

List of Seminar Courses:

Each seminar that I present is professional in nature and has been practiced with area colleges, trainee programs and for ASHI Chapters. I highly encourage audience interaction that promotes reflection and interest for all attendees. My goal is to promote the education of our profession one inspector at a time.

Each presentation hour is worth one CEU or MRC or CPD credit.

Email Bob Mulloy to discuss seminar needs and speaker fee at:
rmulloy@verizon.net

Report Writing Disclaimers for Home Inspectors

By
Bob Mulloy

In our litigious culture, a home inspector has to warn people about everything. The use of appropriate disclaimers in a report is a tool for defensive writing when used appropriately. In contract law, a disclaimer of liability typically is worded specifically to relieve or limit the potential liability that one party to the contract may face. While courts will typically have discretion in determining whether or not a disclaimer should be upheld, a home inspection can never have enough disclaimers. The appropriate use of a disclaimer is one more piece in your suit of armor that may prevent a lawsuit. In this seminar, Bob has assembled numerous disclaimers assembled by system for discussion and consideration. The power of “the word” is knowledge that you cannot afford to be ignorant of. Attendance at his presentation may be one of the most valuable business decisions you have every made.

(Length of seminar: 3 hours)

SAFETY HAZARDS

By
Bob Mulloy

The purpose of this presentation is to discuss the obvious and the not so obvious ***Safety Hazards*** within each System, Component or Area of the

home that a good *home inspector* should *observe* and *report on*, both to comply with Standards of Practice and to prevent personal injury or property damage. By attending this presentation, a home inspector will improve risk management by becoming more knowledgeable and observant home inspector, thus reducing potential claims for errors and omissions.

(Length of seminar: 3 hours)

HOME INSPECTION PROTOCOL

BY

Bob Mulloy

This is a very extensive 468 slide presentation that every home inspector should attend as it will make you a better home inspector! The presentation will focus on the application of standards of practice both in the field while inspecting, explaining where to look, what to do, obvious and not so obvious red flags not to miss and how to report accurately, defensively and in compliance.

MA STANDARDS OF PRACTICE ILLUSTRATED

By

Bob Mulloy

266 CMR Regulations. “As a condition of license renewal, all MA Licensed and Associate Home Inspectors are required to attain at least 4 hours of continuing education dedicated to CMR 266 Standards of Practice,” Attending this class will fulfill license renewal requirements per the above requirement.

Bob Mulloy will present CMR 266 by explaining and illustrating each regulation through the use of photographs and samples of report writing. You're continuing education, contract, report and standard of care must all be in compliance with CMR 266 for license renewal. Changes in CMR 266 are substantial and compliance is required. No one wants a claim against their company or a complaint filed against their license with the MA Division of Licensure, for each claim, frivolous or not reflects on our profession and raises insurance premiums. This seminar defines your role as a home inspector and your duty to the public.

Length of seminar: 6 hours but can be customized for length and applicable standards)

MINIMIZING PROBLEMS THROUGH PROPER REPORTING

**By
Bob Mulloy**

The objectives of the seminar are to present a power point presentation on proper reporting per the Standards of Practice. Bob Mulloy, the former "report writing instructor" for home inspectors at Northeastern University, will offer words of wisdom to make you a better inspector and a better report writer. Bob is a 30-year veteran inspector, retired teacher, retired Editor in Chief of *The Inspector*, (monthly newsletter for the ASHI NE Chapter www.ashinewengland.org), current Chairman of the ASHI NE Chapter Education Committee, author of a book titled: *Report Writing for Home Inspectors* and author of a CD called the "*Encyclopedia of Standard Paragraphs*"

BOILER-PLATED TEXT

**By
Bob Mulloy**

Every home inspector wants to sleep well at night and not worry about a claim and increased insurance premiums. This seminar will cover report writing techniques and language needed to fulfill a client's expectations by conveying a home inspector's findings in a clear and concise manner. Only in this way can a home inspector practice effective risk management.

Bob's presentation will mirror the construction process as listed in the Standards. He will offer advice on gathering field notes, taking pictures, report writing formats, disclaimers, protective language, etc. As a learning tool, Bob will display numerous color photos that depict typical problems encountered by home inspectors. Many of the problems in the photos are obvious while others are more subtle and could be missed, resulting in a claim. By attending this seminar you will be trained how to observe, where to look, what to say and what to write.

This seminar has been presented successfully for the ASHI New England Chapter, for the ASHI Northeastern Chapter and for Cape Cod Community College.
(Length of seminar: 3 hours but adjustable per your needs)

INSPECT YOUR CONTRACT

By
Bob Mulloy

Bob Mulloy, a former “report writing instructor” for home inspectors at Northeastern University, will offer words of wisdom to make you a better inspector and an even better report writer. Bob is a 30-year veteran inspector, a retired teacher, retired Editor in Chief of *The Inspector*, (monthly newsletter for the ASHI NE Chapter), current Chairman of the ASHI-NE Chapter Education Committee, author of a book titled: ***Report Writing for Home Inspectors*** and author of a CD called the ***“Encyclopedia of Standard Paragraphs”*** (boiler-plated text).

A licensed home inspector must have a contract to work in our litigious society. Have you ever inspected your contract with the same due diligence used to inspect a house? In this seminar, Bob Mulloy will utilize a power point presentation that will explain the components of a “legal” contract, along with phrases, disclaimers and suggested language for risk reduction. Bob has spent months researching this topic and has prepared a seminar that will hold your attention and help you reduce your risk. As a home inspector, you have two lines of defense, “a good contract, and a good report.”

