



# CREIA INSPECTOR • Magazine

A PUBLICATION OF THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

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# CREIA INSPECTOR Magazine

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To protect lives, health, and investments

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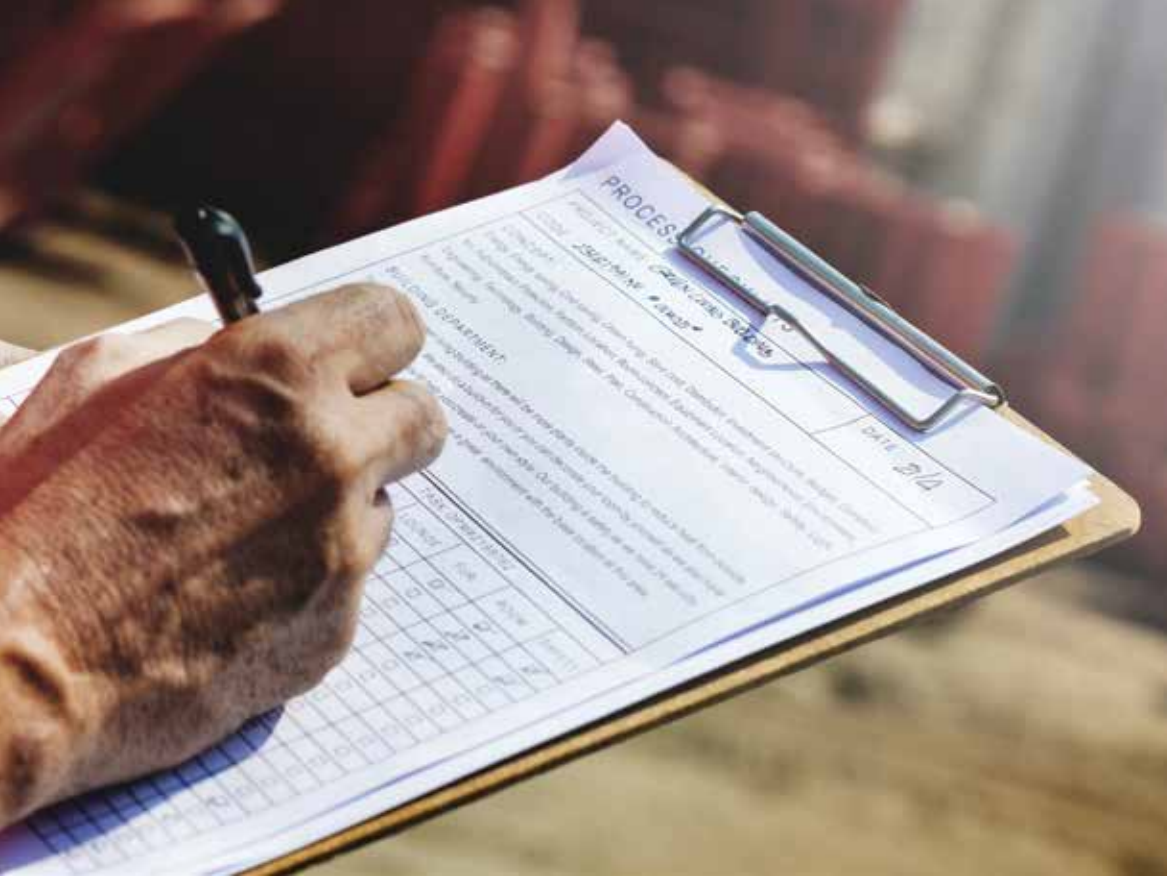
The California Real Estate Inspection Association promotes excellence in the real estate inspection profession and is committed in supporting every member in achieving the highest level of expertise in the industry.

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## CREIA

The California Real Estate Inspection Association (CREIA) is a non-profit association dedicated to using all its resources for the benefit of members and the home buying public they serve. CREIA is an association of members for members, founded on the principle that joining and working together can avail much more to advance the home inspection profession and protect the public than could possibly be accomplished individually.

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# CHAIRMAN'S MESSAGE

BY BRET HUSTED, CCI, CHAIRMAN OF THE BOARD

## To my fellow CREIA members,

As the time for the Spring surge in inspections is upon us, we are faced with a new and unique challenge this year. Obviously, things are not as we have all known them and possibly will not be for an extended period of time.

First, I want to share my hope that all our inspectors and their families are well and safe. As we move through the next months and years, we will all, no doubt, have a personal contact that has been affected by this pandemic. We need to be respectful of the tremendous efforts by those in the healthcare field to save the lives of those less fortunate and to contribute in whatever ways we can as an association to help their efforts. Please visit the TIE for more information about how we can help and what protocols are *suggested* for performing inspections during this time. CREIA as an organization has made best practice suggestions for those who are doing inspections and remains committed to the STAY AT HOME directive issued.

As a result of the Shelter-in-place requirements in our state, we all will have to rethink our day to day practices. To that end, CREIA has initiated new online courses and is beginning online 'group chat' type chapter meetings. These are new programs and still in the trial period. Hopefully, these new methods of meeting and education will enhance the 'CREIA experience.' Please check out these new programs and participate in both attendance and contributing your knowledge and skills as a benefit to the brothers and sisters in the Association.

Due to the current status prohibiting large group meetings in the state, we had to delay the conference. The new conference date is slated for September 20-22, 2020, although this date may not be feasible if the Shelter-in-place directive remains in place. If for some reason we are unable to have a physical conference, a 'virtual conference' will be held – stay tuned.



Bret Husted,  
CCI, Chairman, ASHI & CREIA CERTIFIED INSPECTOR



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# A MESSAGE FROM THE EXECUTIVE DIRECTOR

Hello CREIA Members,

The last two months have certainly altered our lives and I hope that all of you are staying safe and healthy. I like to think there is always a silver lining in tough situations and I do think we have a few here.

First, for all of you who were depending on the annual conference to get your CECs, the CREIA Board of Directors has extended your requirement for renewal to the end of September.

Secondly, many, including me, have been pushing CREIA to have more online learning and we are building that library. We all know how busy everyone is in normal times and the difficulty of squeezing in meetings, education and networking. Those of you stuck in traffic or living in more rural areas of the state, especially, have asked for more opportunities for learning and we are delivering that. The new program, **CREIA Remote Education for Inspectors At Home**, will continue even after we get through this pandemic. We've had a lot of participation so far and very good evaluations. Look for announcements for upcoming programs.

And, the CREIA Board of Directors voted to extend all membership by two months to help those of you who may not be working right now. We appreciate all of you and your membership and we hope this helps out in a small way.

We are continuing to plan for the annual conference and will not be able to confirm if it will be in person until we have a directive from the Governor about large gatherings. We are exploring other options, just in case.

We encourage the Chapters to host virtual meetings. While the staff is working remotely, we are still here to help. If you need ideas for speakers or content, let us know and we will communicate with the education committee. Please let us know what you would like to see CREIA going forward for education and mentoring.

One of the services we cannot deliver at this time are store items. We do have access to the badge machine and NHIE books so we continue to mail these items out.

I'd like to give a big shout out to the Board of Directors and the Education Committee for their efforts to accommodate all members during this challenging time.

All the best,  
Michele Blair

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*Michele Blair serves as the Executive Director of CREIA effective August of 2018. For 30 years, Ms. Blair has worked as an advocate and policy expert, working with elected officials, private companies, and non-profit organizations. She has developed and implemented strategic plans, government relations, communications programs, community outreach, media relations, and fundraising initiatives. Ms. Blair graduated from the University of Maryland with a B.A. in Economics.*

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# CREIA LEGISLATIVE UPDATE

BY DAVE PACE, MCI, CHAIRMAN OF THE LEGISLATIVE COMMITTEE

## 2020 - AN UNUSUAL YEAR FOR EVERYONE

The COVID-19 pandemic continues to impact our lives, families and communities. Not surprisingly, it has also affected the activities of state government including the California State Legislature which temporarily ceased conducting business on March 19.

As this article is being written, the Legislature is slowly but assuredly re-opening – with changes. The Assembly reconvened on Monday May 4 and the Senate is scheduled to do so on May 11. Procedures have been established to protect legislators, their staffs and the public with safe distancing and other measures. Access to the Capitol building is quite restricted and remote access to hearings is enhanced. The legislative calendars have been adjusted, with legislators scrutinizing their legislative agendas to emphasize their highest priority endeavors.

Within this context, activity has continued behind the scenes with phone calls, teleconferences, and Zoom webinars. Here is a snapshot of the key issues in which CREIA is engaged:

## COVID-19 - HOME INSPECTORS AS ESSENTIAL CRITICAL INFRASTRUCTURE WORKERS

On behalf of our members, CREIA contacted Governor Newsom and his administration to request clarification that home inspectors are considered essential critical infrastructure workers and are therefore not subject to his stay-at-home order.

### The position CREIA is advocating includes:

Given the vital nature of the real estate industry in the State of California we as home inspectors provide a vital link to the public safety and welfare of Californians buying and selling properties.

Whereas transactions may occur through virtual methods, home inspectors should be able, through the use of social distancing and conscientious protocol, to perform a vital service for the public benefit.

CREIA encourages safe interaction and constructive efforts

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to support society in this difficult time and seeks parameters through which our vital services can be performed.

