

Ohio Chapter of ASHI

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PRESIDENT'S CORNER

From the President

Difficult times in the real estate market continue to challenge the home inspection industry in many ways. In his challenging environment the Board of OHASHI has been reviewing how it can minimize the costs associated with the chapter. We have successfully moved the renewal date to July from the previous date of the first of the year when historically appointments for inspections are generally slower to a more prosperous time. Another way the Board continues to address costs is to evaluate locations where our education seminars are being held. We are successfully keeping costs at a minimum and will continue to do so this coming year. Make sure you double check the location of meetings because it may not be the same location as the last place we met. Historically meals have been provided at our education seminars. This has always been a major factor when consideration of a location for our education sessions. We have had to pass these costs on to you as part of the seminar fee. In the future the meals will not be part of the education fee. I am sure you will support our continued efforts to provide quality programs for continuing education at a fair price!

Our programs for the next year are being formulated by the Education Committee. It looks like a very good year in terms of acquiring your continuing education programs locally. If you have any suggestions for future programs these suggestions should be directed to: Tim Buell (614-777-7922) or Larry Stumph (614-890-2800).

In the next few weeks ballots will be sent for the election of officers for the 2009 year for the Ohio Chapter. Make sure these are returned in a timely manner for tabulation. It is important that your vote be counted.

Continued . . .



PRESIDENT'S LETTER . . .

One of the membership benefits of the Ohio Chapter of ASHI is the ability to help fellow members. Each of us have had questions about various aspects of our profession at one time or another. Being able to tap the resources of fellow members is essential to becoming a stronger professional organization. The more we strengthen each other the stronger the organization becomes. Even though we are competitors in the market place we can gain strength through helping others in the chapter. We need to help associates achieve their goals to become full members. We have all had to "climb" the ladder to accomplish the required elements to gain that membership. Any associate should feel free to contact any member with questions about the business or technical questions in order to achieve that goal. We owe it to the affiliates and the chapter to extend our hand to help. In so doing we can maintain the standards of ASHI, and the chapter, above other professional organizations. The chapter has many resources including the lending library to help associates grow. Each chapter member needs to help our associate members gain full membership.

Carl Patterson, President OHASHI

JLC — From the Front:

The Joint Legislative Committee met with our lobbyists on September 26th and discussed what will occur over the next few crucial months for the Home Inspector Licensing Bill 257. The legislature will be coming back into session in the next month or so, and once the national and state elections take place, will resume the process of governing. Our lobbyists both were very positive about our chances and will be working with the Senate committee chair and committee members to hopefully change the alterations that were made to the bill just before it was voted on in the House. Some of the issues are significant in the committee's opinion and warrant a strong effort to get them changed to something more palatable. The committee reviewed all the issues that we found problems with in the bill as it came out of the House. We prioritized them as to whether they were grammatical type issues or issues to fight to the death over. Obviously the grammatical items will be relatively easy to resolve, but we will need to put forth our best effort in order to get the changes we feel appropriate for the bigger flaws. These flaws include the composition of the board, the number of continuing educational credits needed on a yearly basis, and to change the bill so that an inspector can't do repair work for a client within one year of doing the inspection.

The committee is optimistic that the bill will pass this year based on our impressions of the process and the feedback we are getting from our lobbyists. It has always been our hope that the realtors would be more supportive, but due to the concern over people getting the impression that the realtors are really the reason this bill exists, they are staying in the background and doing a lot of the leg work that will actually get the bill passed. We are very grateful for their behind the scenes support.

That is about all for now. The next three months will determine what will happen with our licensing bill. Please keep your fingers crossed and if the chapter leadership asks one of you for support or to write a letter of support to your state senator, please do not hesitate to get that letter out as soon as possible. Wish us luck! Thank you all for your patience and support.

Tim Stull Chair—Joint Legislative Committee

SEPTEMBER 25, 2008 MEETING REPORT

Your September 25, 2008 educational meeting was held at the Fairfield Inn and Suites on Olentangy River Road in Columbus. This is a new location which they felt provided just what we needed without all the glitz and glamour that adds to our costs. The board made this decision so that your membership dollars would go further. This helps keep our costs and your membership dues lower.



