# *A1 PROPERTY INSPECTIONS*

## *Our 27th Year Serving Southern California*

**Peter Walker, Property Inspector/Owner**

### Early History, 1959-1985.
**England.**

In 1959 at aged 14 Peter took a summer holiday job to augment his paper route income. Working with Masons for 5 weeks convinced Peter that an outdoor life was perfect for him. In 1960 he commenced a 5 year formal apprenticeship for the Manchester's leading family owned construction company J. Gerrard and Sons Ltd. Peter found himself one of 200 trade apprentices hired. Thoroughly enjoying the life and working on such diverse projects as refurbishing a 400 + years old monastery to meet fire codes, restoration of bomb damaged stone buildings, major sewer projects and massive steel wire furnaces Peter was in his element.

At age 17 Peter started his own weekend company performing such "large projects" as front yard walls and gate pillars. Selected for management training at 19 years old Peter found that the management training and wages were not commensurate with his ambition. After completion of his apprenticeship Peter started his own sub contractor company hiring in on an equitable basis 2 other Masons from the building college.

Peter's first major labor only contract was for a company that made bronze powder. The walls of the factory were solid 3 feet thick, 30 feet tall masonry and finished on both sides. All joints in the wall had to be 100% filled. Every course of the walls had to be tested for quality control by Architects assistant pushing in a 1 inch wide blade, no more than a 3 inch penetration was allowable.

Peter continued his small building company adding concrete, stone and tile skills to the mix. In 1968 Peter performed his first building inspection. Peter continued performing Building Inspections and Construction Quality Control until he decided to try his hand in warmer climes. In 1986 Peter came to Southern California, bought a house and had the house inspected. Realizing the profession was ideally suited for him Peter became a member of C.R.E.I.A. and other Associations and the rest is local history.

**Orange County California. 1986-Present**

Our list of clients includes.
Performing Building Inspections for: Warren Buffet. Bette Midler. Jack Kemp. Mike Ness. Dr. Louis Gottschalk. Billy Jones. Charles Lambert. Pat Harlow. Jan Michael Vincent. Richard Rowntree. Fred Rogin. David Conroy. And 12500 other clients.

Building acquisitions and inspections for: Cities of Compton. Lakewood. Lynwood. Inglewood,Costa Mesa Sanitary District.
For the County of Orange. Building Inspections in Dana Point Harbor for Lease purposes.
Laguna Beach Historical Society. Buildings that were in keeping with original construction.
Home Shopping Network Television Studios, Burbank. Building Inspection of the studio.
Television Series "Trading Spaces California 2002". Before and after inspections for Risk Management.
The Irvine Company. Inspection of wood damage on 10 Shopping Centers.
Building Acquisitions for Pick Up Stix, Midas Inc., Steelcase Inc., 3M Corporation, McMaster-Carr, Flow Sports.
New construction Quality Control for Capital Pacific Homes at Dana Point and Rancho Palos Verdes and Aviation Development Group at Chino Airport.

Of unusual and particular interest. The Bette Davis House and Eilers Inn Laguna Beach. The "Million Dollar Theater" in Los Angeles, opened in 1910. The first movie house in Los Angeles. The Forster Mansion in San Juan Capistrano built in 1910. The Klump Mansion in Los Angeles.

We have inspected buildings built in the early 1900's from 600 sq ft single wall homes to Adobe Construction. Type 5 buildings, Concrete Masonry Buildings. Tilt Up Construction. 325,000 square feet Aerospace Building in Santa Ana. Quality Control on new airplane hangers at Chino Airport. New Construction Quality control from a single home to a 79 home tract. Multi Story offices. Large Condo complexes [384 units]. Landlord Tenant disputes. Shopping Centers. 1950's Car Wash and 1980's Commercial Wash. Gas Stations. Grey Water Systems. Septic Systems. We also perform Infrared Inspections and Litigation Support.

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**Peter Walker, *CCI, IAEI,*** the founder and principal of **A1 Property Inspections** of Southern California founded the service in 1986 to answer the needs of home buyers, investors, persons with construction disputes, and others providing impartial assessments of the quality and condition of improved real property. Peter has been a speaker and/or panelist on numerous occasions for the inspection profession. Prior building background since 1960 includes all phases of contracting specializing in remodeling, new construction, and the performance of building compliance and damage repair to structures. Since 1986 Peter has conducted or supervised the inspection of over 12,500 properties for a fee. These have included new, resale homes, apartments, retail, commercial, industrial properties and aviation development. Clients include buyers, sellers, investors, lawyers, developers, property managers, homeowner associations, lenders, insurance companies, and relocation firms. He also assists in construction disputes, fault diagnosis, construction quality Control, Litigation Support, Physical Capital Needs Assessments [CNA] and similar circumstances. Peter and his staff specifically avoid any conflicting activity such as Contracting or repair.

**Affiliations**

1987-Present Fellow, Certified Inspector, California Real Estate Inspection Associations, CREIA #191D87
1992-Present Member, International Association of Electrical Inspectors, IAEI #895632
1999-Present Member, Association of Expert Building Consultants. AEBC
1993-2005 Past Mbr.: AHI3278, EAA11068CEI, ASK00111, IABC1823, NFPA57715, ASSE RPW4, IAPMO 95001, ICC.CAPI
1989-2010 Past Member/Certified Inspector, American Society of Home Inspectors, ASHI #11008

**Affiliation Positions**

2009-2011 Member, CREIA Membership Committee
2008-2011 Member, CREIA Task Force Committee
2005-2007 Camp Mentor, CREIA (Orange Country)
2004-2005 Member, The ASHI Council of Representatives (National)
2004-2005 Chapter President, CREIA (Orange County)
2003-2004 Chapter Vice-President, CREIA (Orange County)
1996-2004 Member, Coalition of California Home Inspectors (CCHI)
1994-1996 Director At Large, CREIA (CA)

•Past President, CREIA (CA)
•Chairman Membership Committee, CREIA (CA)
•Member Restructuring Committee, ASHI (National)
•Technical Support Director, Inspectech Corporation (So CA)
•President, CREIA – Two terms – (CA)
•Representative CAR Consumer Protection Committee (So CA)
•Representative Department of Consumer Protection Committee (So CA)
•Representative Department of Real Estate (So CA)
•CREIA Examination Proctor
•Chairman Task Force for Standard Reporting, CREIA (CA)
•Vice President, CREIA (CA)
•Education Chairman, CREIA CA State (Orange County Chapter)
•Chapter Director, ASHI (National)
•Chapter President & Ethics Chairman, CREIA (Orange County)

1988,89,95,96 Public Relations Chairman, CREIA (Orange County)

**Other Affiliations**

1990-Present South Orange County Assoc. Of Realtors. 1990-2012 Present Buyers Home Warranty Inspector
1994-2004 Laguna Beach Bd. of Realtors; 1997-2004 Pacific West Assoc. Realtors
•League of California Homeowners 1746. 1997-1998 Landsafe Home Inspector 85354

**Awards**

John Daly Award (*California Real Estate Inspection Association's Highest Honor)*
Bob Reeds Award (*California Real Estate Inspection Association's Second Highest Honor)*
Inspector Fellow Designation (*California Real Estate Inspection Association's Third Highest Honor)*
One of the 25 Most Influential Individuals in the Profession (*California Real Estate Inspection Association)*
President's Award (*California Real Estate Inspection Association)*
Chapter Award (*California Real Estate Inspection Association)*
Inspectech Top Production Company & Top Producing Inspector [Orange County]
Inspectech President's Circle Award & Inspectech Orange County Award

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