On any given day home inspectors run across a myriad of reportable conditions while inspecting a property for a potential buyer or seller.

State law, set forth in Business and Professions Code Section 7195 et. seq., tasks the home inspector with identifying material defects. Those are conditions that "significantly affect the value, desirability, habitability, or safety of the dwelling".

While identifying issues of value and desirability are important, issues of habitability and safety are critical and speak to life safety. On any given week a home inspector will likely discover critical life safety issues which were unknown to the property owner but if not addressed could have resulted in catastrophic results.

Issues can include overheated wiring in electrical distribution systems, faulty furnaces which could introduce carbon monoxide into the dwelling, or leaking sewer lines which could lead to significant illnesses. Tragically small children drowning due of lack of pool safety features are altogether too common. Saving lives, by discovering life safety issues, is critical to our vision "To protect lives, health and investments."

CREIA also believes protecting the public includes being properly prepared to conduct an inspection. To that end we believe inspectors should be fully outfitted with protected clothing. Both the buyer and seller of the property should give full consent to the inspection. We believe there should be no one in the dwelling during the inspection. Should the buyer or seller wish to be present they can do so by being outside practicing safe distance.

Recently, the Governor has announced a phased and science-based approach towards re-opening the state as the stay-at-home orders appear to have softened and hopefully "bended the curve" of the pandemic.

**HOME INSPECTOR LICENSURE – UPDATE**

CREIA has been intimately involved as the Legislature has considered the licensure of home inspectors.

The bottom line is that we anticipate that legislation will not be enacted this year. Instead, the issue is expected to continue into 2021 with new legislation being introduced.

AB 1024 [Frazier] was introduced last year and proposed the enactment of a Home Inspection Licensure Act. As introduced, the bill would have established a licensure

structure and regulation by the Contractor State Licensure Board [CSLB].

Since this measure was first introduced, CREIA has been involved in numerous meetings and conversations with the author's office and other interests.

As the measure continued into 2020 for consideration, CREIA developed, presented and advocated a comprehensive draft licensure act that would address each of the key policy issues that our association has continuously pursued.

As our members are probably well aware, CREIA has consistently maintained a position in support of a licensure framework that acknowledges the association's certification program as the threshold for practice and is therefore meaningful, robust, and protective of the consumers who hire real estate inspectors to inspect their homes.

**The key components CREIA continues to advocate in regard to AB 1024 include:**

**Examination** – the measure should require passage of an examination in order to qualify for licensure as a home inspector.

**Education** – the measure should include provisions setting forth the specific education necessary to obtain a license.

**Criminal Background Checks** – in order to protect homeowners, the measure should include a requirement that a background check be performed on an individual who applies to become a licensed home inspector.

**Licensure Fees** – the measure should provide licensure fees that are reasonable and at a level that does not diminish the ability of an individual to be successful in the profession.

**Errors and Omissions Insurance** – the measure should include a requirement that insurance be maintained by a person licensed as a home inspector

**Standards of Practice** – the measure should specify the standards of practice for individuals licensed as home inspectors. The existing, recognized standards CREIA and ASHI have developed and posted on their websites should be referenced and acknowledged as the standards of practice.

**Continuing Education** – the measure should include a requirement that individuals licensed as home inspectors obtain at least 30 hours of continuing education on an annual basis. This is the requirement for CREIA membership.

**Grandfathering** – the measure should include a provision

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providing an exemption from the licensure and continuing education requirements for those individuals who have obtained a level of experience prior to the effective date of these requirements

The CREIA-authored and proposed framework that addressed each of the key issues has been considered in the Capitol and resulted in several provisions being incorporated into AB 1024 as a “work in progress” early this year as negotiations continued.

The measure passed the initial policy committee, chaired by the author, in this form and with this understanding. However, AB 1024 did not proceed through the Assembly Appropriations Committee in time to meet the legislative deadlines and will not move forward this year.

Assembly Member Frazier introduced a new bill this year that could have served as a vehicle for the licensure of home inspectors. That measure is AB 3219 that would amend Civil Code Section 916.5 that pertains to construction defects. The bill as introduced would require that the inspection for purposes of the nonadversarial procedure in that law be conducted by a person who is licensed as a contractor with a license that applies to the field and scope in which the person is conducting the inspection and issuing inspection findings or a report.

Based on our conversations with Assembly Member Frazier’s office, it is our understanding that AB 3219 will not be pursued in this form and that discussions of home inspector licensure will continue – towards a possible 2021 measure.

**REPAIRS TO SEWER LATERAL PIPES**

Another measure of interest to CREIA is AB 3044 [Irwin]. This legislation would amend Business and Professions Code Section 7197 to specify that a licensed plumbing contractor can make repairs to a sewer lateral pipe that he or she has inspected, even if they or their company has performed a home inspection on the same property. This legislation is sponsored by HomeGuard.

Based on our conversations with the author’s office, it is our understanding that the author will not be pursuing the measure this year as she restricts her legislative agenda due to the COVID-19 pandemic.

**DETERMINATION OF A HOME INSPECTOR’S STATUS AS AN INDEPENDENT CONTRACTOR OR EMPLOYEE**

CREIA continues to be engaged in efforts to provide clarity that

home inspectors will continue to be considered independent contractors rather than employees under the new “ABC” test established by the California Supreme Court and codified by AB 5 [Gonzalez] Chapter 296, Statutes of 2019.

We are engaged in communications with Assembly Member Gonzalez and the sponsors of last year’s AB 5 to see if this can be accomplished. Key points include:

CREIA acknowledges the significant efforts Assembly Member Gonzalez and the sponsors of AB 5 made to consider and tailor provisions that were included in that measure to provide specific criteria for the determination of a worker’s status as either an independent contractor or employee.

Clarity is also very important for home inspectors and the protections we provide to consumers in real estate transactions. Without such a provision, the question will persist as to whether home inspectors are employees of the real estate agents who engage us to perform inspections.

There are several factors we believe are important in the consideration of clear criteria:

1. Home inspectors are clearly defined and regulated in state law, in Business and Professions Code Section 7195 et seq. These provisions establish the duties, standard of care, and prohibitions for home inspectors.
2. Home inspectors have for decades operated as individual business entities, often sole proprietors.
3. Home inspectors hold ourselves out as independent businesses, providing services to more than one client, setting our own rates and hours, and exercising independent judgment in the performance of our services.
4. There is no history of employers misclassifying home inspectors as independent contractors when they should have been classified as employees.
5. The factors that AB 5 enacted in subdivision [c] of Labor Code Section 2570.3 apply to home inspectors

# INSPECTING PEX PIPING

BY KEN TERRY, CCI, CEO/INSPECTOR, AMERICAN WEST HOME INSPECTION, INC.

During the course of performing home inspections, I come across a variety of different plumbing supply pipe materials. PEX is one type material that I often come across in newer homes and older homes that have been re-piped.

PEX is a cross-linked polyethylene water pipe that has been manufactured and installed in homes in the U.S for over 20 years. It is manufactured by several different companies and comes in a few different colors and configurations. It has several different applications, but the one that I come across and inspect in California is that of water supply piping.

While inspecting a home, I am always on the lookout for the type of materials that a house is plumbed with. This is important information that I will convey to my client. Often times I will come across copper piping stubbed out of the wall serving faucets and fixtures. This stubbed copper pipe fitting protruding out of the wall cannot be relied upon to establish the primary material used to plumb the house's water supply. Often times I find the stub outs are copper and then find that the house's water supply is plumbed in PEX or some other material. When I do convey information, I want to make sure that the information is correct. Again, and I repeat, do not rely on the stub outs to identify the plumbing pipes as these can be misleading.

Although copper stub outs are most common, it does not guarantee the entire house is the same material. There are often times when I come across a house that is plumbed in PEX or some other material and the pipe stub out is

different. This is where it is important to know the type of materials used as well as the installation techniques. I note the type of material found at the faucet and fixtures and further investigate during the course of my inspection.

When I go into the crawlspace and up into the attic, I am on the lookout for the type of plumbing materials used for the home's water supply. I do my best to find the materials, but sometimes even here I cannot find the water piping.

Note, PEX is a very versatile pipe with applications that include underground, under slab, and in house. It is not made for outdoor use, as it is not UV resistant.

PEX piping is a pretty easy material to recognize. It primarily comes in a clear color material or the lines are plumbed in blue and red. Blue for cold water and red for hot. PEX will also have lettering on it indicating the type of material. When I come across this piping, I am also checking to make sure that the fittings and manifolds are secure and not leaking.

The manifolds that serve a PEX piping system act much like a main electrical panel serving the different circuits throughout the house. With a PEX plumbing water supply, the primary water line runs to a location or locations in the house which are fitted with a manifold in which the branch lines that supply water to the fixtures are attached. I often come across these manifolds in the attic but I have also found them in recessed cabinets in the garage. These manifolds can come in different configurations including the type which is fitted with shut off valves



where individual lines serving fixtures throughout the house can be shut off individually for service or repairs.

I am also looking to make sure that the lines are installed and configured in such a way as to be clear of any potential condition that can cause a leak. This can be a pipe up against a truss gang nail or in a location where it can become damaged from other service work in the attic. It should be properly secured to the framing with no tight bends or crimping. It is important to convey to and advise clients of potential conditions that can cause pipe leaks.

