

**INDEPENDENT PROPERTY INSPECTION CONSULTANTS
BUILDING AND ASSESSMENT INSPECTION SERVICES**

**QUALIFICATION STATEMENT FOR
PROPERTY CONDITION ASSESSMENT REPORT**

Ronald C. Bachner, CBI, HCO
Principal-Inspector- Reviewer

Education:

South Hills High School - Graduated 1972
University of Pittsburgh - 1974-1975 General Degree Program Studies
Robert Morris College - 1977 - Certificate In Supervisory Management
Excelsior College - 2005-2012 Liberals Arts & Business - Nearing Graduation
LaSalle University - Graduated - Diploma - Real Estate Studies 1977
Pennsylvania Construction Code Academy - 2001-2013 Cont. Education -Completed
Emergency Management Institute - FEMA- U.S. Fire Administration - Graduated 1990-2004
Forester University - Continuing Education Course's

Other Education:

Ronald C. Bachner has completed over 100 courses, seminars, and continuing education classes in various subjects involving real estate related and inspection. They include pre-stressed concrete construction, special inspections, erosion control, project design fundamentals, fire codes and alarms, fire protection systems, demolition, land rehabilitation, manufactured home installation, commercial HVAC controls, energy code compliance for residential and commercial buildings, lead based paint inspection and assessment, building legal and management, paralegal, asbestos worker and remediation training courses, handicap and accessibility requirements, plan reviews, decision making, management training, building and construction code disciplines, OSHA Safety Standards, OSHA Asbestos Worker & Remediation, money management, real estate appraisal, investing, sales, fundamentals, zoning functions, procedures and appeals, emergency management, flood zone area construction, non destructive testing, hazardous material handling and recognition, environmental site assessment courses, computers and computer skills, writing skills, and more..

Certification History:

Current:

Certified Housing Code Officer - International Code Council (ICC) - Expires 2019
Certified Residential and Commercial Building Inspector - (ICC) - Expires 2019
Certified Residential and Commercial Mechanical Inspector - (ICC) - Expires 2019
Certified Residential Plumbing Inspector - (ICC) - Expires 2019
Certified Residential Electrical Inspector - (ICC) - Expires 2019
Certified Residential Combination Inspector - (ICC) - Expires 2019
Certified Mechanical Inspector - (ICC) - Expires 2019
Certified Construction Project Manager - (ACI)
HUD Approved Inspector #P006 - (HUD) Pennsylvania - Ohio - West Virginia
HUD Approved FHA 203(k) Consultant #P1853 - Pennsylvania - Ohio - West Virginia - Expires 2018

Former Certifications & Registrations:

PA Licensed Residential and Commercial Building Inspector #000798 - Labor and Industry
PA Licensed Residential and Commercial Mechanical Inspector #000798 - Labor and Industry
PA Licensed Building Code Official (BCO) #000798 - Labor and Industry
PA Licensed Residential Plumbing Inspector #000798 - Labor and Industry
PA Licensed Residential Electrical Inspector #000798 - Labor and Industry
Registered Building Inspector #4574 - SBCCI
Registered Rehabilitation Housing Inspector #1076 - SBCCI
Certified Rehabilitation Housing Code Enforcement Officer - Level 3 - #079 - SBCCI
Registered Electrical Inspector - Joint Certification Program - SBCCI
Certified Building Inspector - #15401 - BOCA
Certified Fire Protection - #15401 - BOCA
Certified Real Estate Appraiser (CREA) #38619 - NAREA
Certified Environmental Inspector - #4604 - Environmental Assessment Association
Certified Construction Inspector #2804 - Association of Construction Inspectors (ACI)
Certified 1 & 2 Family Dwelling Inspector - (CABO) Council of American Building Officials
Certified 1 & 2 Family Plumbing Inspector - (CABO) Council of American Building Officials
Certified 1 & 2 Family Electrical Inspector - (CABO) Council of American Building Officials
Designated Housing Compliance Fee Inspector - HUD/FHA
Certified Electrical Inspector - International Association of Electrical Inspectors (IAEI)
Registered Environmental Technician #2536 - NREP
Certified Environmental Consultant #1217 - NSEC
Certified NAVShips Radiation Worker and Survey Technician - (BAPL)

Brief Summary of Professional Experience:

Mr. Ronald C. Bachner has over 35 years experience in the real estate field including investing, appraisal, construction, inspection, zoning, municipal services, safety, and environmental services. The above experiences include their own due diligence assessments and requirements Mr. Bachner utilizes in protecting the interests of his clients.

