generate 80% more income than residential inspections. This intensive three-day class covers the wide scope of commercial inspections, including the various systems and structures found in commercial buildings, how to write commercial reports, how to manage the liability of commercial inspections and how to gather a team of professionals to complete commercial inspections.

MOLD COURSE: This informative course has become so popular that people have traveled from all over the country to take it. In summer 2020 and fall 2020, it will be offered as a live three-day webinar. There are three parts to the course:

- **PART 1** covers the history and types of mold, health concerns related to mold, what is required for mold to grow, inspection methods for mold, sampling and testing of mold, and individual and professional remediation practices.
- **PART 2** covers aspects of mold's growth, the various types of mold, conveyance systems and discoveries that can be made through professional mold remediation practices.
- **PART 3** delves deeper into all aspects of the processes that inspectors can use when they encounter mold and moisture damage within structures. This part features a culmination of the class on enhanced focus areas, including using equipment, sampling and testing, writing reports based on findings and marketing these environmental inspection techniques.

RADON COURSE: The ASHI School partners with Spruce Environmental Training to offer bimonthly radon webinars. These classes teach learners how to properly measure radon and how to effectively use the tools to do it, ultimately protecting clients and their families from this elusive killer. This robust two-day course prepares inspectors to take the National Radon Proficiency Program (NRPP) examination.

OTHER SPECIALTY COURSES: The ASHI School offers a 4-Point Inspection and Wind Mitigation course, which meets Florida's state licensing requirements, in Tampa, Florida. This course covers how to conduct 4-Point Inspections and Wind Mitigation Inspections, as well as writing associated reports for each inspection.

STAY TUNED

The ASHI School plans to offer more education courses, including more webinars, in upcoming months. We also are working to expand our on-site offerings in more locations.

For the latest information about our classes, visit our website, www.theASHISchool.com, or call (888) 884-0440.



NORTH CENTRAL

ASHI Central PA

www.ashicentralpa.com

Second Monday, 6 pm, except Jan. & July, Hoss's Steakhouse
61 Gettysburg Pike, Mechanicsburg, PA
Kevin G. Kenny
kevin@alphainspection.net
717-914-1600

Keystone (PA)

www.keystoneashi.org

First Monday, 5:30 pm
Double Tree, 10 N. 5th Street
Reading, PA 19601
Robert H. Conner, 510-295-8021
BetterLifeInspectionCompany@gmail.com

North Central Ohio

www.ncohioashi.com

Paul Wancata, 216-571-1074
inspectionsunlimited@cox.net

Pocono-Lehigh (PA)

www.pocono-lehighashi.org

Third Tuesday, Tannersville Inn
Tannersville
Ronald Crescente, 610-951-4262
ronnieriser@gmail.com

PRO-ASHI (PA)

www.proashi.com

Second Wednesday of
Jan., March, May, Sept. & Nov.
Milan Stanojevic, 412-721-9515
sales@prohomeinspections.com

Tri-State (DE, NJ, PA)

www.tristateashi.org

Second Tuesday except April,
Aug. & Dec., Dave & Buster's
Plymouth Meeting, PA
Gary Kershaw, 215-295-2030
pluckem@verizon.net

MIDWEST

Great Lakes (IL, IN, IA, KY, MI, MN, OH, WI)

For monthly meetings:

www.greatinspectors.com/schedule-of-events/

Janni Juhansz, 419-269-4663
Janni.J@Homteclnspections.com

Greater Omaha (NE)

www.ashiomaha.com

Jon Vacha, 402-660-6935
jon@hsinspections.com

Heartland (IA, MN, ND, SD, WI)

www.ashiheartland.org

Second Monday, 6:30 pm, except
Nov. & April, Frankie's Pizza
3556 Winnetka Ave. N., New Hope, MN
Matt Butcher, 612-361-3116
matt@minneapolisinspections.com