Lastly, it is important to make sure the water pressure is below 80psi. I do this with a water pressure gauge at a hose bibb on the downstream side of a regulator if there is one. When I come

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# Faulty Laundry Dryer Ducting

BY BOB GUYER, MCI/IF



Only 6ft of flexible dryer ducting is permitted behind dryers, to provide for moving of such a laundry appliance for servicing. Beyond that, all dryer ducting is required to be UPC Approved smooth walled dryer exhaust vent pipe. NOT flex ducting !



Regular periodic checking of dryer exhaust vent ducting is a required maintenance to correct any leaking of such ducting. Unapproved ducting materials, such as this flex ducting is immediately required.



Dryer Exhaust Lint is extremely flammable & is one of the prime sources of residential fires. All such flammable debris buildup must be immediately & fully removed. In addition, such lint buildup creates a “nesting” environment for pests.

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across excessive pressure conditions, I will indicate in my report that a pressure regulator should be installed, or that the existing regulator needs adjustment or replacement. Over stressing the water lines and fixtures can lead to leaks and even burst water pipes. Another important safety feature that must be in place on the water supply system is the pressure-temperature relief valve. These I usually find on the water heater.

PEX piping has been a proven reliable water supply system for years. It is easy to install, has less joints, is flexible, and is more economical in many cases. I'll say it again, it is important for you, the inspector, to identify and convey accurate information to the clients you serve. After all, they depend upon you for complete and concise information so they can make an informed home purchase decision.

*Ken Terry has been building homes for over 35 years - over 3000 homes. He has attended well over 10,000 inspections of homes in all phases of construction. He started his own home inspection business over 13 years ago and has performed 6500 inspections. He is a licensed California general contractor and a certified CREIA inspector.*

*Bob Guyer, MCI/IF serves on the CREIA Board of Directors representing Region 6.*



## MANUFACTURED (MOBILE) HOMES (PART 2)

BY GUNNAR ALQUIST, CCI, CREIA BOARD MEMBER

**Interior.** The interiors present the inspector with a particular problem. Older mobile homes typically used thin plywood or Masonite paneling as the finished wall surfaces. These materials are lightweight and inexpensive, keeping the costs of these homes low; but they also tend to burn merrily and rapidly. Do we, as inspectors, call that out as an unsafe condition? Or is there another direction we can take? I don't really have a good answer for you. We, at least, need to provide some direction.

As mentioned in the previous article dealing with the exterior, windows and doors without awnings are prone to leakage, particularly in older models. The windows rely completely on caulking at the perimeter and will leak as the caulking ages. While not necessarily complete proof against leaks, awnings can and do help protect these vulnerable areas. I will probe with my screwdriver into the carpeted (can't really do this with laminate or resilient flooring) floors under the windows, at the corner of doors and at the corners of the structure. Often, my probe will slide right through the particleboard

subfloor. This is often something that cannot be seen from below due to the bottom closure material.

Ceilings are often an acoustic cellulose panel attached directly to the truss chords. Similar in manufacture to



the 2x4 ceiling tiles found in acoustic t-bar "drop" ceilings, these will stain, swell and buckle when the roof leaks. The ceiling in an older home will often be stained above the water heater, furnace, above the kitchen hood, and in closets. Site down the ceiling marriage line (the lengthwise connection point between two sections) for unevenness or misalignment in the ceiling. Irregularity can be a result of poor/ loose attachment, damaged trusses or



settling of the home.

Evidence of settling of mobile/manufactured homes can be found in uneven/sloped floors, racked or sticking interior doors, misaligned sliding-glass doors, misaligned marriage line (see the previous paragraph), loose paneling or cracked walls (in drywalled homes). Settling of homes is very common. Report on these conditions and keep them in mind when you go underneath.

**Kitchen.** There are three primary differences with manufactured/mobile homes and site-built homes. Flexible metal range hood exhaust pipe is

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acceptable, GFCI devices are required for receptacle outlets that serve the counter surfaces when within 6 feet of the sink, and mechanical spring-operated trap vents are allowed. We will also address these in the next article. Other than these, kitchens are largely the same as in a site-built home.

**Bathrooms.** As with kitchens, there are few differences to site-built. Sinks and tubs are not required to have an overflow drain, so you may not see any. GFCIs are required, just as in site-built, and a toilet is a toilet. Older homes often used Marlite tub and shower surrounds and, as you might expect, these are typically long past their useful life and there might be damage behind the walls. Flooring adjacent to tubs, showers, and/or toilets may be soft, buckled or damaged due to water penetration. Mechanical spring-operated trap vents are also allowed here.

**Crawlspace.** The chassis of a manufactured home typically consists of two large metal girders (per section of the home) that run the full length. Smaller, perpendicular metal beams are welded to and tie the chassis together. On the outside of each girder, cantilevered beams (often triangular) will carry the weight of the exterior walls and the center of the home (in double-wides) back to the main lengthwise girders. Depending on the manufacturer, the 2x6 floor joists may run the length or the width of the home. The floor sheathing is nearly always a particleboard material, unless this home dates from the 1960s where it might be plywood. The primary engineered support is installed directly under the metal chassis. Each manufacturer determines the location and number of supports and documents these on the data plate, along with other installation information. The data plate (actually paper) is generally adhered to a bedroom closet door, cabinet door, or closet wall during manufacture and usually ends up lost over the years. As a result, it is often not possible to know what the proper block or jack spacing



and placement is. The primary supports consist of either stacked 8x8x16 concrete blocks (CMUs) or metal jacks. In my area, these rest on wood pads (redwood in older homes, pressure-treated in newer). I have seen heavy-duty 2'x2' plastic pads under a few homes, but they are not overly common in my area. I expect to see more of these under new homes and older ones as folks find out about them. The pads should be level and fully supported by soil. Decay can often be found in older wood pads by probing at the perimeter of the pad, particularly into the end grain. Since these wood pads aren't actually attached to the home, don't count on the pest inspector to find rotted wood. Some will look at them and some won't. I will spot-check pads. A thorough probing of the wood is impractical and significantly damaged pads are fairly easy to find. Damaged pads should be replaced.

The blocks (CMUs) are hollow and will generally have 2x8 or 1x8 wood spacers between each block and opposing wedges between the top of the block and the underside of the metal chassis. The wood spacers provide a little cushion between the CMUs as well as take up irregular space that cannot be filled by a full-sized CMU. The wedges are used for smaller adjustment and leveling. Blocks without wood spacers are more prone to cracking, so check these particular supports more thoroughly. I will note when blocks do not have wood spacers, even if not cracked. Cracked CMUs should be replaced. If the data plate is present at the interior (often not, but occasionally can be found), the location, number and spacing of supports will be documented. This, like evaluating the effectiveness of seismic upgrades in a site-built home, is



beyond the scope of a home inspection. Sometimes the manufacturer will require the orientation the CMU columns to alternate back & forth so that one column has the 16" dimension parallel to the length of the chassis and the next will have the 16" dimension perpendicular to the length of the chassis. Theoretically, at least, this should provide a more stable home in an earthquake. However, true seismic bracing is much more effective in practice.

Settling of these structures is very common, particularly in mobile home parks. I have been in many parks that were placed over inadequately compacted fill, in flood zones, on poorly graded and drained sites, and other less-desirable locations. Even if not in a problematic area, the support pads are essentially resting on the topsoil rather than more stable soil that would support a spread footing under a site-built home. As a result, periodic leveling of the structure and replacement of pads is necessary. Let your clients know if you see a need for leveling, but also let them know that they will probably need to level the home at some point no matter what. In addition to the clues indicating movement in the interior, watch for leaning and loose blocks or jacks, damaged blocks or jacks, and decayed wood support pads. If you can, peer down the main chassis frame and look for sagging or crowning. This is not always possible, but helpful if visible.

Jacks have a threaded adjustment at the top. This should not be extended more than 1" above the top of the jack. Larger adjustments should be made with three

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taller jacks or additional/thicker pads underneath. Rusted or damaged jacks should, of course, be replaced.

The bottom closure does two things. It keeps critters out of the insulation and it helps limit the amount of moisture vapor that gets to the floor framing. If the bottom closure is damaged (it often is), it should be repaired. Duct tape is not a good material as it will fail. A tape specifically formulated for bottom closures should be used. Check around piping and under bathrooms for stains. Homes with plastic tarp bottom closures might even be holding water. Push up on low-hanging plastic to see if water is present.

**Perimeter foundations.** Perimeter foundations (either poured concrete or CMU) are generally required by lenders when a MH is placed on private property. But remember, the blocks or jacks located under the chassis still provide primary support. The perimeter foundation is helpful for seismic attachment and (apparently) to make the lender feel



better. Problems that I have seen are related to differential settling of the primary supports. I have seen interior floors slope down toward the center of the home and up at the perimeter. Given that not much weight is pressing on the perimeter (unlike a site-built home), the perimeter foundation is unlikely to move as much support as the center. When the primary supports settle, the perimeter foundation stays where it is and the interior floor can become a bowl. ([https://www.huduser.gov/portal/Publications/PDF/foundations\\_guide.pdf](https://www.huduser.gov/portal/Publications/PDF/foundations_guide.pdf))

**Seismic bracing.** A few different types of seismic bracing are available for mobile/manufactured homes. Some look like jack stands, others are steel round or square tubing, steel angle or 2" EMT cross-bracing that bridge between the two central girders of each section of the home. All attach to the chassis and, depending on the size of the home,



can be located under the front, rear, and (if a longer unit) center of the home. These help to prevent the home from completely settling down on the ground in the event the primary supports fall over in an earthquake. It's much easier to level and resupport a home if you don't have to lift it back up into position. Even the axles (if present) can be helpful in this situation. I make a note if seismic bracing is present, disclaiming engineering and effectiveness and suggest installation if not present.