Mr. Bachner currently performs Property Condition Assessment and other types of inspections for Independent Property Inspection Consultants and IPIC Safety Inspect a company he formed over 25 years ago. This company was started to perform home inspections for new home buyers. Mr. Bachner realized at that time that the home inspections being completed for other home buyers was not sufficient to inform the buyer of conditions present. It was basically a pass fail check off report of one and two pages. At the time Mr. Bachner entered the home inspection business he also realized that no one had real credentials or credentials that were meaningless or did not have notional recognition. Mr. Bachner then obtained national credentials through the Southern Building Code Congress International, Council of American Building Officials, and the Building Officials Code Administration organizations.

Mr. Bachner has performed hundreds of inspections and assessments over years including commercial property inspections, property condition assessments, municipal building inspections, lead based paint assessments, environmental assessments, mold assessments, wood destroying insect inspections and evaluations, home inspections, lender draw inspections, occupancy inspections, property maintenance inspections, fire and safety inspections, due diligence inspections, and performed building, mechanical, plumbing, electrical inspections for residential and commercial properties, and other types of specific specialty inspections requested by clients.

Mr. Bachner has personally renovated homes, performed asbestos removal operations, managed construction projects, worked as municipal building code official in multiple communities, conducted radon measurement surveys, lead based paint sampling, drafted ordinances for municipal adoption, worked as a zoning officer responsible for assisting property owners and engineers and developers in their zoning appeals, worked with residential and commercial builders regarding their projects, plan reviews, and

inspection requirements.

Mr. Bachner began his career after high school working as a lab technician for a ceramic manufacturing supplier. The responsibilities included reporting results of plant operations and recommending corrective actions. The next position was for a supplier of nuclear reactors for both industry and the United States Navy. In these positions Mr. Bachner processed nuclear fuel, performed inspection of fuel and components, and performed radiological safety surveys. He also assisted engineers in setting up required tests of pressure vessels and components for nuclear submarine propulsion. This included the inspection, collection, and evaluation of data.

Mr. Bachner was next employed as a Non Destructive Test Technician (NDT). In this position Mr. Bachner was responsible for performing inspections of welds at steel fabrication plants, bridge construction sites, barge shipbuilding site, and vendors. Here he learned magnetic particle inspection, visual inspection techniques, ultrasound inspection, and radiography.

During these periods of his career he also became interested in real estate investing and the functions of real estate including construction, appraisal, and management.

Mr. Bachner's career in to the world of building inspection and property assessment officially began in 1988 with the establishment of Independent Property Inspection Consultants. Mr. Bachner continued his career development performing residential and commercial inspections. He obtained numerous certifications and registrations during this time. In addition to this experience Mr. Bachner also worked for a couple of third party inspection agencies in Pennsylvania and for a number of municipalities performing residential and commercial inspection in the areas of building, mechanical systems, plumbing systems, gas supply systems, and electrical systems. This experience included working as a building code official responsible for the building department various responsibilities, including administration, functions, building permits, plan reviews, code enforcement, and procedural development. Mr. Bachner's clients have included private individuals, corporations, lenders, insurance companies, attorneys, and others. He has acted as an expert witness in the Courts of Common Plea in Allegheny County on maintenance and building construction issues.

In summary, Mr. Bachner background, experience, education, employment history background, and personal qualities qualify Mr. Bachner to perform competent property condition assessments and due diligence investigations for his clients and there protection.