The educational sessions were once again topnotch. It's very difficult to have programs that everyone will find interesting and informative but I think the education committee succeeded. We had two excellent presenters and three old inspectors conducting a roundtable Q & A session concerning home inspections from start to finish.

Our 8:30 speaker was Mr. Michael Parks who is a Residential Building Official, Plans Examiner, Building Inspector, Plumbing Inspector, Industrial Units Inspector, Electrical Safety Inspector and Manufactured Homes Inspector. He is also a state licensed Electrical and Plumbing Contractor. He had to dummy down his presentation for us home inspector types but he kept it informative and still made us learn a few new tricks.

Mr. Roland C. Guay followed after lunch with his presentation on fire safety. Mr. Guay is a 27 year veteran of the Columbus Fire Department. He has served in several capacities. Currently he is working with Research and Development. He is a state certified Fire Safety Inspector. He not only applauded our efforts at improving fire safety for our clients but enlightened us to other concerns. He left us with several sources for our fire safety recommendations.

The panel discussion with Messrs. Harrington, Patterson, and Sutherland was well received. Each of these gentlemen spoke on additional aspects to supplement your home inspections. That means more business and more income for you. There will be more discussions at our meetings which will help you increase your bottom line.

It was a good meeting. The changes that the board are making will make Ohio ASHI leaner and more responsible to the membership. All of us are working hard behind the scenes to make this the best ASHI chapter in the nation. We encourage you to get involved. Find an area that interests you and put forth a few ideas. All of the contact information you need is on the left side of the cover sheet of this newsletter. You don't have to devote hours a week to the effort. A few good suggestions are sometimes all that are needed.

If you want to develop some good friends and associates while advancing yourself; I recommend you devote a little of your time and help with one of the committees.



Michael Parks, Tom Horning, Carl Patterson

OHIO CHAPTER OF ASHI

The Ohio Chapter wants to serve the needs of the membership. **Please rate your top 10 topics**, with #1 being your first choice and #10 your last. Put an "X" by those topics that are of no interest.

If you have other suggestions, please provide them in the space below. We will use this survey as a guide for the 2009 spring conference and the September and December seminars.

If you completed this at the Sept 25 seminar, please disregard.

Fax your response to Tim Buell at 614-777-5791 ASAP.

- | | |
|---|---|
| <input type="checkbox"/> Accounting/CPA/taxes | <input type="checkbox"/> Marketing |
| <input type="checkbox"/> Arbitration | <input type="checkbox"/> Medical health Insurance |
| <input type="checkbox"/> Attics | <input type="checkbox"/> Mold |
| <input type="checkbox"/> Electrical | <input type="checkbox"/> Office administration |
| <input type="checkbox"/> E & O Insurance (risk management) | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Exteriors (brick, EFIS, stucco etc.) | <input type="checkbox"/> Roofing |
| <input type="checkbox"/> Financial planning/retirement | <input type="checkbox"/> Realtor panel discussion
expectation/issues of a
home inspection |
| <input type="checkbox"/> Fire and safety | <input type="checkbox"/> Report writing |
| <input type="checkbox"/> Fireplaces/wood burning stoves | <input type="checkbox"/> Structural Components |
| <input type="checkbox"/> Heating and air conditioning | <input type="checkbox"/> Well and Septic |
| <input type="checkbox"/> Home inspectors panel discussion | Other suggested topics: _____ |
| <input type="checkbox"/> Insulation | _____ |
| <input type="checkbox"/> Legal | _____ |

THE Ohio Chapter of ASHI 14th Annual Conference

February 28—March 1, 2009 *Ramada Inn Plaza (To Be Determined—Columbus, OH)*

TENTATIVE SCHEDULE

Friday, February 27, 2009

1:00— 4:00 p.m. **House Inspection Experience**—Inspection of an under construction new home at the pre-drywall stage, with group critique and discussion. Optional Three (3) CE units in addition to 14 CEs for the March 15-16 program.