Indiana ASHI

www.inashi.com

Quarterly
Bill Halstead, 765-465-6185
hhinspect@outlook.com

Iowa ASHI

www.iowaashichapter.org

Fourth Tuesday, 6:00 - 8:00 pm
Iowa City Area Assoc. of Realtors
Education Center
847 Quarry Road, Coralville, IA
Craig Chmelicek, 319-389-7379
elitehomeandradon@gmail.com

Northern Illinois

www.nicashi.com

Second Wednesday (except Dec.)
5:30 pm - 9:00 pm
Allegra Banquets, 237 W. St. Charles Rd.
Villa Park, IL 60181
George Meegan, 847-732-2503
homepro366@yahoo.com

SOUTH MIDWEST

Arkansas

Kyle Rodgers, 479-599-9314
kyle@aplus-inspection.com

Great Plains (KS, MO)

www.ashikc.org

Second Wednesday of every month
The Great Wolf Lodge, Kansas City
Stan Sanger
stan.sanger74@gmail.com

Midwest PRO ASHI (KS)

David Mason, 316-393-2152
david@allprohomeinspec.com

St. Louis (MO)

www.stlashi.org

Second Tuesday, 5 pm
Creve Coeur Government Center
Multi-Purpose Meeting Room
300 N. New Ballas
Creve Coeur, MO 63141
Harry Morrell, 314-223-7310
harry@allied-inspectors.com

Lone Star (TX)

www.ashitexas.org

Bud Rozell, 214-215-4961
good_home_inspection@yahoo.com

MOUNTAIN

Arizona

www.azashi.org

Bryck Guibor, 480-442-2660
arizonaashi@gmail.com
Quarterly education on
azashi.org

New Mexico

www.ashinm.org

Bi-monthly meetings are held on the
second Saturday of the month at
Best Western Plus (Jan., March, May; no
meeting in July, Sept.) located at 4630 Pan
American Fwy. NE, Albuquerque
Meeting starts at 8:30 am.
Miles Dyson, 575-202-2457
amdyson@msn.com

Northern Rockies (ID, MT)

Steve Jenicek, 406-949-6461
Steve@taskmasterinspections.com
Secretary: Kelly Campeau
877-749-2225
Kelly@inspectormt.com

Rocky Mountain

Fourth Tuesday, 6:30 pm
Bob Kadera
bob@360degreeinspections.com

Southern Colorado

www.ashi-southerncolorado.org

Second Thursday each month, 6:30 pm
Valley Hi Golf Club, 610 S. Chelton Rd.
Colorado Springs, CO 80910
John Ciambello, 719-205-6824
sccashi@gmail.com

PACIFIC

Alaska

Meeting dates: Jan. 1,
March 1, Aug. 1, Nov. 1
Location varies each meeting
Rex Lewis, 907-301-6746
anchorage@hometeam.com

ASHI Hawaii

www.ashihawaii.com

Bryan Naff, 808-372-2535
ahi@ahipro.com

California

Randy Pierson, 310-265-0833
randy@southbayinspector.com

Central Valley CREIA-ASHI

Peter Boyd, 530-673-5800
boydpete11@gmail.com

Golden Gate (CA)

www.ggashi.com

Paul Barraza, 510-917-6480
paul@jmcinspections.com

Inland Northwest (ID, WA)

Vince Vargas, 208-772-3145
VPINSP@hotmail.com

Orange County CREIA-ASHI (CA)

www.creia.org/orange-county-chapter

Third Monday, 5:30 pm
Hometown Buffet
2321 S. Bristol, Santa Ana
Bill Bryan, 949-565-5904
bill@rsm inspections.com

Oregon

www.oahi.org

Fourth Tuesday, 6:30 pm
4534 SE McLoughlin Blvd.
Portland
Jay Hensleigh, jay@amipdx.com

San Diego CREIA-ASHI

First Tuesday each month
Elijah's Restaurant
7061 Clairemont Mesa Boulevard
San Diego, CA 92111
Ray (Cliff) Sims Jr., 619-334-1138
cliffsims@cox.net

