

# Ohio Chapter Of ASHI

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## EXCITING NEWS FOR OHIO ASHI

### Letter From the President:

Our chapter has taken on a lot of activity this year. We have expanded our committees by recruiting additional volunteers and appointing new chairs. We have successfully introduced legislation to state certify home inspectors. We have taken on a new secretary — Ken Harrington and have added several new committee chairs; Candidate Mentoring — Alan Jackson, Public Relations — Rick Szeles, Membership — David Argabright and Realtor Relations — Tim Buell. We have also added a host of members who have volunteered to help run these committees.

These committees will not operate effectively without the help of the membership. If you would like to volunteer on a committee, please contact one of the committee chairs or myself. Your involvement in our chapter will help to continue the growth and success of the Ohio Chapter. The committees have an aggressive agenda they are working on — one of which you are reading now. The membership committee under the lead of chair David Argabright has published a long overdue chapter newsletter. This is only one of many tasks our committees are working on. **The primary objective of my term as President is to develop committees that are "getting things done" and focus on specific tasks that our members want and need.** We need to change from an operation/committee of one to a true committee of several people working ideas and tasks together. We need involvement from the membership to do that. We can't survive by over-tasking a few. The board and several committees are now meeting via conference calls monthly or as needed to get things done and not waiting for our quarterly chapter meetings. We got the ball rolling; we need your help/involvement to keep it rolling. As our industry and market changes, we need to stay on the cutting edge and we need quality people to get involved to do that! I look forward to working with you.

Tony Tilenni



## GET YOUR NAME IN PRINT

The leaders of the Ohio Chapter have given the membership committee the task of producing a newsletter several times each year and this represents the first of what we hope to be many.

This is a complicated business. We are expected to have the knowledge of all of the construction trades, the expertise of structural engineers, the ability to write like an English professor, and be business executives. We have to know the latest and most effective ways to market our businesses, how to present ourselves to our clients, and have the ability to reduce and convey complicated issues into terms that are easily understood by those who don't know a breaker from a "P" trap. And if that's not enough we assume a lot of liability and have to do all these things in an incredibly short amount of time for a very small amount of money. Oh...and do it with a smile.

We will try to touch on every area that is covered in the ASHI standards of practice. The information will be taken from many sources but the members of the Ohio ASHI Chapter will be counted on to write wise articles that they have an interest in. The goal of this publication is to provide something of interest to every inspector that sees it. Some of the articles will be old news to many of you but might be just the thing a new inspector needs. More technical articles will also be inserted as we become aware of them or they are written. It is our hope that this newsletter whets your appetite for more knowledge and that other more detailed sources are studied.

A variety of things are planned to be included in the newsletter. It's said that variety is the spice of life. We ask for your suggestions on what should be included, excluded, or expanded. We need your assistance and suggestions in gathering articles, adding topics, improving the product, and any helpful suggestions that you have.

If you have been working on something you think would be an asset to others let us know about it. We'll try to include as many original works as possible.

Special thanks goes out to Mike Lamb for permission to include his cartoons in our publication. See all of them on the ASHI forum and be sure to thank him for his contribution. Give a pat on the back to Ezra Mallernee for the many hours he's contributed to this effort and to Carl Patterson and Howard Snyder for their guidance, ideas, and support.

Email or give us a call with your contributions and suggestions.



## LENDING LIBRARY

One source of information that is available only to members of the Ohio Chapter of ASHI is the lending library. Videos will be loaned to you covering many interesting topics. Log on to [www.ohashi.org](http://www.ohashi.org) or ask one of the leaders how to get access to these items. You'll be glad you did.



A complete list of Ohio Chapter members is available at: [www.ohashi.org](http://www.ohashi.org)

# EDUCATION

## Home Inspection

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.



## American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

## Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

## Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

## ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

# ASHI STANDARDS OF PRACTICE — Electrical

## 7.1 THE INSPECTOR SHALL:

### A. Inspect:

1. service drop
2. service entrance conductors, cables, and raceways
3. service equipment and main disconnects
4. service grounding
5. interior components of service panels and sub-panels
6. conductors
7. over-current protection devices
8. a representative number of installed lighting fixtures, switches, and receptacles
9. ground fault circuit interrupters

### B. Describe:

1. amperage and voltage rating of the service
2. location of main disconnect(s) and sub-panels
3. presence of solid conductor aluminum branch circuit wiring
4. presence or absence of smoke detectors
5. wiring methods

