



**AMERICAN SOCIETY
OF HOME INSPECTORS**
NEW ENGLAND CHAPTER

**17TH ANNUAL
FALL CONFERENCE
& EXPO**

**September 9 - 10, 2024
MGM Springfield Springfield, MA**

Approved for 7 CEUs on Monday, Sept. 9 and 5 CEUs
on Tuesday, Sept. 10 for MA, CT, RI and NH and
by ASHI for CE member credits.

MONDAY, SEPTEMBER 9



AGENDA

REGISTRATION | 7:00AM - 8:30AM

Registration & Continental Breakfast with Sponsors & Vendors

SESSION ONE | 8:30AM - 10:30AM

A Century of Vapor Management with Glenn Mathewson

In the last century of construction and codes, vapor control has gone from simply opening windows to various detailed assemblies of ventilation, insulation and vapor retarders. Existing houses across the US have a variety of existing vapor control methods depending on climate, year of construction, and preference of the builder. Building codes follow society, so as old methods are retired and new methods are developed, the code evolves and adapts. Moisture damage from vapor condensation is often out of sight and out of mind...until it's not. Take a journey through vapor control methods from the 1800's to the upcoming 2024 IRC. In this session, you will...

- Realize the evolution of vapor control methods throughout the last 100 years of building codes.
- Understand how the IRC addresses the three variables of vapor management, air temperature, air humidity, and surface temperatures.
- Discover the choices the IRC provides in vapor control design.

Glenn Mathewson, MCP, Creator & Building Code Educator at BuildingCodeCollege.com

Glenn started construction in 1998 as a laborer and carpenter's apprentice, which evolved into framing houses and building decks, and later operating his own remodeling and deck-construction company. He then spent 13 years working for the City of Westminster, Colorado as a building, plumbing and mechanical inspector and plan reviewer, and in 2007 earned a Master Code Professional certification from the International Code Council. During this time, he also worked as a freelance writer, educator, and consultant in codes. Glenn has authored over 100 technical articles in the "Professional Deck Builder", the "Journal of Light Construction", "Fine Homebuilding", "Building Safety Journal", as well as the International Code Council's book, "Deck Construction Based on the 2009 International Residential Code", including a second edition based on the 2021 IRC. In 2011 he became an advisor to the North American Deck and Railing Association (NADRA), where he assisted the association with code-related initiatives and the Master Deck Professional Code certification program and exams. He was active in the development of the 2015, 2021, and 2024 IRC, representing the decking industry. Glenn also works as a construction code educator, with audiences ranging from contractors to building officials at both public and private events. He was awarded as the 2021 Educator of the Year by the International Code Council. He is the creator of BuildingCodeCollege.com, where he is actively working to grow a catalog of on-demand courses. In 2018, Glenn left the City of Westminster to commit full time to teaching, writing and consulting in code. Glenn is a new author in the "CodeCheck" series and the ICC's "Residential Code Essentials" publication. As a consultant he assists Colorado jurisdictions in code updates and amendments and is part of the team of experts behind the State's code helpline.

BREAK | 10:30AM - 10:45AM

SESSION TWO | 10:45AM - 11:45AM

Wood Piles and Groundwater: The Important Relationship with Christian Simonelli

The Boston Groundwater Trust (BGWT) was established in 1986 by the Boston City Council with the primary objective of monitoring groundwater levels in specific city sections. The focus areas are those where the stability of building foundations, which are supported by wood pilings, is at risk due to low groundwater levels. It's evident that when the groundwater level remains above the tops of the wood piles, they can maintain their strength and effectively bear the weight of the building. However, a decline in the groundwater level leads to the exposure of wood piles to air, initiating a process of decay that compromises the stability of the building, ultimately posing safety hazards. Christian Simonelli, Executive Director, will explore the important relationship between wood piles and groundwater.

Christian Simonelli, Executive Director of Boston Groundwater Trust (BGWT)

Since his appointment as Executive Director in October 2014, Christian Simonelli has played a pivotal role at the Boston Groundwater Trust. His journey began back in 1999 when he joined as a part-time Field Engineer and later transitioned into a full-time role as the Trust's Technical & Recharge Coordinator from 2002 to 2014. Throughout his tenure, Christian diligently oversaw the installation and monitoring of groundwater levels across the Trust's extensive network of 800 plus wells. Notably, under his leadership, the Trust's website and data collection methods underwent a comprehensive transformation. In addition, he works closely with property owners citywide to safeguard groundwater levels from adverse impacts. Christian's steadfast advocacy for groundwater recharge in areas with wood pile supported structures further showcased his unwavering commitment to the cause. With a degree in Environmental Engineering from the Wentworth Institute of Technology, Christian Simonelli continues to spearhead initiatives aimed at fostering a deeper understanding of Boston's groundwater landscape.