San Joaquin Valley (CA)

Third Thursday, 6 pm
1736 Union Avenue, Bakersfield, CA
Raymond Beasley, 661-805-5947
rbinspector@aol.com
Mail: 3305 Colony Oak St.
Bakersfield, CA 93311

Silicon Valley ASHI-CREIA (CA)

www.siliconvalleyinspector.com
Tammy Nicholas, 408-771-4939
tnicholas490@gmail.com

Southwestern Idaho

Second Monday
David Reish, 208-941-5760
dave@antheinspect.com

**Los Angeles-Ventura
County ASHI-CREIA**

Third Wednesday, 5 pm
Holiday Inn, Woodland Hills
Bob Guyer, 805-501-0733
guyerinspections@roadrunner.com

South Bay (CA)

Webinar meetings
Randy Pierson, 310-265-0833
randy@southbayinspector.com

Western Washington

www.ashiww.com
Chapter Meetings held at chapter seminars in March and Sept.
Dylan Chalk, 206-842-3739
orcainspect@gmail.com

NEW ENGLAND**Coastal Connecticut**

www.coastaltcashi.org
Third Thursday, 6 pm, Westport VFW
Lodge, 465 Riverside Avenue, Westport
Marc Champagne, 203-767-3348
Marc@champagneinspections.com

New England

(ME, MA, NH, RI, VT)
Third Thursday (usually), 5 pm
Hilton Garden Inn, Waltham, MA
Alex Steinberg, 617-480-1163
alex@jbsinspections.com

**Northern New England
(NNEC) (MA, ME, NH, VT)**

www.ashi-nnec.org
Third Wednesday of
Jan., March, June and Sept.
Puritan Backroom, Manchester, NH
Greg Davis, 603-235-6015
greg@prospections.com

**NEW YORK/JERSEY/
DELAWARE****Central New York**

www.cnyashi.com
Third Wednesday each month, 6 pm
Tony's Family Restaurant, Syracuse
Will F. Morgan, 315-422-0852
morganinspect@gmail.com

First State (DE)

www.firststateashi.org
Third Wednesday, 7 pm
The Buzz Ware Center
2121 The Highway, Arden
Mark Desmond, 302-494-1294
mark@delvalleyhome.com

Garden State (NJ)

www.gardenstateashi.com
Second Thursday
The Westwood, Garwood
Kevin Vargo, 732-271-1887
gsashipresident@gmail.com

Greater Rochester (NY)

Second Tuesday, 6 pm
Sept - May Meeting location:
MacGregor's Grill & Tap Room, 1129
Empire Blvd., Rochester, NY 14609
Jim Wurtenberg, 585-377-3737
jimw@inspectorchesterhomes.com

Hudson Valley (NY)

Second Tuesday, 6 pm
Daddy O's Restaurant
3 Turner Street
Hopewell Junction, NY 12533
John Hamel, 914-519-8880
jchamelinspections@gmail.com

Long Island (NY)

www.liashi.com
Third Monday, 6 pm,
Domenico's Restaurant, Levittown
John Weiburg, 516-603-5770
john@greenlinkhi.com

New York Metro

www.nyashi.com
Last Thursday, 5 pm
Travelers Rest
25 Saw Mill River Road
Ossining, NY 10562
Christopher R. Long, 914-260-8571
chris@longsgcs.net

Southern New Jersey (NJ)

www.southernnjashi.com
Third Wednesday, 6:30 pm
Ramada Inn, Bordentown
Rick Loble, 609-208-9798
rick@doublecheckhi.com

MID-ATLANTIC**Central Virginia**

www.cvashi.org
Second Tuesday, 6:30 pm
Independence Golf Course
600 Founders Bridge Blvd.
Midlothian, VA 23113
Burley Langford, 804-712-2206
blangfordj@comcast.net

Hampton Roads (VA)

Second Thursday, 7 pm, Cypress Point
Country Club, Virginia Beach
Eric Fountain, 757-536-3025
insideoutinspectorhr@gmail.com

