



CNY-ASHI
"The Training Leader of Central New York"

NOVEMBER 2012

THE OBSERVER

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www.cnyashi.com

★ *This Month's Chapter Education!* ★

INSPECTING METAL CHIMNEYS



(2) ASHI CE's
(No State CE's this month)

The trick is to make sure you don't die waiting for prosperity to come.
~Lee Iacocca



THE OBSERVER



We are always on the lookout for articles or items of interest. Anything which you feel would help educate our readership. Please feel free to forward to either Mike Chapman or

Tom Sherman. Also, if you should have any thoughts or ideas which you feel would make this a better publication, please let us know.

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WHAT'S NEXT...

MONTHLY CHAPTER MEETING

WHERE:: Tony's Family Restaurant
3004 Burnet Ave, Syracuse, NY 13206

WHEN: Wednesday, November 14, 2012. 6:00 –9:00 PM

November Education—Inspecting Metal Chimneys

What's missing?



(left) Look closely at the roof structure. By not tying this porch roof together across the front, the resulting effects have pushed the supports outward.

(right) The lack of this lateral support has caused the roof to sag towards the front.

Submitted by Tom Sherman, Absolute Home Inspection, Inc.



How's it going?

By Tom Sherman~ Editor

Question: How's it going?
 Yeah! I'm talking to you! And no, I don't mean how many goals did your daughter score in soccer this fall. I don't mean how did your summer vacation to Nedrow go. And I'm not asking about your new crappy purple Scion either. (Words couldn't describe that anyway)
 What I mean is "How's it going?" Yeah, you!
 Did you meet the business goals that you set for yourself at the beginning of the year? Did you fall short? Or did you exceed those goals?
 What do you mean, "What business goals?"
 One of the interesting things about being an established home inspector in

our market is this. It is very easy to become complacent and put the business on autopilot...simply cruise along. Sure, you have your usual realtors who have been feeding you work for years now. So what happens if (and when) those pools dry out. Anyone of intelligence who has been in this business more than a half an hour knows very well how quickly the "love 'em, leave 'em" syndrome can, and will kick in. And to those inspectors who have not been in this business more than a half an hour, you have to trust me on this. And to that point, what do you have left? You have your reputation and a pool of past clients who are either happy or not-so-much over what you left them with. That's it folks! What you did yesterday will affect what you do today and tomorrow.

So what is my point here anyway?

Simply this. We work for our clients, and our clients alone. We must build our business from the client-outward, not from the realtor-inward. And quite frankly, our job is really very simple. We just need to tell them the truth. That's it! Attaboy!
 As I've said many times before, at the conclusion of the home buying process, for those involved, we all get our checks...we're all happy as clams and our work is done. But our client is going to be living with whatever we gave them for many years to come. Think about that.



Stay safe



COFFEE AND TESTICLES

A guy goes to the Post Office to apply for a job. The interviewer asks him, "Are you allergic to anything?"
 He replies, "Yes, caffeine. I can't drink coffee."
 "Ok, Have you ever been in the military service?"

"Yes," he says, "I was in Middle East for one tour."

The interviewer says, "That will give you 5 extra points toward employment."

Then he asks, "Are you disabled in any way?"

The guy says, "Yes. A bomb exploded near me and I lost both my testicles."

The interviewer grimaces and then says, "Okay. You've got enough points for me to hire you right now.. Our normal hours are from 8:00 am to 4:00 pm. You can start tomorrow at 10:00 am, and plan on starting at 10:00 am every day."

The guy is puzzled and asks, "If the work hours are from 8:00 am to 4:00 PM, why don't you want me here until 10:00 am?"

"This is a government job", the interviewer says. "For the first two hours, we just stand around drinking coffee and scratching our balls. No point in you coming in for that.



Got questions?

The Wall is the place to get your answers. It's a very friendly part of Heating-Help.com and everyone's wel-

Where the elite meet and talk heat. Find good help. Find a job. Make a friend. Make a business connection. Size a radiator. Compare one product to another. Get great advice from good people. Keep it or replace it? Calculate a heat loss. Ask a question. Get sensible answers. Get inspired. Which pump to use? Which boiler? Oil or gas? The old stuff. The new stuff. The hard stuff. What does it do? Make it more efficient. Chat with pros from other countries. Become a more valuable employee. Will this work? How do I do this? Explore the internet. Challenge yourself. Be in the world without leaving your desk. Design for disassembly. Innovate. Automate systems. Get the air. Control it smartly. Travel the world without leaving your desk. Get smarter each day. Find that old product's literature in the HeatingHelp.com Library. Learn history. Post videos of your work. Never be alone. Learn Green through hundreds of articles and links. Make it efficient. Make it last. Save energy. Save money. Get addicted to education. Learn about Solar. Get real help in minutes. Mingle with people who have spent time in basements. Get Listed in Find a Professional. Some of the best work in the world. Help one another. Connect with great suppliers. Prove the best minds in the business. Get new ideas. Shop for easy-to-understand books. Become an Affiliate and make money. Stroll through the Virtual Trade Show. Hang out with positive people. See what's new. Learn radiant. Get Holohan's weekly newsletter. Check out Dan's Reading List. Swap a story. Ask the pros who know. Tap the experience. Steam experts hang out here. Challenge yourself. Grow and grow and grow. Cutting edge heating cooling and solar talk. FREE!