SPONSOR PRESENTATION | 11:45AM - 12:00PM

LUNCH | 12:00PM - 1:00PM

SPONSOR PRESENTATION | 1:00PM - 1:15PM

SESSION THREE | 1:15PM - 3:15PM

US Building Codes with Glenn Mathewson

This course uncovers how the system of building codes works in the USA. It begins with some code history leading up to the current International Codes and follows with an enlightening explanation of how the I-Codes are developed and adopted by governments. Before applying the provisions, this course lays the foundation of how to navigate the code and how the code is administered as a minimum standard. In this session, you will...

- Be introduced to some of the history of codes and how they got to be what they are today.
- Learn how the code is developed, adopted, administered, and navigated. Learn the rules of the rules.
- Discover the balance the IRC provides between safety and freedom.

MONDAY, SEPTEMBER 9



BREAK | 3:15PM - 3:30PM

SESSION FOUR | 3:30PM - 5:30PM

QA with This Old House Builder, Charlie Silva

A discussion with “This Old House” industry leader Charlie Silva about current and past construction issues and trends impacting our industry

Charlie Silva, President of Silva Brothers Construction & Home Builder of Emmy-winning series, This Old House

Charlie Silva began working with This Old House in 2016 on the Arlington Arts & Crafts House.

Charlie is President of Silva Brothers Construction, a leading contracting company in the Boston area that he co-owns with This Old House general contractor and his uncle Tom Silva. Charlie started working for his grandfather’s company at age 12 during his school vacations and joined full-time in 1981. Charlie’s daughters Jessica and Michelle have also joined the team over the years, assisting with administrative tasks and project management.

Charlie cares deeply about craftsmanship and using tried-and-true, traditional practices. And despite his company’s success, Charlie remains a homeowner’s point of contact throughout a project providing project estimates, coordinating crews, scheduling subcontractors, and managing ongoing costs.

NETWORKING COCKTAIL RECEPTION | 5:30PM - 6:30PM

Join us immediately after our first day of learning for a networking reception with our participating sponsors and vendors.

TUESDAY, SEPTEMBER 10



AGENDA

REGISTRATION | 7:00AM - 8:30AM

Registration & Continental Breakfast with Sponsors & Vendors

SESSION ONE | 8:30AM - 10:30AM

Report Writing and Workflow: *Concepts to Maximize the Speed and Quality of Your Inspection Reports* with Dylan Chalk

Assembling data into accurate, detailed, and easy-to-read inspection reports poses challenges for any home inspector. The process is complex and subject to rigorous time constraints. This class will review techniques for honing data collection and delivering top-notch inspection reports. We will review the benefits and drawbacks of using a mobile device and discuss techniques for maximizing your report-writing time, both on-site and back home. We will review valuable tools such as gunny-sacking narrative comments and how to build knowledge into templates. We will also look at whole new ways to gain speed and quality from your photo captions and voice-to-text technology.

Dylan Chalk, Co-Founder of ScribeWare

Dylan Chalk is the owner of Orca Inspection Services LLC - www.orcainspect.com, the co-founder of ScribeWare LLC www.scribeware.com, and the owner of HouseTalk clock hour school #S1792. He is also the author of *The Confident House Hunter* - Cedar Fort Press 2016: www.dylanchalk.com. Dylan is a Washington State licensed home inspector #365 and a Structural Pest Inspector #65540, and a licensed real estate clock-hour instructor #14978. Chalk is educationally certified by Inspection Training Associates (ITA), a member of the American Society of Home Inspectors (ASHI), and has performed more than 6000 structural home inspections since 2003. He has been certified as an Energy Star Tune-Up Verifier and a certified Tune-Up energy audit inspector. He served as the President of the Washington Chapter of the American Society of Home Inspectors (ASHI) from 2018-2020. He was an adjunct professor at Bellingham Technical College teaching home inspection. He has earned a BA from The Colorado College.

BREAK | 10:30AM - 11:00AM

SESSION TWO | 11:00AM - 12:30PM

The History of Old Homes and the Secrets They Hold (Part 1) with Brent Hull

American housing over the last 300 years has a wide variety of building practices and techniques. Changing technology and different building styles make identifying what you are looking at very hard. Brent will give an overview of American housing styles and technology that will help you make better decisions in the field of inspection. Come learn more about the amazing world of historic American homes. In this first session, we will review the building methods, styles, and construction materials used to build these homes in America.