**Remodels.** One problem that has come up in the past few years is remodeling of existing homes. I could probably write an entire article on problems related to remodeling. Adding-on is possible, but unlikely to be approved since it would have to be engineered and the costs involved would be prohibitive. Remember, all manufactured homes fall under California Housing and Community Development (HCD), even if located on private property instead of in a park. The permit can be applied for in person in Sacramento or Riverside or can be mailed in. As a result, repairs and remodels are often not permitted or inspected. Interior remodels are becoming more common

when an owner wants to make an older home more attractive. There are many problems associated with this, mostly weight-related. Older homes were lightweight in comparison to newer homes. As mentioned earlier, the interior walls were thin plywood, the exterior siding was sheet aluminum, and the wall framing 2x3 or even 2x2. As a result, the chassis for many of these older homes could be lighter-duty as well. Upgrading a home with OSB or Hardie siding around the exterior and 1/2" gypsum drywall at the interior adds a tremendous amount of weight. I have seen some perimeter cantilevered supports buckled under the additional weight, and the originally engineered primary block or jack support will likely be inadequate. Keep your eyes peeled for evidence of remodeling. Older homes can typically be recognized from underneath. Quite often, the axles are still attached to the chassis and the bottom closure may be an older semi-rigid felt or board rather than the various plastic tarp-like materials used under homes today.

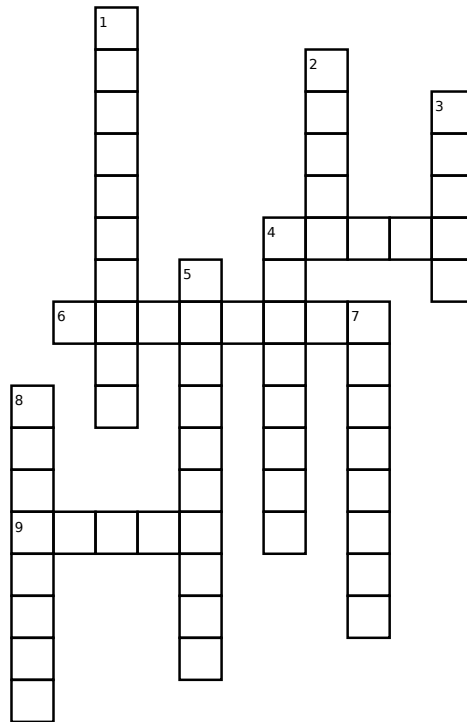
In the next article, we will address the systems. Heating, plumbing, and electrical. Heater design in mobile/manufactured homes may be different than those in site-built homes. Plumbing has a few nuances, but most requirements are consistent with the UPC or IRC. Electrical currently uses the 2005 NEC. Look for aluminum wiring in the Vietnam War era homes.

If you have questions, please post them on the CREIA Technical Information Exchange (TIE) along with pictures so we can discuss the findings as well as help other members with their inspections. This really is the best place to ask questions, because there are others out "in the trenches" that have volumes of knowledge. I hope to get a TIE section dedicated to mobile/manufactured homes soon. <https://creia.memberclicks.net/t-i-e-forum>

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*Gunnar Alquist, CCI is on the CREIA Board of Directors representing Region 3. He has been inspecting since 1997.*

# Construction Terms



## Down:

1. Baseboard material: Medium-Density \_\_\_\_\_
2. Decorative window trim beneath sill
3. Defective orange/blue polymer water pipe used between 1995-2007
4. Wooden molding covering the gap between 2 doors
5. Required switch for an exhaust fan
7. Water conservation
8. Central stone at summit of an arch

## Across:

4. Magnesium rod to prevent electrolysis in a water heater
6. Short pillar in a series supporting a rail
9. Sound levels





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# HOME SAFETY TIPS FOR HOMEOWNERS

BY SCOTT SWICKARD, CCI | BRET HUSTED, CCI | RICH ZAK, MCI



For the near future, most of us will have more free time than in the past. One of the things that often gets overlooked or deferred due to a perceived lack of time is Homeowner Maintenance. The following list was compiled by CREIA-Certified Home Inspectors. This check-off list can help improve safety around the home, and prevent smaller issues from becoming larger and more expensive. The items below will require varying degrees of effort and physical ability to check. They include climbing a ladder or step-stool or crouching down to view some of the components on the list. Do not attempt to do anything you are not comfortable doing or if you are not physically able to do. Repairs to systems should only be performed by qualified persons or contractors, and in many cases service and any needed repairs should be performed by appropriately licensed specialists. Most if not all of the professionals that can assist you with any issues, should be deemed essential services and are allowed to work during this pandemic. CREIA home inspectors can assist you with a home inspection but are not authorized to be contracted for the repairs to avoid a conflict of interest.

While not exhaustive, these suggestions may help you get started with a few of your own priorities or things that you have been putting off.

- **SMOKE ALARMS & CARBON MONOXIDE ALARMS** – Replace the batteries, or if more than ten years old, the alarms should be replaced due to age and reliability. Smoke alarms should be installed in every bedroom, in hallways outside bedrooms and on each level of the home. Carbon Monoxide (CO) alarms should be in the common hallways and on each level of a home.
- **HVAC** – (Heating, Ventilation, and Air Conditioning systems) – Change or clean the furnace filter(s). This will help your system work more efficiently. If the system is more than ten years old and has not been serviced by a qualified professional for more than a few years, it may be time to call a professional to clean, inspect and service the system, to prolong its life.
- **PLUMBING** – Look under all sinks, toilets for any signs of leaking plumbing supply or drain lines. Make necessary repairs to prevent long-term damage. While you are at it, if you have slow drains, now would be a good time to use mechanical or liquid drain cleaners to free the drains. Low-flow toilets, faucets and fixtures are now required throughout California to help lower our use of water. If you are not sure whether your faucets and toilets meet the latest low-flow requirements, consult a plumber about changing them.
- **WATER HEATER** – For tank-style water heaters, annual flushing is recommended to help remove the sediment that can build up in the bottom of the tank. For tankless water heaters, an annual flush with vinegar is recommended to remove scale build-up and improve water flow and efficiency. The vent on all water heaters should be checked for security. Water fittings and valves checked for corrosion, leaks or other problems. Confirmation should be made that the water heater is properly secured for seismic safety.
- **FOUNDATION/STRUCTURE** – For slab foundations, ensure that outside water is directed away from the building and that exterior grade is well below the level of the slab floor, to help prevent water intrusion and

CONTINUED ON PAGE 18

damage. For raised foundations (those with a crawlspace or sub-floor area), look at sub-floor ventilation screens and access doors and screens, replace or repair as needed. Hire a qualified specialist to go under the house to inspect the foundation sub-floor area. Ensure the house walls are anchor-bolted or seismically secured to the foundation. Any wood framed walls between the foundation and the floor of the house (AKA "cripple walls") should be braced. Make sure there is no debris, refuse, or fallen insulation in the crawl space. Have the qualified specialist inspect for moisture in the basement/crawlspace and test any sump pump (if present) for its operation. Pursue service and repair to site drainage and/or foundation damp-proofing if moisture is found to be a problem under the home.

- **ROOF/GUTTERS** – Usually the homeowner is the first to know when there is a roof leak, or if gutters are not flowing properly. If there are stains in the ceilings of the interior rooms, it is time to call a professional. Homeowner maintenance such as having all debris removed from the roof and gutters can go a long way to prolong the life of the roof and minimize the chance for leaks.
- **ATTIC** – Take a look into the attic. Check for its general condition, signs of rodents or other pests, water stains or roof leaks, lack of insulation, disconnected bathroom or appliance vents. Consider hiring a structural pest inspector (Termite) for a more thorough inspection for wood destroying pests, and other conditions.
- **TREES/VEGETATION** – Trees overgrowing the home, or vegetation against the house can lead to critters, moisture and structural damage. Trimming trees away from the roof and gutters can help prevent problems down the road. Keeping vegetation at least 12 inches away from the house walls can also minimize water damage to the siding.
- **TRASH & CLUTTER** – Now may be a good time to remove some of the old wood, trimmings, furniture or appliances that may have been placed in the yard, garage, attic, storage shed or basement. It is an eyesore, even if only to you. Clutter can collect critters, water, mosquitoes, etc., which can be a health hazard. There are people and companies that will help, including bulk pick-up from your local waste collector and you will have an almost immediate sense of accomplishment when you see the clutter is gone.
- **ELECTRICAL** – Have you had any problems with loose electrical outlets, light fixtures or open junction boxes with exposed wires? Now is a good time to fix those, along with checking appliance cords for damage. Test the Bathrooms, Garage, Outdoor and Kitchen GFCI

(Ground Fault Circuit Interrupt) outlets to ensure they properly trip and reset. Make sure the power is off when tripped. Don't forget to test the GFCI on the Hydro-spa (Jacuzzi) tub for operation, if so equipped. Lights should all be working, including hallways, stairways, and all rooms. Bathroom and Kitchen exhaust fans should be tested and cleaned as necessary. If possible, confirm that the bathroom and kitchen vents in the attic are not missing, damaged and discharge through the roof vents.