## 7.2 THE INSPECTOR IS NOT REQUIRED TO:

### A. Inspect:

1. remote control devices
2. alarm systems and components
3. low voltage wiring systems and components
4. ancillary wiring systems and components not a part of the primary electrical power distribution system

### B. Measure amperage, voltage, or impedance

*American Society of Home Inspectors* ®



***“Education is when you read the fine print.  
Experience is what you get when you don’t!”***

*— Pete Seeger*

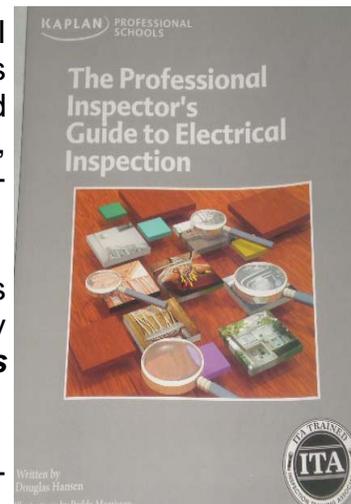
## BOOK REVIEW

The most difficult element of inspections to understand when I first began was electrical systems. The first two years I felt I was missing something. Now after ten years, 5,000 inspections, and much study I know I am missing something. New or experienced, we all need more knowledge and good reference books are a necessity.

One of the best and easiest to understand is Doug Hansen's "Electrical Inspection of Existing Dwellings." It is now sold by Kaplin (ITA) under the title "***The Professional Inspector's Guide to Electrical Inspection***" for \$49.95.

Doug covers the electrical system from the utility company's generators to the receptacles in the house. Photos, charts, and references are found on most all of the pages giving you plenty of visual guides. Old electrical systems with Knob and Tube wiring fed from Fuse Panels and new systems with Arc Fault Circuit Breakers are covered. Did you know that CATV and phone line grounds have to be grounded or bonded to the main house ground? Do you know the reason they shouldn't be separated? This ½" thick book will give you the answer to this and a thousand other questions and the answers are easy to find. This book has something for everyone and I suggest you to keep it close.

David Argabright



## CARTOON OF THE DAY BY MIKE LAMB



## TOOLS AND TIPS

Mobility is crucial when doing inspections and you don't want bulk or excessive weight slowing you down. Some inspectors leave their tool bags in one central location or carry the bag to the floor or the section of the house they are inspecting so that it is handy. I try to carry a minimum of tools so that they will fit in my pockets.

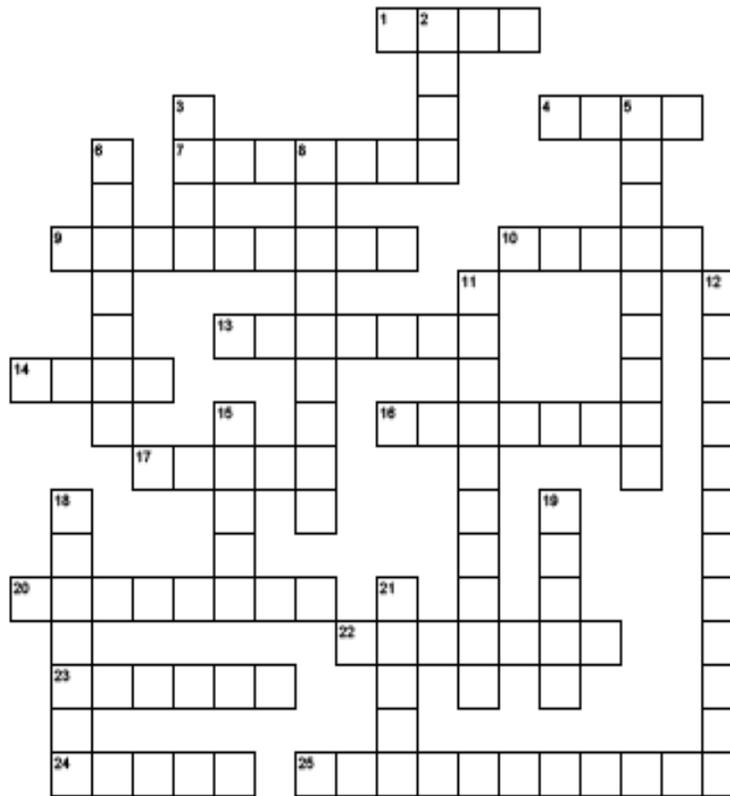
Two tools I always carry with me for doing electrical inspections are a three light circuit tester with a GFCI test button and a non contact voltage sensor. Both easily fit in my pocket and are not expensive to replace if they get broken. Keep spares in your bag.

