



CURRICULUM OVERVIEW

- **The home inspector's role in a real estate transaction.**
- **The scope of a residential home inspection, according to ASHI Standards of Practice.**
- **Review of the OBRE Standards & Requirements and Home Inspection License Act**

Session 2 - Exterior (4 hours)

- Exterior walls, flashing, and trims.
- Decks, porches, balconies, steps, and railings.
 - Doors and windows
- Driveways, walkways, and grading
 - Problem identification

Session 3 - Roofing, Part 1 (4 hours)

- Asphalt shingles (composition) roofs.
- Wood shingles and shake roofs.
- Tile roofs, including clay and concrete
- Flat roofs, including built-up roofs and single ply roofs.

Session 4 - Roofing, Part 2 (4 hours)

- Roof drainage systems.
- Flashing, skylights, chimneys & roof penetrations.
 - Detection of leakage and condensation.
 - Practice Examination.

Session 5 - Structure, Part 1 (4 hours)

- Basic structural components:
 - Foundations,
 - Walls,
 - Floors,

- Problem Identification.

Session 6 - Structure, Part 2 (4 hours)

- Home inspection vs. engineering.
- The real art of the structural inspection.
- Black & White reporting of your finding.
 - Practice Examination.

Session 7 - Field Training & Report Writing (8 hours)

- Field inspection of local property.
- Review of entire inspection process.
- Technical demonstration of equipment.
 - Report writing options.
- Pros and Cons of different reporting systems.
 - Report writing exercise.
 - Review of sample reports.

Session 8 - Attic & Ventilation (4 hours)

- Basic structural components:
 - Trusses,
 - Roof decking,
 - Rafters and joist.
- Insulation and ventilation

Session 9 - Plumbing, Part 1 (4 hours)

- Supply piping system.
- Drain, waste and vent system.
 - Fixtures and faucets.
- Functional flow and drainage.
 - Leaks and corrosion.

Session 10 - Plumbing, Part 2 (4 hours)

- Leaks and corrosion.
 - Water Heater
 - Video Instruction
- Practice Examination

Session 11 - Heating Systems, Part 1 (4 hours)

- The combustion system (burners, fuels, etc.).

- Combustion air supply.
- Normal operating controls.
 - Safety controls.

Session 12 - Heating Systems, Part 2 (4 hours)

- Exhaust flues, vents, and chimneys.
 - Forced air furnaces.
- Boilers and steam heat.
 - Electrical Heating.
- Practice Examination.

Session 13 - Air Conditioning & Heating Pumps (4 hours)

- Principals of operations
- Condensers and Evaporators.
- Normal operating controls.
 - Distribution systems.

Session 14 - Electrical, Part 1 (4 hours)

- Service entrance wires and equipment.
 - Main power disconnect.
 - Fuses and breakers.
 - Distribution panels
 - Distribution wiring.

Session 15 - Electrical, Part 2 (4 hours)

- Grounding equipment.
- Light switches and receptacles.
- Ground fault circuit interrupters.
 - Video Demonstration.
 - Practice Examination.

Session 16 - Field Inspection & OBRE Test Prep (8 hours)

- Each students performs a full inspection
 - Preparation of final report
- Review and Prep for OBRE licensing test.

Session 17 - Review and Final Exam (4 hours)