6:00 — 9:00 p.m. **Registration and Hospitality**—A “Get Re-acquainted” Opportunity

Saturday, February 28, 2009

7:00 — 8:00 a.m. **Registration and Continental Breakfast**

8:00 — 9:30 a.m. **Session 1** Topic: **Roofing** — *Mike Feazel of Feazel Roofing*

9:30 — 9:45 a.m. **Break**

9:45 — 11:15 a.m. **Session 2** Topic: **Plumbing** — *Dave Swisher of Open Drain*

11:15 — 12:45 p.m. **Session 3** Topic: **Exteriors** — *TBD of Hardy Plank*

12:45 — 1:45 p.m. **LUNCH** **Recognition of Service**

1:45 — 3:15 p.m. **Session 4** Topic: **HVAC** — *Mike McGloughlin of Assurance Air, LLC*

3:15 — 3:30 p.m. **Break**

3:30 — 5:00 p.m. **Session 5** Topic: **Mold Remediation** — *Tom Flood of Air Technology*

5:00 — 6:00 p.m. **Session 6** Topic: **Chapter Business Meeting**
Carl Patterson, Ohio Chapter President

Sunday, March 1, 2009

7:30 — 8:00 a.m. **Continental Breakfast and Visit Vendors (In Vendor Room)**

8:00 — 9:30 a.m. **Session 7** Topic: **The Home Inspection Business**
Howard Snyder, Ohio Chapter Executive Director

9:30 — 9:45 a.m. **Break**

9:45 — 11:15 a.m. **Session 8** Topic: **Attic/Insulation** — *TBD of Certainteed Corporation*

11:15 — 11:45 a.m. **Check out/Break**

11:45 — 12:45 p.m. **LUNCH**

12:45 — 2:15 p.m. **Session 9** Topic: **Fireplace** — *TBD of Top Hat Chimney*

2:15 p.m. **Turn in Conference Evaluation — Receive Continuing Education Certificate**

Mark These Dates: Fall Conference: September 24, 2009 Winter Conference: December 10, 2009

DO I OR DON'T I ... and how do I do it?

Mistakes happen no matter how careful you are. One of those; "Do I test it or don't I?" and "How do I inspect it?" questions takes place on almost every inspection for all of us. The wrong answer may cost us hundreds of dollars. The results of our action could cause us embarrassment at the least or result in bodily harm to our clients at the worst.



The question is, do I or don't I test the function of garage doors and openers, and what is the best procedure for conducting this test? There are several sources of information concerning this task but which is the most responsible. A good source of information can be gained from your fellow ASHI inspectors. But as good as we strive to be we can't always be 100% correct all of the time. And if something goes wrong we can't use the "but he told me so" defense in court. The technicians or installers are another source of information we can access. If they are experienced, their training current, and they have absorbed the information they might be considered a reliable source. Again it would be difficult to use the "but he told me so" defense in court. The only defensible sources are from the manufacturer or their association.

Two of the organizations that represent the garage door industry are the IDA (International Door Association) and DASMA (Door and Access Systems Manufacturer's Association). They are easy to find on the internet and have printable brochures covering door safety that you can give to your clients.

They recommend specific procedures for testing garage door and openers. The first step is to visually examine the door hinges, bolts, nuts, and brackets. If they are damaged or loose you should recommend that a qualified installer repair the door before any further tests are done. Look at the top of metal doors for any signs of past damage. Also check for obstructions in the path of the door or in the door track. With all of the foreclosed homes on the market today, many of the doors have locks or other devices installed to prevent opening the doors. Have your client or Realtor with you to verify your findings and observe the procedure.

Disconnect the door from the opener and check for binding and ease of operation as you raise and close the door. You should also check the door balance at this time by stopping the door three or four feet above the floor. It should remain in place.

Reconnect the door to the opener to check the photo eyes. Raise the door to its fully open position. Using the button or the remote control begin to close the door. As it makes its decent step through the photo eye, it should reverse to the fully open position.

The next two steps are more dangerous and controversial both to you and to the door. They are the automatic reverse feature and force settings. The automatic reverse test as recommended by these authorities is to lay a 2 x 4 flat under the center of the door. When the door contacts the wood it should reverse within two seconds. If the door is damaged by this test it can be defended in court because of the source of the test. This is the only test sanctioned by these two organizations. Many inspectors will not conduct the reverse test using this method because of the strong possibility of damaging the door or opener.