MAC-ASHI (DC,MD,VA)

www.macashi.org
Second Wednesday, 6 pm
Rockville Senior Center
1150 Carnation Drive
Rockville, MD 20850
Welmoed Sisson, 301-208-8289
welmoed@inspectionsbybob.com

NOVA-ASHI (MD, VA)

www.novaashi.com
Fourth Tuesday, Associate hour 6-7 pm,
Membership meeting 7-9 pm, Northern
Virginia Resources Center, Fairfax
Isaac Kieffer, 301-204-2825
IsaacKieffer@gmail.com

SOUTH ATLANTIC**ASHI Georgia**

www.ashigeorgia.com
Brent Drake, 770-778-8107
drakesinspection@gmail.com

East Tennessee

www.etashi.org
Third Saturday of Feb.,
May, Aug. and Nov.
Paul Perry, 931-707-7708
cio@frontiernet.net

Mid-Tennessee

Jim Edwards, 615-663-9672
midtn.ashi.chapter@gmail.com

Mid-South (TN)

Steven Campbell, 901-734-0555
steve@memphisinspections.com

North Carolina

www.ncashi.com
Meeting TBA
Bruce Barker, 919-322-4491
bruce@dreamhomeconsultants.com

South Carolina

First Saturday of Feb., May,
Aug. & Nov., 8 am
Hamer Morris, 843-344-0147
morrishomeinspection@yahoo.com

GULF**ASHI South (AL)**

www.ashisouth.org
Quarterly, Homewood Library
Homewood
John Knudsen, 334-221-0876
jgknudsen111@gmail.com

ASHI Mobile

Doug Johnson, 251-214-1206
inspectmobile@gmail.com

Florida Wiregrass

www.ashewiregrass.org
Second Wednesday, 6:30 pm
Sleep Inn Hotel, Wesley Chapel
Nancy Janosz, 813-546-6090
ProTeamInsp@aol.com

Gulfcoast (FL)

First Thursday, 7 pm, The Forest
Country Club, Fort Myers
Len Gluckstal, 239-464-4221
goldenrulehi@comcast.net

Louisiana

Quarterly Meetings
Michael Burroughs, 318-376-0482
mike.qedservice@gmail.com

Suncoast (FL)

www.ashisuncoast.com
First Tuesday, 6:30 pm; Please see our
website for meeting locations.
Neal Fuller, 727-858-2975
nealf.ma@yahoo.com

Southwest Florida

www.swashi.com
Serving Manatee, Sarasota & Charlotte
Second Wednesday, 6 pm
Holiday Inn, Lakewood Ranch
6321 Lake Osprey Drive, Sarasota
Michael Conley, 941-778-2385
FLinspector@outlook.com

CANADA**Alberta Professional
Home Inspectors (APHIS)**

www.aphis.ca
Meetings held 3 times a year
Brian Green, 780-849-0345
president@aphis.ca

**HIBC - Home Inspector
Association BC**

Bob Hamm, 250-862-1054
president@hibc.ca

**Ontario Association of
Home Inspectors (OAHl)**

www.OAHl.com
John Hansen, 905-689-4663
president@oahi.com

Quebec AIBQ

www.aibq.qc.ca
Pascal Baudaux, 450-629-2038
info@almoinspection.ca



NORTH CENTRAL OHIO CHAPTER FALL SEMINAR

When: Friday, Sept. 18, 2020

Topics: Radon recertification class (8hrs)

Where: The Sheraton Suites
1989 Front St.
Cuyahoga Falls, OH 44221

When: Saturday, September 19, 2020

Where: The Sheraton Suites
1989 Front St.
Cuyahoga Falls, OH 44221

CEUs: 9 ASHI CEUs; 5 business, 4 technical

Topics: Real estate attorney
Joe Denneler will cover legal issues for the home inspector, including inspection agreements.
Ann Petit, Ohio Real Estate Superintendent, will discuss Ohio's new licensing law.
Phil Wells & Nick Filipczak, wells and septs.
Electrical panels and breakers,
Speaker TBA.

