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## SiliconValleyInspector.com

AN ASSOCIATION OF PROFESSIONAL PROPERTY INSPECTORS

Silicon Valley ASHI - CREIA Chapter



American Society of Home Inspectors

California Real Estate Inspection Association

### April 12, 2017 Pre-meeting Education Hour 'Report Writing Comments'

This month the discussion and review include the following conditions; A balcony guard cap not sloped to drain and a roof plumbing vent penetration directly in a valley pan flashing.

In our pre-meeting education hour presentation, we will also review the ASHI and CREIA 'Standards of Practice' covering these sample conditions as well as code citations or manufacture's installation guidelines that we can find outlining requirements to support the inspector's written report comments.

#### Inspection example #1

You are inspecting the balcony on a town house and find the metal guard cap has not been sloped to drain and holds water after each rain event.

What is your narrative comment regarding the installation in this manner and the potential for leakage?

Example photo for #1



#### Inspection example #2

You are inspecting the front slope of the roof and find the plumbing vent pipe penetration located in the center of the valley pan flashing.

What is your narrative comment regarding this installation and the potential for leakage?

Example photo for #2



**Contributions wanted;** Please help make the discussion informative and interesting by sharing your narrative report comments, manufacture's installation guidelines or related code citations for these inspection examples. Or if you have unique inspection photos or new house technology you find on your daily inspections send them in and we will share them in the presentation. Together we learn through education. Email your material to [perryfarnum@gmail.com](mailto:perryfarnum@gmail.com) (format can be; copy and paste into the email, attachment as word .doc, .jpeg or .pdf). Everyone submitting comments, related code citations or photos and new house technology examples used in the presentation will be entered in our monthly \$25 gas card drawing. **(The new year restarts the random month larger \$50 gas card drawing – which has not been given away yet)** So don't miss out, driving for free is always good.

**Work sheet provided;** Every month we print 15 handout worksheets with the samples above and the inspector provided comments we use in class to assist with the educational hour and for your reference. (\*\*If you wish any report comments you provide not to be printed on our class worksheet, please make note of that in the email.)

Best regards, and thanks for your help,  
Always a humble home inspector,  
*Perry Farnum*  
SV Chapter Education Contributor