

Michael Casey & Associates
Building Inspection Experts



CURRICULUM VITAE

MICHAEL CASEY, ACI, MCI

BACKGROUND

- Contractor** California licensed general building and plumbing contractor. State of Connecticut licensed Master Plumber (retired). Completed 8000 hours of apprenticeship as a plumbing, heating, ventilating, and air-conditioning mechanic, and business operator in 1980, qualified for and obtained unlimited contractor's license in those fields, the youngest person at the time to obtain master plumber and heating, ventilating, and air-conditioning mechanic contractor's licenses in the State of Connecticut. All phases of plumbing, HVAC, and construction; both new and remodel, residential, commercial and light industrial. Duties included project management, systems design, and cost estimating. Supervised and participated in the complete construction of several custom homes and numerous remodels while Vice President of Casey, Inc. and owner of MKC Mechanical & Special Piping.
- Inspection** Performed residential, commercial and litigation inspections. Owner of Michael Casey & Associates, a private building inspection and consulting firm established in 1986. Mr. Casey has personally performed over 10,000 residential, multi-unit, and commercial inspections in numerous states. These inspections included assessment of overall and specific component condition for acquisition and sales, relocation, habitability disputes, conservatorship, problem diagnosis, and maintenance scheduling. Provided testimony regarding home inspection at several California Legislature Senate and Assembly interim hearings on home inspection and real estate transactions and responsibilities of professionals in real estate transactions. Participated in the drafting of CA B&P Code section 7195 et.seq. and inspection legislation in several other states. Special inspector for cities of Carlsbad, San Diego, Encinitas and Orange, California.
- Litigation** Court accepted expert witness during numerous construction defect, specialty inspector and personal injury litigation matters in San Diego, Alameda, Los Angeles, Orange and San Bernardino Counties in California and in Virginia, Montana, Arizona, Colorado, Oregon, Nevada, Pennsylvania, Vermont, Connecticut and Washington. Expert testimony provided at arbitration, trial, and mediation. Building Code analysis, site inspection and plan review for construction defects. Expert witness for plaintiff and defendant as a residential and commercial building inspector as well as general and plumbing contractor and cost to repair-scope. Coordination of expert team. Graphic trial exhibit creation. Forensic building failure analysis and photo-documentation, case management, cost estimating and spreadsheet creation, cross-defendant liability evaluation and allocation, and generation of opposing expert examination questions. Inspector liability exposure analysis. Retained Expert Witness or Expert Consultant for over 1000 claims.
- Instructor** Instructor on all aspects of construction/home inspection and commercial inspection at community colleges, for Inspection Training Pros, COA, The ASHI School, ITA-Kaplan, InspecTech Corp., Amerispec Corp. and numerous other seminars. Approved/licensed instructor by many states.
- Consultation** Consulting Associate Inspector for many of the larger national inspection firms. Technical Consultant to several international home inspection franchisers and Home Owners Network. Business plan and feasibility consultant to a national appraisal firm considering inspection division.
- Code Compliance** Performed code compliance inspections and approvals for various lending institutions and clients, certified to perform inspections for H.U.D. and F.H.A. Prior years Building Code research and compliance studies.

REGISTRATIONS

California Licensed General Building and Plumbing Contractor, No. 678414
State of Virginia Licensed Home Inspector No. 3380-000030
ASHI Certified Inspector, No. 2186, American Society of Home Inspectors
Master CREIA Inspector, No. 0001 & Certified New Construction Inspection Specialist, California Real Estate Inspection Association
Certified One and Two-Family Dwelling Inspector, Council of American Building Officials, No. 27979 (legacy)
ICC Certified Combination Dwelling Inspector, International Code Council, No. 0847503-R5 (Building, Mechanical, Plumbing, Electrical, Swimming Pool & Spa)
ICC Certified Building Inspector (Commercial), International Code Council, No. 0847503-B2
Certified Plumbing Inspector, International Association of Plumbing and Mechanical Officials No. 095999
Certified Inspector, H.U.D. & F.H.A., new and existing housing
CT Licensed unlimited (Master) plumbing, heating, and air-conditioning contractor, No. 203436 (retired)
California Notary Public, Commission #2354412, expires 2025
AHAM-NARDA Certified Type-I Refrigerant Technician
State of California Postsecondary Education Council Construction Inspection Instructor Certificate #116936. State approved or licensed to instruct home and building inspection in Arkansas, Nevada, Washington, South Dakota, Virginia, Florida, Texas (lic. #58), Illinois, Indiana (lic. #INST001846), Georgia, Oregon, Ohio, Pennsylvania, New York, New Mexico and Connecticut.
Air Diffusion Council Certified "Flexible Duct Installation Practices" #506329
IDECC Certified Distance Education Instructor #68185