Contact: Mike Nolan, 440-346-4188
mike@informuinspections.com or
NCOhioASHI.com

TRI-STATE ASHI FALL SEMINAR

When: Friday, Oct 2, 2020, 8:00am – 5:00pm.

Where: Dave & Busters meeting room in the
Plymouth Meeting Mall
Plymouth Meeting, PA

CEUs: 8 CEUs total
NJ approval will be applied for.

Topics: 4hrs on electrical with
Rich Van Wert
2hrs pex piping, fittings and more with
Lance Macnevin – 2hrs TBD.

Contact: Gary Kershaw
pluckem@verizon.net,
visit – tristateashi.org

TO HAVE YOUR CHAPTER SEMINAR LISTED HERE, EMAIL ALL INFORMATION ABOUT YOUR CHAPTER SEMINAR TO: jeng@ashi.org

IMPORTANT REPORTER DEADLINES:

- OCTOBER 2020 ISSUE - 8/7/20
- NOVEMBER 2020 ISSUE - 9/7/20
- DECEMBER 2020 ISSUE - 10/7/20

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CURRENT ASHI MEMBERSHIP

ASHI Certified Inspectors:
3,349

Inspectors:
191

Associates:
2,882

Retired Members:
110

Affiliates:
40

Total: 6,572 Members as of
7/10/2020

THIRTY-FIVE YEARS

Danny L. Maynard

THIRTY YEARS

Daniel G. Blum
Ronald Hamblin
Stephen M. Pelle

TWENTY-FIVE YEARS

Steven Acker
David Bunker

FIFTEEN YEARS

James Dickey
Robert Jones
Jon Nichols
Kenneth Rowe
Gerard Skowronski
John Terribilini
Rod T. Whittington

TEN YEARS

George Acuna
John W. Bowley
Bob Davidson
James Frondsahl
Scott Julian
Gregory Murphy
Everett H. Rawlings
Robert Tolleson
Brant Vermeulen

FIVE YEARS

John J. Botto
Matthew Brown
Bill Cavill
Brett W. Cortez
Pat Cosentini
John Denison
James B. Holl
George Richardson

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ASHI REPORTER

DO YOU HAVE AN IDEA FOR AN ARTICLE IN THE ASHI REPORTER?

The *Reporter* is always looking for new articles on topics such as technical reviews, marketing ideas and helpful business practices for home inspectors. Personal or business-related stories that share a new spin on the home inspection world are also welcome.

**Send your article ideas
or submissions to
stories@ashi.org.**

THANK YOU!



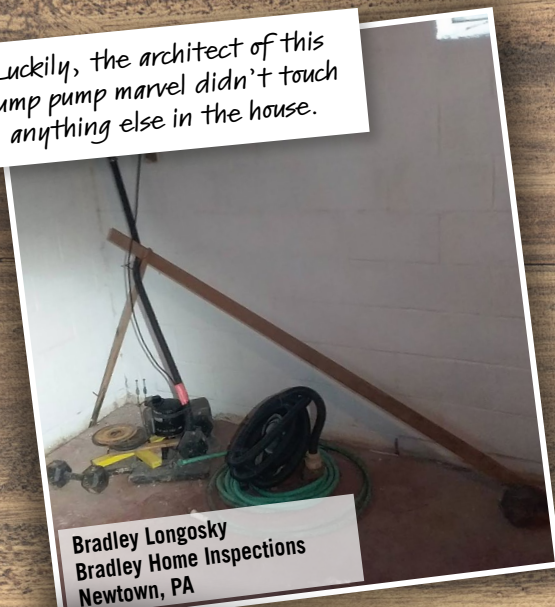
Postcards from the Field

NEW POSTCARDS EMAIL!