This seminar will also review the most common claims against home inspector, and will promote valuable discussion for each participant. The seminar has been presented successfully for the ASHI New England Chapter, and for Cape Cod Community College.
(Length of seminar: approximately 3 hours.)

IS IT A PROBLEM?

By
Bob Mulloy

This seminar, prepared by Bob Mulloy, represents a bold step and a fun new educational approach as audience participation is requested. Bob has spent years collecting photographs of typical and unique problems encountered by a home inspector, and has assembled them into multiple impressive power point presentations.

While most educational seminars tend to focus on one topic or system; these seminars randomly overlap all of the systems within the SOP. The audience will be asked to view each photograph, decide if there is a problem, decide what to say to the client; and more importantly, what to write in a final report. The objective is for the audience to share collective inspection skills and knowledge so that all present can reduce risk through accurate reporting. Over 4000 photographs are ready for your inspection. You cannot afford to miss the advice of your colleagues and report writing suggestions offered by Bob.

This seminar has been presented successfully for the ASHI New England Chapter, Massasoit Community College, and for Cape Cod Community College.

(Length of seminar: 3 hours, 6 hours or two days)

INSPECTING & REPORTING ON THE ELECTRICAL SYSTEM

**By
Bob Mulloy**

This presentation by **Bob Mulloy** will follow the flow of electricity into and throughout the home and finally through your computer and into your final report. Bob will utilize everyday photographs to illustrate the real world of inspecting the electrical service, grounding & bonding, the main distribution panel, the sub-panel, the distribution wiring, outlets, switches & lights, GFCI's, AFCI's and samples of the numerous homeowner red flags to observe and report on. You can avoid a short circuit in risk management by attending this presentation.

(Length of seminar: 3 hours)

DECKS ARE DANGEROUS

**By
Bob Mulloy,**

Decks have become commonplace in residential homes and are recognized as a desired place for social gatherings. Unfortunately, the number of deck collapses is increasing as more and more substandard decks are built and people are getting hurt as a result. Home inspectors have a duty to protect the public. Bob advises that a home inspector consider every deck to be unsafe, until he or she proves it otherwise. The presentation will follow the deck construction process, showing photographs of the “good, the bad and the unsafe,” focusing on typical workmanship, materials, the “red flags” to watch for and suggested boiler-plated text to use in a report.

(Length of seminar: 3 hours)

INSPECTING & REPORTING ON THE PLUMBING SYSTEM

**By
Bob Mulloy**

Water enters the home and leaves the home through the plumbing system. If it flows through holes in your report, the leaks will cost you money in the form of claims. This presentation will cover the basis of the plumbing system from the service to water piping, DWV piping, water heaters and fixtures. Most importantly, samples of narrative text are included that help provide a defense against leakage. With 30 years of service as a home inspector and Chairman of the ASHI-NE Chapter Education Committee, Bob well knows from experience how the plumbing system works and where the liability lies. Attending this presentation may keep you out of hot water.

(Length of seminar: 3 hours)

INSPECTING & REPORTING ON THE ROOFING SYSTEM

**By
Bob Mulloy**

A good home inspector can identify the roof covering and other components listed in the Standards of Practice. A better home inspector understands the characteristics of each component and can describe to the client the visible conditions at time of inspection versus best workmanship, plus what components were not inspected and WHY! This presentation

covers each type of roofing system, drainage systems, roof penetrations, flashings, etc. If the roof leaks and your report gets wet, you may be liable for a claim. Your due diligence is to become a better roofing inspector and a great report writer in order to document accurately and to give your client direction.

(Length of seminar: 3 hours)

WORST OF THE WORST

By
Bob Mulloy

All home inspectors encounter flagrant violations, non-professional workmanship plus the bazaar and the frightening. Imagine attending a presentation that includes “shock and awe” photographs that will make your jaw drop or cause belly laughs. More importantly is the discussions that will evolve when each photo is shown and then the group consensus on how to report on the problem. This presentation will hold your attention as you will never know what is coming next!

(Length of seminar: 3 hours)

INSPECTING & REPORTING ON THE EXTERIOR SYSTEM

By
Bob Mulloy

The exterior system inspection is the biggest of all in terms of observing each component, identifying each component and reporting accurately.

(Length of seminar: 3 hours)

BOILER FUNDAMENTALS

By
Bob Mulloy

From steam boilers to gravity hot water boilers to hydronic boilers to gas condensing boilers, this presentation has information for both the novice home inspector to the veteran. Fire up the boiler in your mind and absorb the heat of knowledge as Bob talks about memories of dead men to the present when it comes to heating a house.

- Old Gravity Boilers
- Open Systems
- Closed System
- Steam Boilers
- Hydronic Heating Boilers
- Condensing boilers

(Length of seminar: 3 hours)

INSPECTING & REPORTING ON THE FOUNDATION

From fieldstone to brick to concrete block and concrete, our American foundation construction was undergone an evolution. Are you versed in the family tree of masonry and foundation changes or are you stuck in the mud? This presentation covers the characteristics of each method of foundation construction and the red flags that a home inspector should observe and report on.

(Length of seminar: 3 hours)

INSPECTING & REPORTING ON THE SUPERSTRUCTURE

By
Bob Mulloy

The objectives of this presentation are to focus on the superstructure, that portion of the framing above the foundation. Bob will discuss the various methods of assembling floor, wall and roof frames; both historically and the current practices. By attending this presentation, a home inspector will gain insight as to how the construction process evolves and where a home inspector to focus to observe, identify and report on typical problems and more critical red flags. Unless you want your report to play “pick-up sticks” with liability, you had better learn where to nail down the liability through knowledge.

(Length of seminar: 3 hours)