MEMBERSHIPS/AFFILIATIONS

Member, California Real Estate Inspection Association (State president 1994, designated Fellow of the Association, 1997), CREIA Master Inspector #0001
Certified Member, American Society of Home Inspectors (Past National President, 2002) since 1986
Certified Member, International Code Council
Member, International Association of Electrical Inspectors
Member, Forensic Consultants Association
Member, Construction Specifications Institute
Member, American Society of Professional Estimators
Member, San Diego Insurance Adjusters Association
Member, San Diego County Commercial Association of Realtors

COMMITTEES/VOLUNTEER POSITIONS

Examination Board of Professional Home Inspectors - Board Director, member legislation & resource committees.
Immediate Past President, American Society of Home Inspectors, 2003, Bylaws Committee, 2020 - 2023
National Secretary, American Society of Home Inspectors, 1999, Vice President, 2000, President Elect, 2001, President, 2002.
Speaker of the Council of Representatives of the American Society of Home Inspectors (A.S.H.I.), 1997-98.
Member, A.S.H.I. Curriculum and Exam Writing Committees, 1998-1999-2000
President of the California Real Estate Inspection Association (C.R.E.I.A.), 1994-1995.
Vice President/President Elect, the California Real Estate Inspection Association, 1993-1994.
State Board Director, C.R.E.I.A., 1992-1993, 1995, American Institute of Inspectors 2017
President of the San Diego Chapter of C.R.E.I.A./A.S.H.I., 1991-1992.
Vice President of the San Diego Chapter of C.R.E.I.A., a region of A.S.H.I., 1990-1991.
Chair, ASHI Election Committee, 2010, Member, ASHI Technical Review Committee, 2016-2022
Chairman of the San Diego Chapter of C.R.E.I.A./A.S.H.I. Peer Review Committee, 1989-1990, Standards committee 2014.
Chairman of the San Diego Chapter of C.R.E.I.A./A.S.H.I. Membership Committee, 1988-1991.
Chairman of the C.R.E.I.A./A.S.H.I. San Diego Chapter Public Relations Committee, 1988-1991.
Representative of the C.R.E.I.A./A.S.H.I. Chapter to the A.S.H.I. National Nominating Committee, 1990,92, 95,97.
A.S.H.I. National Council of Representatives Member, 1994,1995, 1996, 1997, 1998.
Participated in the formation of the San Diego Chapters of C.R.E.I.A. & A.S.H.I.
Co-chair, C.R.E.I.A. Certification (CPI) & Membership Exams Committee, 1991-1999.
Member, C.R.E.I.A. Inspector Professional Ethics Committee, 1991-1992.
Chairman, C.R.E.I.A. Standards of Practice Updating Committee, 1992-1995, 1998-1999, 2020-2022
Chairman, C.R.E.I.A./A.S.H.I. Home Inspector Legislation Task Force, 1994-2000.

EDUCATION

College: Western Connecticut State University, accounting studies.

Special Studies: 1976-1980 Henry Abbott Technical School, Danbury, Connecticut. 576 hours technical construction training, including blueprint reading, special piping, plumbing and heating theory, cost estimating, and general construction practices.

1987-present, actively attend monthly C.R.E.I.A./A.S.H.I. meetings in San Diego, Maryland and Virginia.

1988 C.R.E.I.A. Regional Educational Conference, Anaheim, CA. Three-day seminar, including built-up roofing, steep roofing, health and safety violations, inspection techniques, and foundations.

1990 Two-day seminar presented by the San Diego C.R.E.I.A./A.S.H.I. Chapter on performing commercial and roofing inspections. Included low-slope roofing, wood, concrete, identifying soils distress and tile roofs.

1990 C.R.E.I.A. Regional Educational Conference, San Francisco. Three-day seminar including mechanical, earthquake preparedness, moisture, drainage, gas appliances and fireplaces.

1990 Uniform Plumbing Code Seminar presented by the City of San Diego Building Inspection Department.

1991 Uniform Building Code and National Electrical Code Seminars presented by the City of San Diego Building Inspection Department.

1991 C.R.E.I.A. two-day Moisture Seminar in Riverside. Included causes, manifestation and mitigation of water and moisture problems in structures.

1991 Attended seminar "The Hydrologic Cycle and Moisture Migration" presented by the San Diego Chapter of the Construction Specifications Institute. Included protection of buildings from moisture migration.