- **FIREPLACE** – Check the interior firebox for signs of creosote build-up or need a cleaning. Creosote can be a hazard leading to a chimney fire. Does the Damper open and close? How about a screen separating the fireplace from the room? Check the (outdoor) chimney cap and spark arrestor, and if not in place or damaged, have one installed. These are important safety items.
- **SECURITY** – Exterior doors and windows should operate easily, including locks and hardware. Outdoor lighting, including lights outside each outside door need to be functional for safety. Solar or low-voltage pathway lighting is also helpful.
- **INTERIOR** – Remove or repair any carpeting that is "curling" at the edges or wrinkled. This can lead to tripping and injury. Obstructions or toys left in place in hallways or in rooms can also cause falling.
- **SWIMMING POOLS/SPAS** – Child drowning is of critical importance for owners of pools and spas. There are newer requirements for drowning prevention measures, and all owners are encouraged to check all gates, latches and other access points for alarms, and other features, to make sure they meet the newest standards. You may find additional information on the Pool Safety Act here: <https://www.creia.org/legislation-pool-safety-act>

## TO OUR CONSUMER AUDIENCE:

If you are unable to perform some of the above checks, or feel you need someone to assist you with identification of potential problem areas with your home, a CREIA inspector can be hired to help review your home from top to bottom, or for specific components. While they are not able to make any repairs, they can help identify priorities and suggest next steps for who might be the right person or trade to hire and perform routine maintenance or for further in-depth inspection. To find a qualified CREIA inspector in your area, visit the website,

<https://www.creia.org/find-an-inspector> If you search by zip code, please check the box at the bottom "sort by distance" to find inspectors near you.



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# GUIDE TO ASBESTOS IN THE HOME

BY WALTER PACHECO, MANAGING EDITOR, ASBESTOS.COM

**Asbestos may be hiding in your home, from insulation in attics to pipes in walls. Learn how to spot, avoid and safely deal with asbestos in your home.**

Homes built before the 1980s could expose homeowners, their families and others to asbestos possibly hiding in cement, floor tiles, insulation, walls and pipes. Our Guide to Asbestos in the Home can help protect you and others from exposure.

In the era of do-it-yourself home renovations, many homeowners are knocking down ceilings and walls, and tearing out floor tiles and old pipes. But in their efforts to upgrade and beautify their older homes, they might unknowingly be contaminating the air they breathe with toxic asbestos fibers.

Our Guide to Asbestos in the Home offers information about asbestos, its dangers, what to do if you suspect it's in your home, the dos and don'ts when handling asbestos and other useful information to keep you, your family and others safe in your home.

## IS ASBESTOS IN YOUR HOUSE DANGEROUS?

Asbestos is a natural mineral composed of thin fibers. When residential construction products made with asbestos are damaged, those fibers become airborne and could pose a danger to anyone who inhales the toxic dust.



*Photo: Close-up image of Canadian chrysotile shows the fibrous composition of the mineral and how easily the fibers can become airborne. Courtesy Asbestorama*

After years of exposure to those fibers, people may develop a cancer known as mesothelioma, which forms tumors on the lining of the lungs, abdomen or heart.

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**FAST FACT: Most asbestos-related diseases are diagnosed 20 to 50 years after exposure.**

Source: American Cancer Society

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## WHERE CAN ASBESTOS BE FOUND IN YOUR HOUSE?

Many U.S. homes and public structures, such as schools, government housing and office buildings built before the 1980s, contain asbestos in:

- Cement
- Roof Shingles
- Steam Pipes
- Ceiling and Floor Tiles
- Textured Paint
- Spray-on Insulation

While many residential uses for

asbestos were phased out, it remains legal in the U.S. for more than a dozen applications (see graphic "Where Asbestos Can Be Found Inside the Home" on Page 21).

Asbestos use has declined significantly since the late 1970s, when the U.S. banned spray-on asbestos and several other uses. However, many older homes still contain asbestos.

## COMMON EXPOSURE SCENARIOS

Asbestos exposure in your home can occur in different ways: DIY renovation, drilling through drywall or replacing an old pipe. The following scenarios describe how homeowners can expose themselves to asbestos at home.

### Attic Renovation

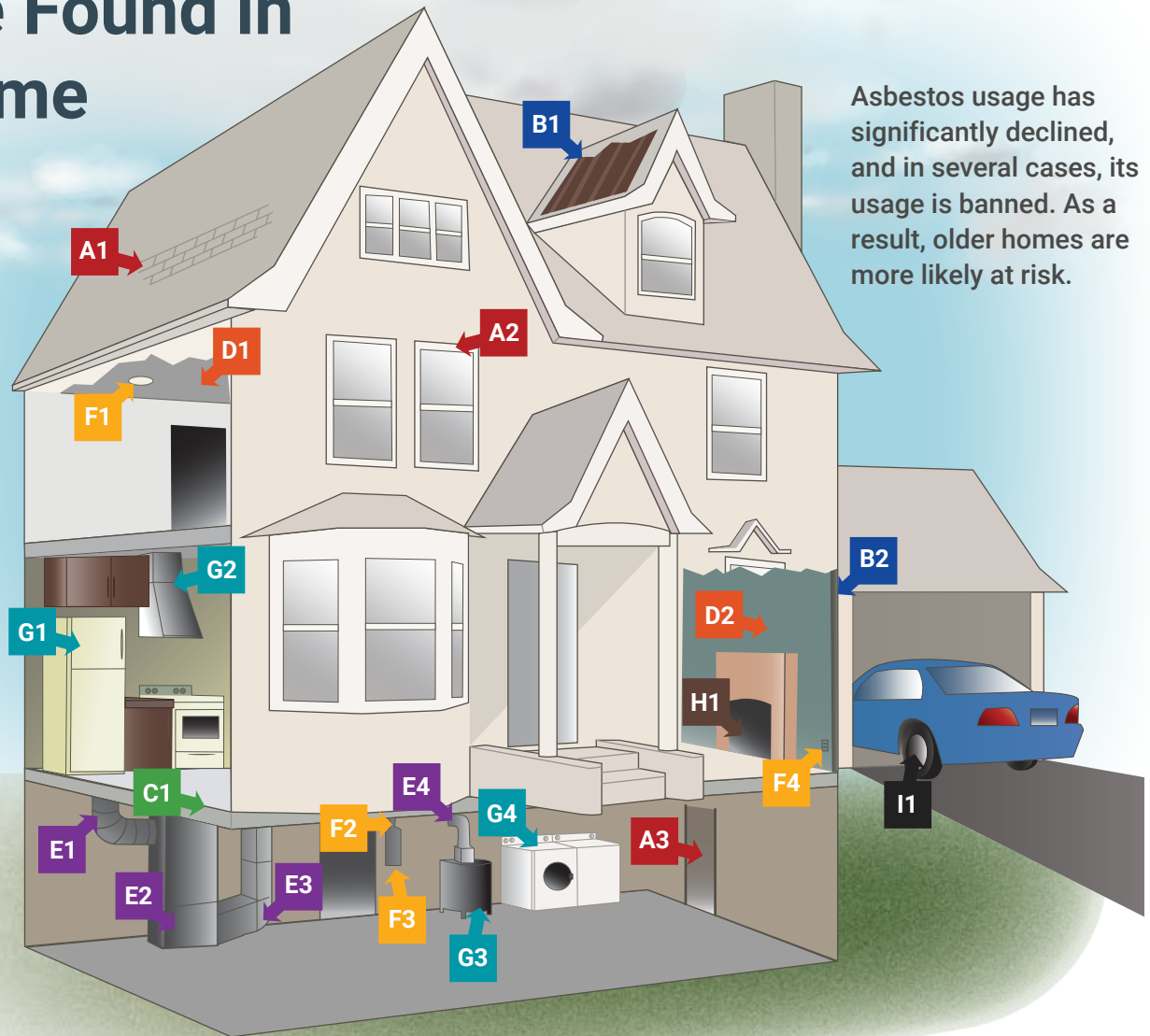
While remodeling the attic of his 1960s home, John found piles of brown pebble-like insulation. He decided to replace the existing insulation with new fiberglass insulation to save money in the winter months. He scooped the loose insulation into some garbage bags and installed the new material.

John had no idea that his attic was insulated with asbestos-containing vermiculite. By disturbing the material, he spread asbestos fibers in the air. John should have left the insulation alone and had it tested for asbestos before disturbing it.

CONTINUED ON PAGE 22

# Where Asbestos Can Be Found in the Home

Asbestos usage has significantly declined, and in several cases, its usage is banned. As a result, older homes are more likely at risk.



