

# Inspection Specialists

*"When Only The Best Will Do"*

**2014**

## Home Inspector Parallel Field Training Program



Photo is of our former classroom training facility, AZ SunTech

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# The Parallel Inspection Program

To complete the State of Arizona required home inspector in-training program for state “Certification” as a home inspector, an applicant (according to subsection (A)(6)), shall present evidence of completion of 30 parallel home inspections. The 30 parallel inspections and home inspection reports shall meet the standards in R4-30-301.01 and be retained by the applicant for at least two years from the date of application. The applicant shall conduct these inspections on separate residential dwelling units and shall list them on a log provided by the Board. The log shall include, with respect to each inspection, the address of the property, the date of the inspection, and the name and certification number of the supervising home inspector. The Board may hold the applicant’s package for a period of one year based solely on the need for time to permit the applicant to complete the required parallel inspections. All time-frames promulgated under A.R.S. Title 41, Chapter 6, Article 7.1 are suspended during this period.

The state of Arizona requires 30 parallel inspections with 30 home inspection reports produced. Inspection Specialists gives the student every opportunity to fulfill those requirements as quickly as possible. The speed at which the student completes the 30 inspections depends on the time the student has to dedicate to the program. Generally we have several students registered for the field training, and non-paid home inspections are always available. We prefer these to the paid inspections because we are not in a restricted time frame and extra time can be spent with the student discussing different possible scenarios and talking about the many ways to word conditions in a professional inspection report. During paid home inspections the student is an observer, taking notes to compile their report at a latter time.

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# The Inspection Report

Every inspection performed by the student must have a completed inspection report turned into our staff for review which meets the Arizona Standards of Professional Practice. Each of these reports will be accompanied by a “State of Arizona Evaluation Check List”. The check list aids the reviewer and student in producing a report which meets or exceeds the required state standards of professional practice.

Prior to the first inspection, a 3-4 hour orientation class will be held. This class will outline the entire field training program. The student will receive safety ladder training, instruction on walking roofs, traversing attic and crawl spaces safely. Basic electrical safety will be discussed and the correct and safe use of inspection tools are covered.

Each student will be given a basic set of professional inspection tools for use during the field training at no additional charge. Instruction will be given on the basic use of each piece of equipment.

By the fifteenth inspection, each student is expected to begin producing reports using some type of home inspection software or reporting format. Part of the orientation class is a segment on defensive report writing. We will be showing you much of the available hardware and software available in the industry so you can make an informed choice of what type of reporting system is best for you to use in compiling inspection reports.

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# Your Instructors

The lead instructor is Mr. Allen Wells Blaker. Mr. Blaker has been inspecting homes in Arizona since 1985 and has personally performed well over 7000 (closer to 8000) inspections. His company, Inspection Specialists, has performed over 16,000 inspections in Arizona and he has operated a multiple inspection firm for most of those years. Mr. Blaker founded the state chapter of The American Society of Home Inspectors and served as its President for its first two years. He continued to serve the Inspection profession on ASHI's International Board of Directors for six years and served one year on ASHI's Council of Representatives. In 1992, Mr. Blaker began to train inspectors and formed Arizona SunTech, a school for training professional home inspectors. In 2002 Arizona SunTech received its Arizona State Private Post Secondary Education License. That license was not renewed in 2007 and although the school no longer provides classroom training for Home Inspector licensing, Arizona SunTech still provides much needed weekend seminar training for the inspection community. Arizona SunTech and Inspection Specialists have been responsible for training over 50% of the currently active inspection community in Arizona!

Mr. Blaker and his staff continue to offer the most difficult and important part of becoming an AZ State Certified home inspector: The 30 parallel inspection training program through his inspection company, Inspection Specialists. For a varied inspection experience with top notch training from the inspection professionals we suggest you make an appointment for an interview by calling Mr. Blaker at Inspection Specialists at 602-254-2700

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## The Instruction

### What to write... What not to write...

Double meanings, indefinable words, brain stoppers, phrases to use and not to use are all part of the field training experience. Communication skills should exceed the expectations of your customer. As our customers and the Realtors educate themselves, they will demand better quality reports for the dollar. Writing reports defensively and according to the required State S.O.P. (Standard of Professional Practice) is necessary. Your field training will give you techniques for improving understanding, show you a process for reporting defects, show how to put defects in the proper perspective, discuss the use of jargon, complicated and compound words, and many other areas are covered in our practical approach to defensive report writing.

You will be shown several different types of reports and reporting systems so you can make an educated decision on which way to go in choosing what type of reporting system you want to use for your report generation. We even have ways to save you money by offering discounts on tools, ladders, and software.

## The Cost

If payment is made at contract signing, the total cost is \$3200.00 .

If payment is made individually, the cost is \$125.00 per inspection. The cost includes:

- 15 field inspection information gathering booklets
  - Use of a set of tools for use during the field training
  - An extensive inspectors library for your use
  - Introductory class on report writing & safety
  - Ending class on passing the required National Exam
  - The finest inspection field instruction available anywhere, for any price by the industry leading inspector
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# Tools and Equipment

## **We provide the basic set of tools during the field training**

Each student will receive the following set of tools for their use during the training:

1. Professional Mag re-chargeable flashlight
2. Flashlight belt loop
3. Six way plus GFCI receptacle tester
4. Telescoping metal flame mirror
5. Voltage sniffer
6. 14 inch #6 screwdriver
7. Neon Bulb tester

Each student also receives many publications, catalogues and other helps for the home inspector. This includes valuable resources and information that you will use throughout your inspection career. You can't get the benefit of our 23 years of experience anywhere else but from the Inspection Specialists field training program!

## **Classroom Training**

The training begins in the classroom with a short power point presentation with instruction on how to use each tool effectively. The second topic is Safety and your safety on the job is important to us and to you.

We will cover the types of report writing systems available and give you samples of the most popular software. We can also talk hardware... laptops, printers, cameras, etc., so you can make informed decisions on which hardware and software is just right for you.

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# Student Responsibilities

## The Field Training Exercise

The student is expected to dress appropriately, much the same way they will dress for a professional inspection. Collared shirts and pants without holes are necessary to maintain a professional appearance. Tie shoes which have a rubber sole are important for grip on the ladder and for electrical safety. Shorts are appropriate when temperatures get over 100 degrees F.

## Scheduling Inspections

The student is asked to call our office before 4:00 PM each day prior to the day they have available for an inspection, to determine if we have an inspection available. If the student has an inspection we can perform, then these can be arranged in advance by simply scheduling the inspection with the office. No report is generated by the company for these, unless they are in fact paid inspections, due to liability. However, paid inspections receive a \$50.00 discount if they allow the students to attend.

## Report Writing

Each inspection is performed by a certified inspector instructor and the student will observe while compiling information to later transfer into a written report. The written report will be generated along with a completed AZ. State Evaluation Check List, and submitted to our office for review. Accompanying each report will be the AZ State Evaluation Check List, the Inspector's Log, and a post paid envelope if return is to be by mail. You can also submit reports by e-mail for review.