1991 All-day seminar "Factors that Affect the Deterioration of Wood in Structures" by Wm. Dost of the Wood Building Research Center of U.C. Berkeley. Sponsored by the Structural Engineers Association of San Diego.

1991 C.R.E.I.A. Regional Educational Conference, San Diego, CA. Three-Day seminar including roofing, mechanical, gas appliances and fireplaces.

1991 Seismic Retrofit of Historic Buildings, San Francisco, CA. Two-day seminar included presentations by engineers from Italy and throughout California.

1992 A.S.H.I. International Educational Conference, New Orleans. Three-day seminar included roofing, mechanical, and structural aspects of home inspection.

1992 Seminar "Combination Inspection" presented by Art Buxbaum of the San Diego City Building Inspection Dept.

1992 Seminar "Swimming Pool & Spa Inspection" presented by Richard English of Padre Pools, sponsored by the San Diego Chapter of C.R.E.I.A.

1992 C.R.E.I.A. Regional Educational Conference. Three-day seminar included roofing, foundations; plumbing, electrical and 1991 U.B.C. Code changes.

1992 & 1993 Seminar "Structural Framing Analysis" sponsored by the San Diego Chapter of C.R.E.I.A.

1993 Seminar "Common Interest Development Reserve Study and Evaluation" sponsored by the Golden Gate Chapter of C.R.E.I.A.

1993 Seminar "Electrical Inspection" sponsored by the San Diego Chapter of C.R.E.I.A.

1993 C.R.E.I.A. Regional Educational Conference. Three-day seminar included fireplaces, ABS failures, electrical, drainage, geotechnical, structural and plaster inspection.

1994, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023. A.S.H.I. International Educational conference. Three-day seminars included roofing, structural, electrical, commercial inspection, and moisture problem identification. Speaker at all last 20-years.

1994 Seminar "Roofing Inspection & Defect Recognition" sponsored by the San Diego Chapter of C.R.E.I.A.

1994 Seminar "Inspecting & Diagnosing Air-Conditioning & Heat Pumps" sponsored by the San Diego Chapter of C.R.E.I.A.

1995 Seminar "Structural Framing Defects" presented by David Utterback of the Western Wood Products Association.

1995 & 1996 Several mini-conferences sponsored by the Association of Expert Building Consultants. Included elastomeric and single ply roofing by Dr. Heshmund Laaly, Gene Lawrence and Ernest Orchard and deposition and trial tips from numerous attorneys.

1994, 1995, 1996, 1997, 1998, 2000, 2001, 2002, 2003, 2004, 2005, 2009, 2011, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022 C.R.E.I.A. State Educational Conference. Three-day seminars included roofing, foundations, electrical, moisture problems, legal, ADA, structural and swimming pools and spas.

1997 "Building Envelope Symposium" sponsored by the Roof Consultants Institute. Two-day seminar included commercial roofing, EIFS, below-grade waterproofing and drainage and curtain walls.

EMPLOYMENT HISTORY

1975	Castle Electric, Ridgefield, Connecticut. General residential, commercial, and light industrial wiring.
1976	Acorn Construction and Charles Ritch Construction, both of Redding Connecticut. General framing and roofing, residential remodel and new custom homes.
1977-83	Vice President of Casey, Inc., and Division Plumbing & Heating Supply Co., of Danbury, Connecticut. All phases of residential (including manufactured homes), commercial, and light industrial plumbing, mechanical, and water supply. Experience included shallow and deep well water pump installation, engineered septic system installation, commercial re-circulating water heating facilities, low pressure and vapor steam system installation and maintenance, hydronic and hot air heating system design, installation, and diagnostics, special freon, nitrous oxide and oxygen piping, propane and natural gas piping.
1984-85	Owner of MKC Mechanical & Special Piping, Danbury, Connecticut. All phases of residential, commercial, and light industrial plumbing, mechanical, and water supply. Experience included: glass drainage piping for school laboratories, pneumatic valve system design and installation, high pressure steam boilers for dry-cleaning plants, and perchloroethylene piping. Constructed one speculation type duplex home with a partner and completely remodeled a 200-year old historic home during this time. Duties included cost estimating, project, and business management.
1986	Expert Plumbing, San Diego, California. All phases of production single family and condominium plumbing.
1986-present	Principal of Michael Casey & Associates, (Casey O'Malley Associates from 2009-2013) providing building inspection and analysis, inspector claims consulting and education nationwide including the MCA-ITP Home Inspection School in Oceanside, CA. Experience includes performing thousands of residential, multi-unit, and commercial inspections; pre-purchase, code-compliance, reserve analysis, and conservatorship. Water testing of building envelope. Litigation support and intrusive testing. Accepted and testified as expert witness during numerous construction defect, specialty inspector, loan servicer inspector, home inspector standard of care and habitability disputes. Cost estimating of repairs, claims analysis and exposure evaluation.