- A. Exterior Surfaces**
1. Roof Felt and Shingles
  2. Window Putty
  3. Cement Asbestos Board Siding/Undersheeting

- B. Insulation**
1. Vermiculite Insulation
  2. Batt Insulation

- C. Flooring**
1. Vinyl Asbestos Floor Tile

- D. Interior Surfaces**
1. Popcorn/Sprayed-on Ceilings
  2. Textured Paint

- E. Boilers, Heating & Piping**
1. Heat Source Covering
  2. Door Gaskets
  3. Duct Linings
  4. Wall Gaskets and Linings

- F. Electrical Equipment**
1. Recessed Lighting
  2. Wiring Insulation
  3. Fuse Boxes
  4. Outlets

- G. Appliances**
1. Refrigerators/Freezers
  2. Range Hoods
  3. Woodstoves (Heat Reflectors)
  4. Clothes Dryers
- Not Shown: Dishwashers, Toasters, Slow Cookers, Portable Heaters, Hair Dryers

- H. Miscellaneous**
1. Fireplace Logs

- I. Automotive**
1. Brake Linings, Gaskets and Clutch Facings

CONTINUED FROM PAGE 20

## BRAKE DUST IN HOME GARAGE

Ralph loves working on his 1965 Corvette Stingray. When his brakes started to squeal, Ralph wanted to replace them in his own garage. After removing the rear tires, he saw the brake drums were covered in dust. He banged the sides with a hammer and blew off the dust with an air compressor.



*Photo: Attic insulation in older homes may contain asbestos that could fall through ceiling cracks. Courtesy Asbestorama*

Because some brake components contain asbestos, spraying them with compressed air can release toxic fibers into the air. Ralph should have taken his car to the shop for service or wiped down the brake drums gently with a wet cloth.

## DRILLING IN DRYWALL



*Photo: Older brakes and foreign-made brakes may contain asbestos.*

Erica recently won a painting at a silent auction and couldn't wait to bring it home and hang it in her living room. She measured carefully and used a

drill to install drywall anchors to keep the painting in place. The painting wasn't level, so she had to drill a few more holes before it hung perfectly.

She had no idea her home was built with asbestos-containing drywall. When she drilled through the wall to hang her painting, asbestos fibers from the drywall escaped into her living room. Erica should have known about the asbestos in her walls and left it alone.



*Photo: Drilling into drywall containing asbestos will release fibers into the air. Courtesy Asbestorama*

## REMOVING VINYL FLOOR TILES

Herman just purchased a 1950s fixer-upper in his home town, and his first project was upgrading the master bathroom. He decided to start by removing the vinyl floor tile. He removed the existing tiles with a scraper and installed the new tile.

Asbestos was a common ingredient in vinyl floor tiles in the 1950s. Using a scraper to remove the old flooring can release dangerous asbestos fibers. Herman should have installed the new tile over it.



*Photo: Loose vinyl tiles with exposed asbestos-containing adhesive.*

## POPCORN CEILING REMOVAL

Janine was tired of the popcorn texture on the ceilings in her home, so she decided to scrape it off and repaint with a smooth finish. After putting on eye protection and a dust mask, she grabbed her ladder and got to work. After lots of scraping, a little sanding and some careful painting, she was finally done.

Many textured ceiling finishes, including popcorn ceilings, have concealed asbestos. Scraping off the popcorn finish released microscopic asbestos fibers that easily passed through Janine's dust mask. She should have hired a professional trained in safely removing asbestos hazards.



*Photo: Scraping popcorn ceiling containing asbestos can be hazardous without proper masks and ventilation.*

## CUTTING INSULATION ON PIPES

When fixing up the basement of his late-1800s Victorian home, Brent noticed the insulation around some of the hot water pipes was starting to deteriorate. Not wanting to lose any heat efficiency, he cut the old insulation with a utility knife and replaced it with new fiberglass insulation.

Brent should have known that many older plumbing systems are wrapped in asbestos insulation. The insulation may have already posed an exposure risk before he started the project, but cutting the damaged material released even more fibers into the air.

CONTINUED ON PAGE 23



*Photo: Asbestos insulation around pipes is not uncommon and cutting the insulation could disperse asbestos fibers.*

Brent should have hired an asbestos professional to seal the asbestos insulation.

### WHAT CAN I DO ABOUT ASBESTOS IN MY HOME?

If you find something in your home that you suspect is asbestos, don't touch it.

Even if the material is in good condition, the best option is to leave it alone.

If the material appears damaged or future activities could disturb it, contact a trained and accredited asbestos professional. Limit access to the area until a professional can confirm the presence of asbestos.

The best way to avoid asbestos exposure is to be knowledgeable about the asbestos materials in your home, including their locations and current condition.

### HOW CAN I TELL IF A MATERIAL IN MY HOUSE IS ASBESTOS?

It's extremely difficult to identify asbestos just by looking at it, so you need to send samples to a lab for testing.

Homeowners can collect samples and have them tested, but it's much safer for you and your family to hire a trained asbestos professional for the job.

Search for "asbestos inspection" online to find a licensed expert in your area. The U.S. Department of Commerce offers a list of accredited asbestos laboratories online.

### ASBESTOS SAFETY DOS AND DON'TS

If you own an older home, take every precaution to avoid damaging materials that may contain asbestos.

Even if a repair seems minor, you should hire a professional when asbestos may be present. Improper handling of safely managed asbestos can create an exposure risk where there was none before.

#### Dos:

- Avoid any contact with dangerous asbestos materials.
- Take every precaution not to damage any materials that may contain asbestos.
- Talk to your home inspector or real estate agent about any known asbestos risks in your home.
- Only hire trained professionals for asbestos inspections, testing, repairs or removal.
- If you are planning on a demolition, contact the appropriate regulatory agency in your local or state government.

#### Don'ts:

- Don't saw, sand, scrape, drill or disturb materials that may contain asbestos.
- Don't sweep, vacuum or dust debris that may contain asbestos.
- Don't collect asbestos samples for testing without proper training.
- Don't perform any work on or near asbestos materials unless you're trained and certified.
- Don't remove asbestos unless

repair or concealment is impossible, and there's a high risk for exposure.

- Don't dispose of asbestos materials with normal household waste.

### HOW DO I GET TESTED FOR POSSIBLE EXPOSURE TO ASBESTOS?

If you are concerned about a possible exposure to asbestos, start by talking to your primary care physician.

While no test can detect asbestos fibers in your lungs, your doctor can order imaging scans that reveal signs of asbestos-related disease.



*Photo: Asbestos-containing insulation on the underside of a metal sink is added to prevent condensation, but it can become brittle over time. Courtesy Asbestorama*

Asbestos-related conditions are difficult to detect, and not all primary care doctors have the tools and experience to diagnose them.

If you know for certain that you were exposed to asbestos, and a test comes back negative, it is a good idea to seek a second opinion from a qualified lung specialist such as an occupational pulmonologist. Even if further tests come back negative, monitor your symptoms and get re-tested annually.

Most asbestos-related diseases are diagnosed at least 15 years after exposure.



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## **FAST FACT: Asbestos is the No. 1 cause of mesothelioma.**

Source: National Cancer Institute

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### **HOW MUCH DOES ASBESTOS TESTING COST?**

The cost of asbestos testing varies depending on the number of samples tested and the methods used.

The most popular testing method, Polarized Light Microscopy (PLM), can range from \$20 to \$100 per sample. Some labs use Transmission Electron Microscopy (TEM), which is more expensive.

DIY test kits require you to mail samples to an accredited lab, which may charge an additional fee that is typically around \$40 for analysis.

However, if you collect samples, you can create exposure risks. It's best to hire a certified professional. The total cost of labor can run between \$350 and \$600 — a small price to pay for peace

of mind that the job will be safely completed.

Image caption: Do-it-yourself asbestos testing kit could become hazardous in the hands of a person not trained in proper asbestos handling. (testing kit. jpg) Courtesy Asbestorama

### **WHAT HAPPENS IF I VIOLATE ASBESTOS LAWS?**

Any activity involving asbestos must follow U.S. Environmental Protection Agency regulations as well as any state asbestos laws. Some asbestos violations result in written warnings.

Others can bring criminal charges, prison time or daily civil penalties as high as \$25,000 for each violation, depending on the severity of the infraction.

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# IN MEMORIAM

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## **CREIA remembers long-time members, Chuck Fehr & Patrick Burger**



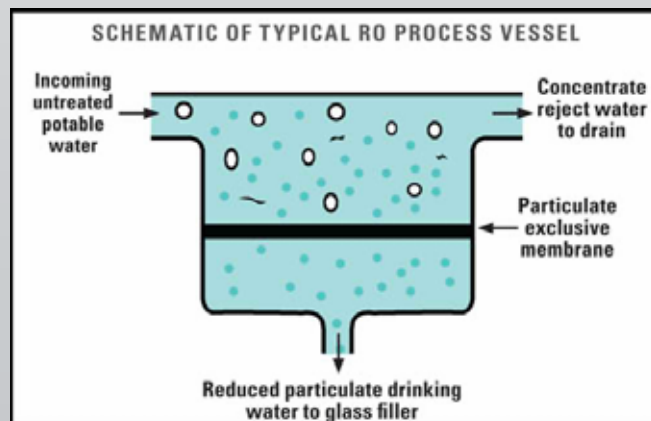
# What Clients Might Want to Know About Reverse Osmosis Water Filtration Systems

BY MICHAEL CASEY, EDUCATIONAL AFFILIATE

On occasion, we encounter Reverse Osmosis (RO) water filtration systems and the inevitable client who wants to know how the system works. Although the process is somewhat complex, I offer my clients a simplified explanation, starting with a brief example of the process of osmosis.