Keep the big, bulky and expensive tools in your bag. The sophisticated devices come in handy for answering questions the 5% of the time the two simple devices can't. A couple of the ones to get are the Suretest Circuit Analyzer and a Wiggy Circuit Tester. The Wiggy is a cheap but bulky contact tester that can detect 240 or 120 volts, grounds, and commons. It's a safe way to check for correct voltage those old 240 receptacles that were used for window air conditioners years ago and 240 volt receptacles used for clothes dryers, ranges, and garage shop equipment. The Suretest Circuit Analyzer can do things the simple three light detector can't do like detect false grounds in 120 volt circuits. Depending on the model it can do many other things such as reading the voltage and measuring the milliamps of current that were needed to trip the GFCI. It can give information that is well above the requirements of a general home inspection such as reading the resistance of the electrical connections. The device can indicate poor connections that may be hidden in boxes and panels. It is pricey but if you have the knowledge and want to get paid for going above the basics, this is a must have item.



Before you take the cover off an electrical panel; put on your goggles and rubber gloves. Then check it with your voltage sensor and use the back of your hand to feel for hot spots. Be very careful not to let the panel slip while removing those last two screws and removing the panel cover. If something looks scary or wrong don't bet your life that it won't kill you. Section 7.1.5 of the ASHI standards requires you to inspect the interior of panels; but sections 2.2 B4 and 13 G1 gives you a chance to report why an item was not inspected. Don't do anything stupid. Have the electrician check it.

## Parts of An Electrical System



www.CrosswordFeaver.com

### Across

- 1 These are the connections at the end of a wire  
 4 Measurement of resistance to flow of current  
 7 These conductors have overcurrent protection and supplies another overcurrent device  
 9 A lighting fixture that is permanently attached to a building and receives light  
 10 The unit of measurement of electrical work – product of voltage and current  
 13 Term used to describe the force or energy that causes electrons to flow in a conductor  
 14 The electrical demand in watts of a piece of electrical equipment  
 16 Provides a disconnecting means for a circuit and protects against overloading of conductors  
 17 These protect cables where they enter a panelboard enclosure or box through a knockout

- 20 Lightning rod was invented by  
 22 Refers to places in the wiring system where equipment that uses power can be connected (e.g. lighting outlets/receptacles)  
 23 First lightbulb was invented by  
 24 These are a common problem outside for overhead systems  
 25 The means by which power to an appliance or circuit can be shut down

### Down

- 2 Represents the number of electrons flowing in a conductor  
 3 Designed to disconnect an electrical circuit that is leaking electricity through possible dangerous paths and cancels the power  
 5 3-wire system also known as this  
 6 A circuit conductor that has equal voltage potential to two or more ungrounded (hot) conductors  
 8 These are formed in the service conductors at the weatherhead to

prevent water from entering along the service entrance conductors

- 11 A contact device that receives a plug, usually a cord  
 12 Placed at the top or end of service entrance conduit or cable and are supplied with bushings for the individual conductors  
 15 A common term used by electricians and inspectors or also known as a cabinet  
 18 A flow of electrical energy  
 19 Refers to the frequency of a circuit  
 21 Overcurrent protection devices. Two basic types in residential: cartridge and plug

WORD BANK: Amps, breaker, clamp, current, disconnects, driploops, edison, feeders, franklin, fuses, gfci, hertz, load, luminaire, multiwire, neutral, ohms, outlets, panel, receptacle, taps, trees, voltage, watts, weatherheads.

## SAFETY

Safety is a major concern to all of us. Many inspectors do not have the deep pockets to take care of their families and hang on to what they have if they have a serious accident.

This is where we can post the things we do to keep safe. It might be as simple as making sure our ladders are firmly set on a non-slip surface or as exotic as wearing a hazardous material suit and full face respirator in those nasty places.



## INSPECTOR ETIQUETTE



**How do you show the client, seller, and realtors that you are better than others?**

Do you wipe your feet when you enter a house or do you take off your shoes and place them by the door?

What about changing into slippers or inside shoes?

You only get one chance to make a good first impression.  
Be a professional ASHI 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 [ohashi.org](http://ohashi.org) to contact a member.

**Web information  
[www.ohashi.org](http://www.ohashi.org)**

***Educating  
And  
Assisting Home  
Inspectors***

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