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Free in-depth information for home inspectors is found online at

www.inspectapedia.com

Encyclopedia of building & environmental inspection, testing, diagnosis, & repair.

We welcome questions from home inspectors & are glad to research answers as needed.



Find the defect



The voice of the New York State home inspection industry

 The logo for the New York State Association of Home Inspectors (NYSAHI) features a map of New York State with the acronym "NYSAHI" written across it in a white box.

Part of your chapter dues goes to support this all volunteer organization who have your best interests at heart.

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Inspecting Atmospheric Water heaters

(How I do it)

By Tom Sherman—Absolute Home Inspection

Everybody has a system for how they inspect a house. Some of us start from the top and work our way down, others start from the bottom and work our way up, still others, inside-outside, upside down,...you get my gist. This "system" that we use has become a part of our very being because we have performed the same functions, over and over until the actions have been burned into our brains. Much like scratching an itch, this has become second nature.

Within each home we inspect are one thousand, six hundred, forty two and one third items that we must evaluate. I know this, as I've counted them. And each one of those components has two hundred seventy four parts which we must make note of, though I swear sometimes it seems more like three hundred and fifty eight parts.

Take the gas-fired atmospheric water heater for example. What is the process that you go through when inspecting this type of water heater? Myself, I do it the same way every time.

- First off, how old is this puppy? We expect somewhere in the neighborhood of 10-15 years of service under normal circumstances. Maybe less when dealing with untreated well water or water with a high mineral content.
- How big is the tank? Usually, a 40 gallon tank will handle a normal family. If there is a spa, at least 50 gallons is recommended.
- From there, I start from big to small, bottom to top. What I mean by this, is I begin by looking closely at the tank. What is the overall condition of the tank itself? Is it dented from being shoved down the stairs? Is there a thin line of corrosion peaking out from the base?
- Does it have an open burn chamber? If so, I remove the cover. How does the flame look? Is there a lot of corrosion present?
- The fuel distribution components. Gas control valve, gas shutoff...are we feeding this with 3 gas whips connected together? Is the gas piping properly sup-

ported? Not to mention, do you detect gas?

- TPR Valve is next. Is it there? Is it directed to within 6" of the floor? No closer than 3/4" off the floor? Do you explain to your client its purpose and how it should be periodically tested? Do *you* test it? (Not !!)
- Moving our way up, I look at the water supply piping. Is there a cold water shutoff within 12 inches of the top of the tank? Is there also a hot water shutoff? This shouldn't be there. Are the nipples corroded? Are there braided stainless steel flex-tubes attaching the primary piping to the heater? (Handyman workmanship or the victim of a lazy plumber)
- Venting...One of the most important parts of the water heater inspection. Is it an orphaned water heater, requiring the flue to be relined?
- Do you fire it up and check completely around the draft hood for combustion gas byproducts. Use a mirror and show it to your client. It makes for great theatrics and is an excellent visual element!
- Is the vent pipe rusting? If so, why? (Oversized? Long run? Negative or horizontal pitch?) Should be a minimum of 1/4" upward slope per foot.
- Did they use clothes dryer piping on the vent?
- Are the proper clearances being met? Six inches for single wall, 1 inch for B-vent.
- Is this properly tied into the furnace vent using a wye? Or is it simple taped to a hole in the pipe with aluminum tape?

This is how I do it. The fact is, much like vinyl siding, water heaters are just easy enough to install for uneducated people to have a go at it.



Murphy's Law

A fine is a tax for doing wrong. A tax is a fine for doing well.

The 50-50 Rule: Any time you have a 50-50 chance of getting something right, there is a 90% probability you'll get it wrong

Nothing is foolproof, to a sufficiently talented fool.

It is said that if you line up all the cars in the world end to end, somebody from California will try to pass them.





Below is a photo provided by Dave Gambocarto, our Eyeballs Inspector on the scene. This is a monthly challenge to see if you can find the defect(s). Look closely, as there may be more than one. How would you report this? We will discuss at the next meeting.



How all inspectors should work



Our own Margaret Cooper, trying her best to make AI look good. AI, she has her work cut out for her!

CNY-ASHI LIBRARY

The chapter library is filled with books, videos and an assortment of other excellent training and refresher information relating to our profession. Everything from setting up and running a home inspection business, to technical journals and training information is at your fingertips.

As a chapter member, you are allowed to access this information free of charge. Dan has just put an updated list of the contents on the TRAINING PAGE of the CNY ASHI Website. Check it out.

We are always on the lookout for additional items for this library. Also, if you are looking for specific information on items we have, please contact Dan at dhager3@yahoo.com

*Chapter Librarian, **Dan Hager~ Tyler Home Inspections***

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MONTHLY
MEETINGS!

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Correspondence to the chapter or articles for consideration should be emailed to Tom Sherman, Absolute Home Inspection tom@absolutehomeinspection.com. Central New York ASHI reserves the right to reject any submitted articles. Central New York ASHI, it's officers, agents employees, editors and authors of contributed material assume no liability whatsoever with the published contents of this newsletter. Opinions of statements of authors or advertisers are their own and do not necessarily represent the opinions of Central New York ASHI, it's agents or editors. Any discussion or material is for general informational purposes only and does not imply that other opinions are not available or are not suitable.

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Upcoming Calendar of Events

- **October Meeting—**
 - **Where—Tony's Restaurant**
 - **When—November 14, 2012**
6:00 PM—9:00 PM

See you in Las Vegas.
ASHI InspectionWorld 2013.