The basis of osmosis is that a less concentrated liquid solution always seeks to dilute a more concentrated solution. For example, if a semi-permeable membrane, which is membrane that allows some particles to pass but not others depending on size (think filter), separates a saltwater solution and an equal volume of pure water, osmotic pressure will be created as the pure water passes through the membrane in an attempt to dilute the saltwater.

The naturally occurring phenomenon of osmosis is the reason people cannot drink ocean water. When saltwater is ingested, osmotic pressure begins drawing water out of the body in an effort to dilute the saltwater in the stomach. If a person were to continue to drink saltwater, he or she would eventually dehydrate and die.



In an RO water treatment system, we reverse normal osmotic pressure by forcing water through a semi-permeable membrane using the pressure of the feed water (the water pressure of a home's water supply) to move the water on the more concentrated side of the membrane (feed water side) to the less concentrated side (purified water side). The pores of the semi-permeable membrane are large enough to allow water molecules through, but small enough to block most of

the larger contaminant (salt, minerals, etc.) molecules. The "purified" water is stored in a tank beyond the membrane, to be used on demand through the sink-top glass filler. Typically, one or more pre-filters are used. These may include a carbon or charcoal filter to remove organic contaminants that are small enough to penetrate the RO membrane (usually affecting taste and odor) and a particulate filter, usually removing (actually trapping) particles down to 5 or 10 microns.

RO systems require a considerable amount of water. The purification of a gallon of water, for example, may require four or more gallons of input water, depending on the filter (membrane) used and the quality of the domestic water supply. On the input side of the membrane, there is an inlet and an outlet for the water. Since only about 15-30 percent of the "purified" water makes it beyond the membrane, there is a lot of reject water. This water contains rejected contaminants and is usually evacuated to the house's drain, waste and vent (DWV) system. The connection to the DWV system should be made on the sink side of the trap or, better yet, to an indirect drain.

Modern RO systems have a built-in air gap in the glass filler on the sink top for this drain to pass through to prevent a direct connection between potable water and the sewer system. These are identifiable by three tubes connecting to the glass filler base under the sink. Cross-connection of older RO systems is common and a topic for another article.

RO systems generally require maintenance a couple times a year. Of course, this depends on intensity of use and the number and types of contaminants in the feed water. Clients should be notified of the presence of the system and advised to contact the manufacturer and/or inquire with the seller regarding maintenance requirements and operation costs.

It also is worthy to note that many RO systems are rented from a water treatment company and it is a good idea to have your client check on this as well.

**Editor's Note:** Although the CREIA Standard states the inspector is not required to inspect water treatment systems; it does require identifying cross-connections in the plumbing system. Some plumbers have stated that backflow prevention is present in some of these systems similar to dishwashers, but this design is not visible to the inspector. If it does not have a visible air gap at the glass filler, report the lack of or inability to visually confirm proper protection of the potable water.

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*Michael Casey, ACI, MCI is the principal of Michael Casey & Associates; a consulting firm based in San Diego. Mike is past president of the California Real Estate Inspection Association (1994/1995) and the American Society of Home Inspectors (2002). Mike can be reached at Mike@MichaelCasey.com*

# SAMPLE WAIVER FOR COVID-19

DRAFTED BY BILL BRYAN, CCI

*Use at your discretion – not a formal document of CREIA*

## Property Entry Advisory and Declaration for a Home Inspection

Property Address: \_\_\_\_\_

Scheduled date and time: \_\_\_\_\_

1. **RISKS OF EXPOSURE:** There are numerous risks during a home inspection. These risks include, but are not limited to: exposure to virus, germs, shock, falling, and tripping. These risks are not only to the Home Inspector, but anyone else at the property before, during and after the inspection.
2. **CERTIFIED HOME INSPECTORS ARE PROFESSIONALS.** Home Inspectors understand these risks and use measures to mitigate these risks every day. By following the steps below, I will contribute to the success of a professional home inspection; and thereby lowering the risk.
3. **USE OF THIS FORM:** This form should be signed by the home inspector. This form must be signed no more than 24 hours prior to the scheduled inspection. Forms signed after the start of the inspection are null and void.
4. **REPRESENTATION AND AGREEMENT:**
  - A. As the Home Inspector:
    - (1) I will not allow anyone other than myself in the home during the inspection.
    - (2) I will not perform any activities that will put me at risk of harm (i.e. climbing a wet roof) or damage to personal property (i.e. moving boxes to access the panel).
    - (3) After the inspection, I will take everything I used on the inspection with me, and properly dispose of anything not needed once I leave the property.
    - (4) I will maintain a 6' distance from everyone at all times.
    - (5) I believe that I have not been sick in the last 24 hours prior to the home inspection.
    - (6) Should I find out that anyone at the home was or is sick, I will cancel the inspection.
    - (7) I will wear all Personal Protective Equipment (PPE) mandated by law.
5. **AGREEMENT, DECLARATION AND ASSUMPTION OF RISK:** By signing below, I am declaring the forgoing is true, that I agree to take all recommended and reasonable actions to protect myself and others. And that I assume the risk, as applicable, of entering the property. I understand and agree that no one can guarantee that I will not be exposed to risk.

By signing below, I acknowledge that I have read, understand, and voluntarily agree to the foregoing.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date / Time

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# ANNOUNCEMENTS

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## CREIA ANNUAL CONFERENCE

We are still tentatively scheduled for the CREIA Annual Conference  
Sunday, September 20 – Tuesday, September 22

## GET YOUR CECs HERE

CREIA REMOTE EDUCATION FOR INSPECTORS AT HOME

<https://www.creia.org/creia-remote-education>

Also Remember to look here for CREIA Approved Education classes with Affiliate members

<https://www.creia.org/creia-approved-education>



FOR THE LATEST CREIA INFORMATION, VISIT OUR WEBSITE AT  
**WWW.CREIA.ORG**

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# CREIA ADVERTISING POLICY: CREIA INSPECTOR MAGAZINE

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## GENERAL

Display advertising in the *Inspector Journal* shall comply with the criteria specified for display and classified advertising. CREIA is not responsible for any claims made in an advertisement. Advertisers may not, without prior consent, incorporate in a subsequent advertisement the fact that a product or service has been advertised in a CREIA publication. CREIA's acceptance of advertisements shall in no way imply a direct affiliation between CREIA and its advertisers. The appearance of advertising on any CREIA forum is neither a guarantee nor an endorsement by CREIA of the product, service, or company or the claims made for the product in such advertising. As a matter of policy, CREIA will sell advertising space to any advertiser when the content of the advertising does not interfere or directly conflict with the mission, policies, statements, objectives or interests of CREIA. CREIA, in its sole discretion, retains the right to decline any submitted advertisement or to discontinue posting of any advertisement previously accepted.

## CIRCULATION

650+ (Members, subscribers, schools, libraries, prospective members). Printed twice yearly.

## DISPLAY AD SUBMISSION

Display ads should be submitted as a high resolution (300 dpi or higher) TIF, PDF, or JPG with fonts embedded in the file. Display ads must be exactly measured according to the listed ad sizes. To determine size correctly, measure ad from outside border to outside border. Include a safety margin for all ads that print edge-to-edge. A compressed file can be sent to [info@creia.org](mailto:info@creia.org). Please e-mail the CREIA office with any questions: [info@creia.org](mailto:info@creia.org).

## PAYMENT

Payment must accompany ads. Ads submitted without payment will not be printed. CREIA does not bill for advertisements in the *Inspector Journal*. Advertising rates are subject to change without notice. CREIA advertising is non-commissionable.

## DEADLINE

The advertising deadline for the Spring edition is mid April. The advertising deadline for the Fall edition is mid September.

## DISPLAY AD RATES - ALL LEVELS ARE SUBJECT TO AVAILABILITY.

CREIA Affiliates receive 25% off of all a la carte selections with the exception of cover ads CREIA Educational and Premier Affiliates receive 50% off a la carte selections with exception of cover ads.

Size	Width x height	Rate
Inside Front Cover*	8.75"x11.25"	\$950
Inside Back Cover*	8.75"x11.25"	\$800
Outside Back Cover Page*	8.5"x 5.5"	\$500
Full page with bleed*	8.75"x11.25"	\$625
Full page w/o bleed	8"x10.5"	\$625
Half page horizontal with bleed*	8.75"x5.75"	\$380
Half page horizontal w/o bleed	8"x5"	\$380
Half page vertical with bleed*	4.5"x11.25"	\$380
Half page vertical w/o bleed	3.75"x10.5"	\$380
Quarter page (no bleed)	3.75"x5"	\$250
Business Card (no bleed)	3.5"x2"	\$200

\*All ads with bleeds include .125" bleed on each side and should include a minimum of 3/8-inch safety area between the edge of the ad and any text. Full page ad print size is 8.5"x11". Half page horizontal ad print size is 8.5"x5.5". Half page vertical ad print size is 4.25"x11".

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**Attention Members: If you have editorial ideas or would like to submit an article for Inspector Journal, please do so at anytime to the CREIA office at [info@creia.org](mailto:info@creia.org).**

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## THANK YOU TO THE CREIA AFFILIATE MEMBERS!