Please send your name, city, state, photos, headings & captions to: postcards@ashi.org

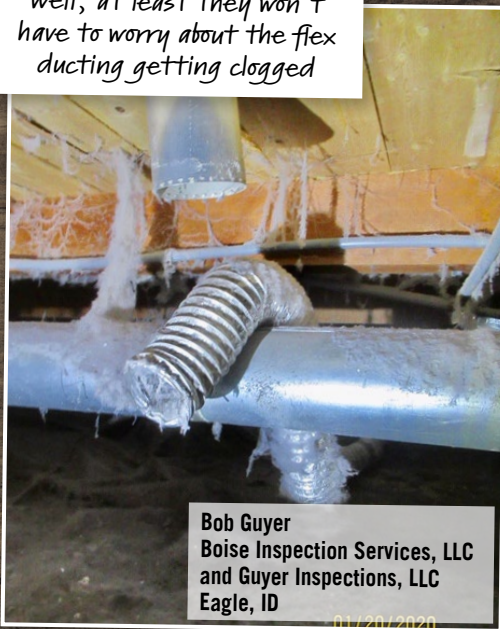
Note: By sending in your postcard(s), you are expressly granting ASHI the right to use the postcard and your name with it in the ASHI REPORTER and in other publications ASHI may select.

Luckily, the architect of this sump pump marvel didn't touch anything else in the house.



Bradley Longosky
Bradley Home Inspections
Newtown, PA

Well, at least they won't have to worry about the flex ducting getting clogged



Bob Guyer
Boise Inspection Services, LLC
and Guyer Inspections, LLC
Eagle, ID

Toddlers entrance to the left



Pat Hannigan
Core Inspection Group
Philadelphia, PA

I don't know what's dirtier—the inside or the outside?



Matthew Steger
WIN Home Inspection
Elizabethtown, Lancaster, PA

Who was in charge of measuring the tub?



John Weiburg
GreenLink Home Inspections
Seaford, NY

One-stop shop



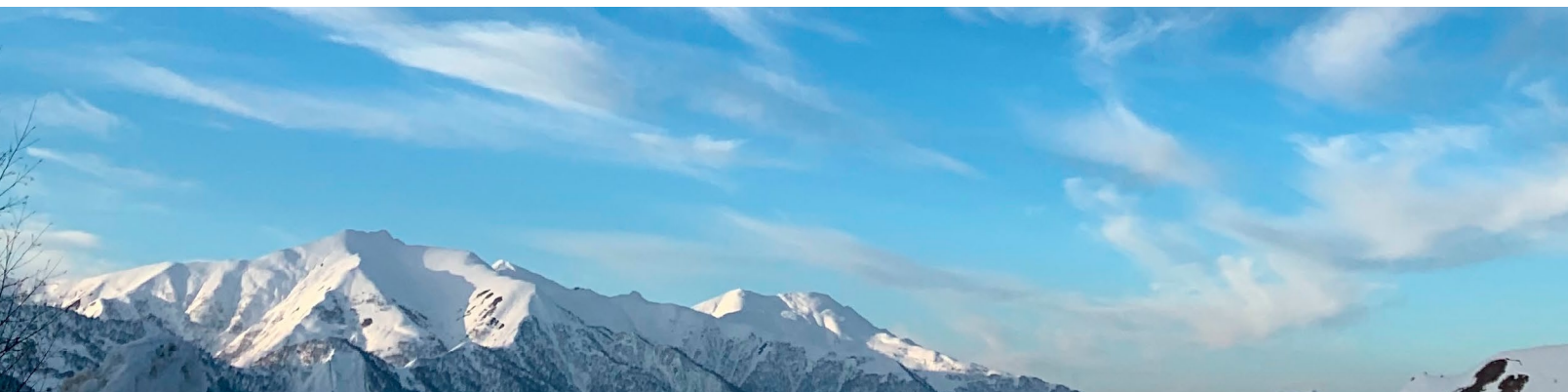
Mario Lucciola
ALL SPEC Building Inspections
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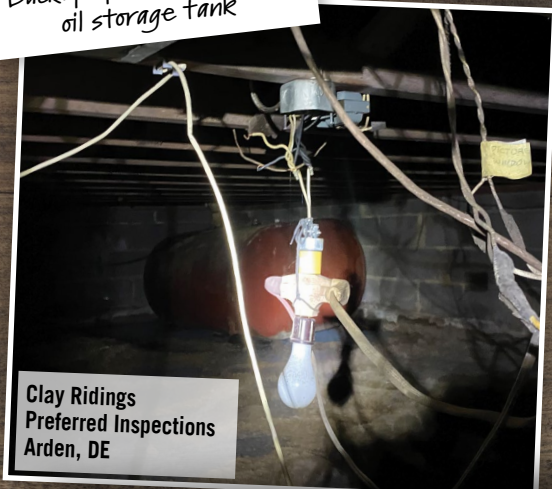