TUESDAY, SEPTEMBER 10



Brent Hull, Home Historian, Owner & Founder of Hull Works

Brent Hull is the founder of Hull Historical Millwork, a millwork firm specializing in the restoration and preservation of historic homes and commercial buildings. A recognized expert on American historic millwork, he teaches courses on preservation, speaks frequently at restoration and preservation conferences, and writes for a variety of magazines and journals.

SPONSOR PRESENTATION | 12:30PM - 12:45PM

LUNCH | 12:45PM - 1:45PM

SPONSOR PRESENTATION | 1:45PM - 2:00PM

SESSION THREE | 2:00PM - 3:30PM

The History of Old Homes and the Secrets They Hold (Part 2) with Brent Hull

American housing over the last 300 years has a wide variety of building practices and techniques. Changing technology and different building styles makes identifying what you are looking at very hard. Brent will give an overview of American housing styles and technology that will help you make better decisions in the field of inspection. Come learn more about the amazing world of historic American homes. In the second session, we will cover the problems you may encounter when inspecting these homes and the typical challenges associated with these older homes.

CONFERENCE PROGRAM CONCLUDES | 3:30PM

ABOUT THE EXPO



Take advantage of the wealth of information and knowledge that our participating sponsors and table-top vendors will offer throughout both days of our program. They will feature some of the latest products, equipment and services available in today's home inspection marketplace.

REGISTRATION FEES

1 DAY CONFERENCE PASS

MEMBER.....\$325 NON-MEMBER..... \$350

2 DAY CONFERENCE PASS

MEMBER.....\$445 NON-MEMBER..... \$495

[REGISTER NOW](#)

Need a hotel room while at our conference?

A limited number of hotel rooms are available at the MGM Springfield at the rate of \$139 plus tax (if reservation is made by August 23, 2024). To reserve a room, visit <https://book.passkey.com/go/SAME0924SPE> or call the hotel at (413) 273-5000 and be sure to state that you are attending the *ASHI New England Conference* to get the rate while rooms last.

THANK YOU TO OUR SPONSORS



*Cancellation Policy: Cancellations made on or before August 30 will qualify for a full refund minus a \$25 administrative fee. No refunds will be offered after that date as commitments have been made to the hotel.





**INSPECTION
WORLD 2024**
★ ON THE ROAD ★



ASHI-NE 17TH ANNUAL FALL CONFERENCE & EXPO

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SPEAKERS



CHARLIE SILVA

President of Silva Brothers Construction & Home Builder of Emmy-winning series, This Old House



BRENT HULL

Home Historian, Owner & Founder of Hull Works



CHRISTIAN SIMONELLI

Executive Director of Boston Groundwater Trust



GLENN MATHEWSON

Building Code Educator at BuildingCodeCollege.com



DYLAN CHALK

Co-Founder of ScribeWare

AGENDA

Day 1

- **REGISTRATION** | 7:00AM - 8:30AM
- **GLENN MATHEWSON** | 8:30AM - 10:30AM
- **BREAK** | 10:30AM - 10:45AM
- **CHRISTIAN SIMONELLI** | 10:45AM - 11:45AM
- **SPONSORS** | 11:45AM - 12:00PM
- **LUNCH** | 12:00PM - 1:00PM
- **SPONSORS** | 1:00PM - 1:15PM
- **GLENN MATHEWSON** | 1:15PM - 3:15PM
- **BREAK** | 3:15PM - 3:30PM
- **CHARLIE SILVA** | 3:30PM - 5:30PM
- **RECEPTION** | 5:30PM - 6:30PM

Day 2

- **REGISTRATION** | 7:00AM - 8:30AM
- **DYLAN CHALK** | 8:30AM - 10:30AM
- **BREAK** | 10:30AM - 11:00AM
- **BRENT HULL** | 11:00AM - 12:30PM
- **SPONSORS** | 12:30PM - 12:45PM
- **LUNCH** | 12:45PM - 1:45PM
- **SPONSORS** | 1:45PM - 2:00PM
- **BRENT HULL** | 2:00PM - 3:30PM

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2 DAY CONFERENCE PASS

MEMBER.....\$445 NON-MEMBER..... \$495

REGISTER NOW

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THANK YOU TO OUR SPONSORS



ASHI New England



info@ashinewengland.org



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