1991-94 Senior Associate with Pacific Property Consultants, El Cajon, California. Duties include performing residential, multi-unit, and commercial pre-purchase, "fannie-mae", RTC, and code-compliance inspections, plan review, litigation case management, testimony, cost estimating of project repairs up to \$20 million, project scheduling analysis, forensic building failure analysis, graphic trial exhibit creation, and cross-defendant liability evaluation and allocation. Performed cost estimating tasks for Rhule Construction, a division of Pacific Property Consultants.

2000-2007 Vice President and General Manager, Kaplan - Inspection Training Associates. Formerly Vice President of Education, Inspection Training Associates and Managing Director of Inspection Training Associates= Manassas, Virginia campus. Duties include lecture, state approvals, curriculum preparation, instructor management and direction/authoring publications for home and commercial inspections. Instructional duties include all aspects of commercial and residential inspection. Startup and management of several ITA satellite schools such as Illinois, Connecticut and Virginia. Managed the insertion of the ITA curriculum into numerous existing home inspection schools acquired by Kaplan Professional.

2011-2015 Technical Support Expert at www.homeinspectorsupport.com and www.homeownersnetwork.com

2014-present Director of Education, Home Inspection University; www.HomeInspectionUniversity.com

2021-present Vice President of Cyclone Plumbing Inc., Ca lic #1088710

MISCELLANEOUS

Author and technical reviewer, Examination Board of Professional Home Inspectors technical manuals, 2018-2023.

Author, curriculum for Alabama licensed home inspectors' new construction certificate class required by state.

Co-Creator <http://poolandspainspectors.com> and Combustion Analysis for CO course curriculum author and instructor.

Co-Founder and former partner, The ASHI School.

Co-Author, the Ultimate Home Maintenance Book published by Inspector Services Group.

Co-author, Code Check, Code Check Electrical, Code Check HVAC, Code Check West, Code Check Building, Code Check Plumbing and Code Check Complete, Published by Taunton Press and distributed internationally. Over one million copies sold.

Author "Code History Master" smartphone app and booklet.

Guest Speaker at the ASTM International D22/E50 2015 Workshop on *Impacts of Moisture in the Built Environment*.

Present seminars and syllabus on hundreds of inspection topics at least a dozen times annually since 2006. Mr. Casey is a nationally known speaker and expert on home and commercial inspection, building codes, risk management and the inspection profession.

Contributing author, L.A. Times and San Diego Union Columns on Home Repairs and Inspection.

Author, "The C.R.E.I.A. Inspector" and the A.S.H.I. "Reporter" professional journals, numerous technical articles.

Contributing author, the San Diego Chapter of C.R.E.I.A./A.S.H.I. Inspector Newsletter, several technical articles.

Speaker on numerous building inspection topics at C.R.E.I.A. Chapter monthly educational meetings in San Diego, Irvine, San Francisco, Ventura, Sacramento, Santa Barbara and Los Angeles and A.S.H.I. meetings in Virginia and Maryland.

Panelist on Home Inspection at the 1986 San Diego Association of Realtors' "Round-table" Seminar.

Expert on home inspection for numerous radio show interviews.

Recipient of the C.R.E.I.A./A.S.H.I. "Chapter President's Award", 1990.

Recipient of the C.R.E.I.A. State "Inspector of the Year" Award, 1991, 1992, 1995.

Recipient of the C.R.E.I.A. State "President's Award", 1993.

Presented seminar "Home Inspector Regulation in California" at the July 1994 A.S.H.I. Mid-year Educational Conference in Vancouver, B.C.

Guest Speaker on "Home Inspector Regulation" at the 1994 California Association of REALTORS convention in San Diego.

Recipient of the C.R.E.I.A. State "John Daly Award of Merit", 1994 (CREIA's highest award).

Home Inspection Expert guest on "Today's Homeowner with Danny Lipford" television show.

Recipient of the A.S.H.I. "Phillip C. Monahan Award", 1996 (ASHI's highest award)

Author, Plumbing Inspection, Mechanical Inspection, Structure, Interior and Roof Inspection of Existing Dwellings, Logical Path Of a Home Inspection, New Construction Inspection, Study Guide to the IRC, all published by Inspection Training Associates.

Author, several columns for "The Journal of Light Construction" and "Popular Mechanics."

Co-Author, home inspection training curriculum for the Examination Board of Professional Home Inspectors.