Postcards from the Field

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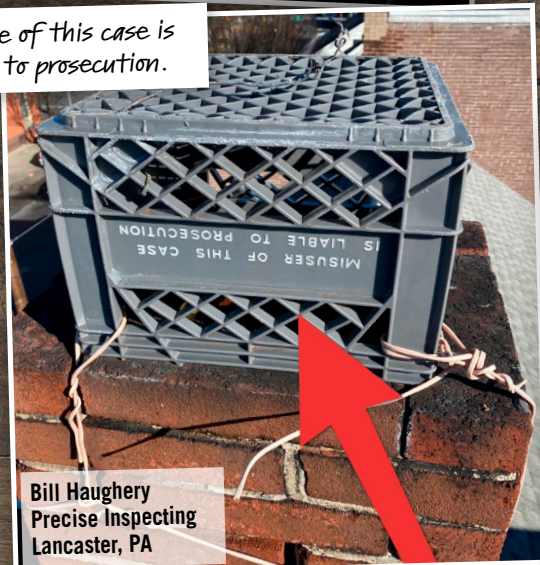
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 Note: By sending in your postcard(s), you are expressly granting ASHI the right to use the postcard and your name with it in the ASHI REPORTER and in other publications ASHI may select.

Backup spark ignition for oil storage tank



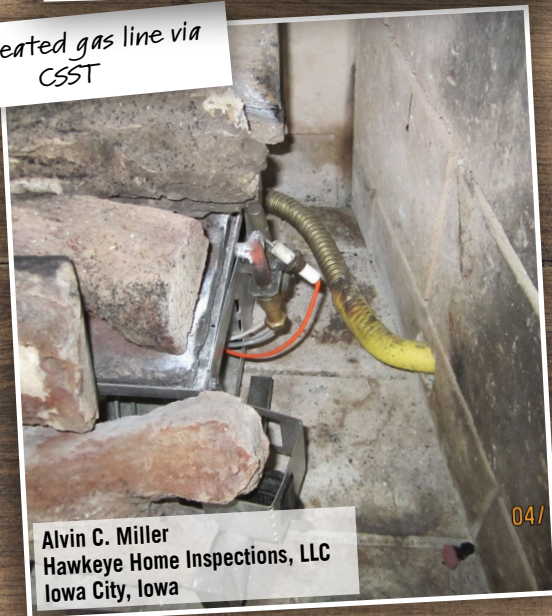
Clay Ridings
Preferred Inspections
Arden, DE

Misuse of this case is liable to prosecution.



Bill Haughery
Precise Inspecting
Lancaster, PA

Pre-heated gas line via CSST



Alvin C. Miller
Hawkeye Home Inspections, LLC
Iowa City, Iowa

First owner was an auto mechanic, second was a DIYer



Dan Hagman,
ProSite Home Inspections
Pleasant Hill, IA

Water, hair, soap... this traps everything.



Dale Robin
Robin Home Inspection
Pleasant Valley, NY

Today's forecast calls for overcast skies with light showers in the kitchen.



David Heintzelman
Precision Inspections
Mechanicsburg, PA

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In this column, ASHI's Ethics Committee addresses dilemmas faced by home inspectors.

