



Residential Extreme Disasters you can Prevent

Course Outline

By

Casey O'Malley Associates

Course description:

This two-hour session will cover numerous common building disasters in an easy to understand format. Seasoned inspectors typically know the basic items to look for; but did you ever wonder; what actually could happen if these items are not repaired? What magnitude of importance should we place on certain conditions found? What can be done to stress the importance to clients? Additionally, we will discuss modalities and evidences of failures and/or improper installations and review many actual case studies. Our emphasis will be the fundamentals of inspection standards of practice with respect to common systems and components and we will delve into improper modifications and common failures with respect to improper use, damage and just plain stupid installations.

Goal:

Upon completion of this class, students will be more knowledgeable regarding the installation, inspection and evaluation of residences and the various related systems and components with application to residential inspection. Students will also be more knowledgeable regarding the appropriate magnitude of conditions observed that warrant recommendation of further analysis and why we should stress the safety aspects to clients.

Learning Objectives:

Upon completion of the course students will be able to demonstrate a working knowledge of:

1. Nomenclature specific to various residential system and component installations and their relation to Home Inspection
2. Identify Components and improper installation with respect to potential safety issues
3. Identify Modalities and evidences of failure; installation, weathering and mechanical related
4. Common "defects" and recognition/reporting



Books and Handouts:

PowerPoint Presentation by Michael Casey and Mike Nelson

Evaluation:

Class participation

Abstract:

“Residential Extreme Disasters you can Prevent!”

Think you've seen it all? Ever see what a plugged PRV on a boiler can do? This session will cover some of the worst disasters you've ever seen in residential construction. The instructor will spend the session explaining what potential dramatic disasters home inspectors will see in as-built homes and how to report these issues.

Class Schedule

Timing: 2 hours

Class Presentation: Powerpoint presentation by Michael Nelson & Mike Casey

Timed Outline:

1. Welcome and Program Overview, Snow Loads, Freeze-Thaw and Hydrostatic Pressure 10 mins.
2. Improper Modifications, Foundation Failures & Fireplaces 30 mins.
3. Change of usage, characteristics, Dishwasher Explosions 30 mins.
4. Improper Installation – “Repairs” - Decks, Electrical, Boiler and Water Heater Explosions 20 mins.
5. Consolidated Furnaces, Dryer vents, Appliance Vents, Fuel Gas Explosion 20 mins.
6. Overview Q & A 10 mins.

Or other instructor as approved by COA

Bio:

Mike Nelson, Qualified By: Current Certifications listed below as well as:

ICC, IRC, IBC Certified Building Inspector

New York State Certified Combination Inspector

F.I.R.E. Certified Inspector

Mike is employed by the Village of Macedon, NY as the Chief Building Official, and the Town of Macedon, NY as a code enforcement officer. Mr. Nelson is in charge of the Zoning departments for both municipalities, and also performs code inspections, plan reviews etc. Mike is the former supervising Instructor in the Kaplan Professional School (Inspection Training Associates) in Rochester NY. Administrating and Instructing in the Inspection Training programs for 3 years 2007 - 2009.

Past accomplishments

- Union Apprentice of the Year 1987 Local 1280.



- While employed with Bayside Interiors, Mike contributed to the construction of two award winning projects (Silicon Graphics #7 and #10, Mountain View, CA).
- Successfully completed Chabot College program courses in mechanical, electrical, plumbing, public works and building inspection, for the Construction Inspection program.