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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

Nov 8, 2017 Pre-meeting Education Hour 'Report Writing Comments'

This month the discussion and review include the following conditions; A fireplace hearth extension with a laminate floor covering and A deep drainage sump with a loose or unsecured cover plate.

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 living room masonry fireplace and find that the flipper has run the laminate floor covering through the hallway and over the hearth extension.

What is your narrative comment regarding the modification of the hearth extension and the risk of fire?

Example photo for #1



Inspection example #2

You are inspecting the grounds near the north side of the house and find a deep drainage sump with a loose or unsecured top cover. Clearly a risk of falling.

What is your narrative comment regarding the loose cover plate and the risk of injury?

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 (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. 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