ARE THESE VIOLATIONS OF THE ASHI CODE OF ETHICS?

By Jamison Brown, ASHI Ethics Committee Chair

Know the Code: The ASHI Code of Ethics can be found at this link: www.homeinspector.org/Code-of-Ethics

Know the Standard of Practice: The ASHI Standard of Practice can be found at this link: www.homeinspector.org/Standards-of-Practice



Jamison Brown is the owner of Home Inspections by Jamison & Company, Poquoson, VA. Before becoming an ASHI member in 1988, Jamison was a project manager, and supervised the construction and remodeling of more than 10,000 housing units for the U.S. Department of Defense (DoD) and the U.S. Department of Housing and Urban Development (HUD). Jamison is a former member of the Carpenters and Joiners of America, and a former licensed plumber in the state of Virginia. He is a member of the International Code Council, International Association of Electrical Inspectors (IAEI) and a certified member of the American Society of Home Inspectors (ASHI). He has been a member of ASHI's Technical and Membership Committees, and was chair of the CEPP Committee. Currently, he chairs the ASHI Code of Ethics Committee. Jamison has personally inspected more than 18,000 residential and commercial properties. Contact him at jamison.brown@gmail.com.

QUESTIONS & INTERPRETATIONS

QUESTION:

To participate in Contractor A's \$15 "processing fee," a home inspector must provide what I believe to be confidential client information to Contractor A. Is it a violation of the ASHI Code of Ethics to provide this information to Contractor A, and is it also a violation to accept the \$15 processing fee from Contractor A? Can a complaint be filed against an ASHI member for participating in Contractor A's processing fee plan?

RESPONSE:

Accepting payment or other consideration from a party (in this case, Contractor A) in return for client information or special access to an inspector's client for the purpose of marketing services to the client, such as being present during a home inspection for which a member is responsible, violates ASHI Code of Ethics Items 1B, 1E and 2C (see below).

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.

E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.

2. Inspectors shall act in good faith toward each client and other interested parties.

C. Inspectors shall not disclose inspection results or client information without client approval.

QUESTION:

Is it an ethical violation to be tied to a brokerage by a marketing agreement, and get substantial, if not exclusive, access to the inspection business from that brokerage due to implied loyalties or other inescapable bias, even if there is no preferred vendor list or similar written arrangement?

RESPONSE:

Advertising or marketing with real estate brokers is a clear violation of Item 1.C of the Code of Ethics (see below), if such marketing includes an explicit or tacit agreement to refer real estate clients to the inspector, by printed list of

preferred inspectors, or by any other means. In comparison, advertising or marketing with real estate brokers that does not include a written or quid-pro-quo agreement for referrals does not violate any specific provisions of the Code.

Nonetheless, such joint marketing ventures may appear to compromise professional independence, objectivity or inspection integrity, and should be undertaken with caution. Home inspection clients should be able to have confidence that their inspector is not being influenced by the interests of the real estate agency for the transaction.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.

QUESTION:

In light of Item 1 of the Code of Ethics, "Inspectors shall avoid ... activities that ... appear to compromise professional independence," is it acceptable to work in my local area to encourage other inspectors not to use pricing as a competitive tool, but to rely on their professionalism to sell their services? I would not try to set prices, but I would try to influence others in the profession through educational efforts such as our chapter magazine.

RESPONSE:

The provision of the Code addressing professional independence (Item 1) does not really apply to your question. In the context of the Code, professional independence means freedom from the improper influence of the inspector, caused by potential conflicts of interest that could result in a lack of objectivity or inspection integrity.

Item 3 of the ASHI Code of Ethics states, "Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession." There are many dos and don'ts regarding when and how competitors can generally discuss pricing of services. These guidelines are beyond the purview of the Code of Ethics Committee. An improper discussion can result in substantial penalties. Therefore, unless legal advice is obtained, such discussions are discouraged, despite the best of intentions.



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