### ASSOCIATIONS & ORGANIZATIONS

International Code Council (ICC)  
[www.iccsafe.org](http://www.iccsafe.org)

North American Deck  
and Railing Association  
[www.nadra.org](http://www.nadra.org)

American Society of  
Home Inspectors  
[www.homeinspector.org](http://www.homeinspector.org)

### BUSINESS SERVICES

Life Deck Coating Installations  
[www.lifedeck.com](http://www.lifedeck.com)

TWM Roofing, Inc.  
[www.roofingsince1978.com](http://www.roofingsince1978.com)

Carson Dunlop & Associates, Ltd.  
[www.carsondunlop.com](http://www.carsondunlop.com)

**NEW!** Guardian Financial  
[www.smallbizguardian.com](http://www.smallbizguardian.com)

**NEW!** Porch  
[www.porch.com](http://www.porch.com)

### EDUCATION & TRAINING PROVIDER

Inspection Certification  
Associates (ICA)  
[www.icaschool.com](http://www.icaschool.com)

Monroe Infrared Technology  
[www.monroeinfrared.com](http://www.monroeinfrared.com)

IAPMO  
[iapmo.org](http://iapmo.org)

McKissock 100% Education  
[www.mckissock.com](http://www.mckissock.com)

PRO-LAB  
[Ben@reliablelab.com](mailto:Ben@reliablelab.com)

Home Inspection University  
[www.homeinspectioninstitute.com](http://www.homeinspectioninstitute.com)

OCL Real Estate LLC DBA American Home  
Inspectors Training  
[www.ahit.com](http://www.ahit.com)

Michael Casey & Associates  
[www.michaelcasey.com](http://www.michaelcasey.com)

United Infrared  
[www.unitedinfrared.com](http://www.unitedinfrared.com)

Professional Home Inspection Institute  
[www.homeinspectioninstitute.com](http://www.homeinspectioninstitute.com)

National Association of FHA Consultants  
[nafhac.org](http://nafhac.org)

**NEW!** Inspection Support Network  
[inspectionsupport.net](http://inspectionsupport.net)

**NEW!** Green Training USA  
[www.greentrainingusa.com](http://www.greentrainingusa.com)

**NEW!** America's Call Center (ACC)  
[www.americascallcenter.com](http://www.americascallcenter.com)

### ENVIRONMENT TESTING SERVICES

Hovey Environmental  
[www.hoveyenvironmental.com](http://www.hoveyenvironmental.com)

Radalink, Inc.  
[radalink.com/landing.php?ad=103](http://radalink.com/landing.php?ad=103)

### FRANCHISES & MULTI-INSPECTOR NETWORKS

DeBerry Inspection Services  
[www.deberryinspections.com](http://www.deberryinspections.com)

**NEW!** Paul Davis Restoration  
of North County San Diego  
[north-sandiego.pauldavis.com](http://north-sandiego.pauldavis.com)

### INSPECTION REPORTING PRODUCTS & SYSTEMS

Spectacular Home Inspection System  
[www.spectacularapp.com](http://www.spectacularapp.com)

Applied Consultants  
[www.applied-consultants.com](http://www.applied-consultants.com)

### INSURANCE

Allen Insurance Group, Inc.  
[www.allenins.com/commercial-products/coverage-for-specific-industries/home-inspectors-insurance](http://www.allenins.com/commercial-products/coverage-for-specific-industries/home-inspectors-insurance)

Capstone Partners Financial  
and Insurance Services, LLC  
[www.capstonepartnersfinancial.com](http://www.capstonepartnersfinancial.com)

InspectorPro Insurance  
[www.inspectorproinsurance.com](http://www.inspectorproinsurance.com)

Working RE Magazine, LLC  
[www.orep.org](http://www.orep.org)

**NEW!** Riverton Insurance Agency Corp  
dba ALIA  
[www.aliains.com](http://www.aliains.com)

### OTHER ANCILLARY SERVICES

Ed Daher Plastering  
Forensic Stucco Consultant  
[eddaher@cox.net](mailto:eddaher@cox.net)

John White Sewer Line Video Inspections  
[SewerVideo.com](http://SewerVideo.com)

Synergy Pool & Spa Inspections  
[www.poolandspainspections.com](http://www.poolandspainspections.com)

Always Sparkling Pool & Spa Inspections  
[www.AlwaysSparklingPoolAndSpa.com](http://www.AlwaysSparklingPoolAndSpa.com)

Private Eyes Engineers  
[www.peengineers.com](http://www.peengineers.com)

Ram Jack Pacific  
[www.ramjackpacific.com](http://www.ramjackpacific.com)

ASI Hastings Heating & Air  
[www.asiheatingandair.com](http://www.asiheatingandair.com)

English Pool Consulting  
[www.poolinspections.com](http://www.poolinspections.com)

SD Engineering  
[www.sdengineeringsandiego.com](http://www.sdengineeringsandiego.com)

Reliable Inspection Services, Inc.  
[reliableinspsvcs@msn.com](mailto:reliableinspsvcs@msn.com)

Build It Green  
[jshipman@builditgreen.org](mailto:jshipman@builditgreen.org)

Best Rate Repair Company  
[bestraterepair.com](http://bestraterepair.com)

**NEW!** Bergeman Group  
[www.bergemangroup.com](http://www.bergemangroup.com)

Franklin Energy  
[www.franklinenergy.com](http://www.franklinenergy.com)

# CHAPTER CALENDAR 2020

**Note:** Chapters are not currently meeting in person due to COVID-19. Look out for CREIA announcements for virtual meetings and the new online education.

## **DELTA CHAPTER**

2nd Wednesday of each month 6 p.m.  
Café Platano Bar & Grill  
14725 Harlan Rd  
Lathrop, CA 95330

## **GOLDEN GATE CHAPTER**

1st Tuesday of each month 7 p.m.  
Buttercup Grill & Bar  
660 Ygnacio Valley Rd.  
Walnut Creek, CA 95496

## **GREATER SACRAMENTO CHAPTER**

3rd Wednesday of each month 6 p.m.  
Sam's Hof Brau  
2500 Watt Ave.  
Sacramento, CA 95821

## **GREATER SAN GABRIEL VALLEY CHAPTER**

2nd Wednesday of each month 5 p.m.  
Zapata Vive  
101 S. 1st Ave.  
Arcadia, CA 91006

## **INLAND EMPIRE CHAPTER**

TBD

## **KERN COUNTY CHAPTER**

3rd Tuesday of each month 6 p.m.  
Casa Munoz Restaurant  
Corner of E. 18th Street & Union Ave.  
Bakersfield, CA 93305

## **LA-MID VALLEY CHAPTER**

1st Tuesday of each month 6 p.m.  
Mimi's Restaurant  
2925 Los Feliz Blvd.  
Los Angeles, CA 90039

## **LA/VENTURA CHAPTER**

3rd Thursday of each month 6 p.m.  
Knights of Columbus Hall #3601  
21433 Strathern Street  
Canoga Park, CA 91304

## **LA WEST/SOUTH BAY CHAPTER**

3rd Wednesday of each month 5 p.m.  
Hometown Buffet  
3520 W Carson St  
Torrance, CA 90503

## **NORTH BAY CHAPTER**

Last Wednesday of February,  
May, August, and November  
McIness Golf Center  
350 Smith Ranch Road  
San Rafael, CA 94903

## **NORTH SAN DIEGO/TEMECULA VALLEY CHAPTER**

2nd Thursday of each month 5:30 p.m.  
Castle Creek Golf Course  
8797 Circle R Drive  
Escondido, CA 92026

## **ORANGE COUNTY CHAPTER**

3rd Monday of each month 5:30 p.m.  
The Hometown Buffet  
1008 East 17th Street  
Santa Ana, CA 92704

## **PALM SPRINGS CHAPTER**

3rd Thursday of each month 6 p.m.  
CoCo's Diner  
\$15 chapter fee plus the cost of your meal  
78375 Varner Road  
Palm Desert, CA 92211

## **SAN DIEGO CHAPTER**

1st Tuesday of each month 5:15 p.m.  
Elijah's Restaurant  
7061 Clairemont Mesa Blvd,  
San Diego, CA 92111

## **SAN FRANCISCO PENINSULA CHAPTER**

4th Tuesday of each month 6:00 p.m.  
Peter's Café  
10 El Camino Real  
Millbrae, CA 94030

## **SAN JOAQUIN VALLEY CHAPTER**

3rd Wednesday of each month 7 p.m.  
Yosemite Falls Café  
5123 N. Blackstone Ave  
Fresno, CA 93710

## **SAN LUIS OBISPO CHAPTER**

3rd Tuesday of each month 6 p.m.  
The Apple Farm  
2015 Monterey St  
San Luis Obispo, CA 93401

## **SHASTA/CASCADE CHAPTER**

1st Tuesday of each month 5 p.m.  
Sailing Board Restaurant  
2772 Churn Creek Rd.  
Redding, CA 96002

## **SILICON VALLEY CHAPTER**

2nd Wednesday of each month 5 p.m.  
Blue Pheasant Restaurant  
22100 Stevens Creek Blvd.  
Cupertino, CA 95014

## **TRI-COUNTIES CHAPTER**

2nd Wednesday of each month 6 p.m.  
Mimi's Cafe  
400 N Moorpark Rd  
Thousand Oaks, CA 91360

For more information go to [www.creia.org/state-chapters](http://www.creia.org/state-chapters)