The force test is done as the door is closing. The door should be fully open to begin this test. Begin to close the door by using the remote control or button. Firmly grasp the door about three feet above the floor. It should readily reverse. Be certain to watch the connection of the door to the opener for any signs of deflection and release the door at the first sign of problems. **BE VERY CAREFUL.** It takes a small force to bend the top of a thin metal door. This is a subjective test. There are no pressure measurements given by these associations. Be ready to move quickly away from the door if something goes wrong.

If there are vehicles in the garage or people close to or under the door, don't conduct the final two tests. Always ask yourself; "Do I or don't I?" David Argabright

ASHI *Smart Track* Program

**AVAILABLE ONLY TO ASHI MEMBERS
A TERRIFIC MEMBER BENEFIT**

Jump Start your Home Inspection Career

Whether you're thinking about becoming a home inspector, or recently started your home inspection career, ASHI's *Smart Track* program is for you.

Don't spend hours surfing the Internet sites, when we've done the research for you. Here's everything you need to get off to a successful start on your new career.

Get on the right track, with *Smart Track*.

Currently, there are four KEY areas to the ASHI *Smart Track* program.

1. **ASHI's Online Inspector Practice Exam**– Test your home inspection knowledge. This comprehensive exam helps you identify your level of technical knowledge. Based on subject matter identified in ASHI's Standards of Practice and Code of Ethics, find out what you need to brush up on. The test is free to both the ASHI membership and non-members.
2. **Online learning** – Free to the ASHI membership, the Smart Track online education program covers the core subjects of ASHI's Standards of Practice. Each module includes dynamic exercises and a comprehensive exam. Contact us at hq@ashi.org or by phone at 847-759-2820 to get your login information.
3. **Parallel Inspection mentoring program** – This program partners ASHI Associates with ASHI Certified Inspectors to guide them through actual home inspections. It's a great way to do the inspections required for licensing in your state or to more quickly complete the 50 inspections needed for Associate with Logo Use Privileges or 250 inspections for ASHI Certified Inspector status. Become an ASHI Associate today to take advantage of this career advancing program. Find out more about ASHI Parallel Inspections.
4. **Links, links, and more links** – We used our technical journals and magazines and the Internet to provide you with the most comprehensive source of home inspection-related technical information. Search no more, as we have gathered it together, all in one place. Check out www.ashi.org



PUTTING THE PIECES TOGETHER

Sometimes inspecting houses is like putting together a puzzle without knowing what it's supposed to look like.

At the start of an unusually long inspection, I noted that the chimneys in this century old home had been capped.

Three hours and three floors later I felt that something wasn't right. Then it hit me. The water heater was venting into the capped chimney.

JUST FOR LAUGHS

An IRS auditor had called the owner of a small inspection company into his office.

"How many employees do you have?" was the first question. "Three," said the inspector, "I have an office girl to answer the phone and take care of the paperwork. She works 40 hours a week for \$440.00. I have a part time inspector to take the jobs I can't get to. He works thirty hours and is paid \$600.00 a week. Then there's the halfwit who does 90% of the work and works 16 hours every day and makes \$20.00 a week with no benefits — except he sometimes sleeps with my wife."

"That's the fellow I want to speak with!" exclaimed the auditor. "You're talking to him," said the inspector.



THE STRENGTH OF ASHI LIES IN THE KNOWLEDGE OF ITS MEMBERS.

**If you need an answer to a specific issue,
use this valuable resource to resolve your problem**

Use the information at ohioashi.com to contact a member.

The Ohio Chapter ASHI Newsletter is an official publication of the Ohio Chapter of the American Society of Home Inspectors (ASHI). It is published quarterly solely for the information of its members, associates and interested parties. ASHI is a non-profit, voluntary professional society. ASHI national headquarters is located at 932 Lee Street, Suite 100, Des Plaines, IL 60016.

***Educating
And
Assisting Home
Inspectors***

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