Red Flags Property Inspection Guide
Online Distance Learning

Course Provider: Quality Workshops
Mailing Address: 389 Plank Road, Vergennes, VT 05491

Contact: Justin Rice – 802-877-2465

Web Address: http://www.qualityworkshops.com
E-mail Address: info@qualityworkshops.com

Program Offering Dates: Ongoing
Number of Hours of Education: 4 Hours

Support Personal:
Walter Rice – Licensed Broker
Russell F. Niquette Jr., Esq. – RE Attorney
Justin Rice – Content & Marketing

Course Style: Online
Course Purpose: Continuing Education

We hereby certify that the information contained in this application is true and accurate to the best of our knowledge and belief. We have read the course responsibility checklist and agree to adhere to all requirements.

Walter L. Rice – Principle
Justin N. Rice – Sales and Marketing
Red Flags Property Inspection Guide
Course Syllabus

Note: All content related materials are copy written by Dearborn Publishing. This outline is being provided to Vermont’s Real Estate Commission for review and approval.

I. Program Information

A. Course Description

Recent legislation has increased the role that agents play in inspecting property for potential defects or safety hazards. This electronic course is effective in guiding non-experts in detecting "red flags" in and around the home.

The course also features valuable information on asbestos, radon, and lead. Students can learn about this vital information through interactive exercises, detailed illustrations, and a detailed glossary of vocabulary words. Moreover, end-of-unit quizzes test students on material they have read in each lesson.

B. Course Format

1. Reading Assignment Topics
2. Reading Comprehension Quiz
3. Interactive Exercises
4. Unit Exam

C. Learning Objectives

1. To understand the meaning of the term Red Flag.
2. To know what a safety hazard is.
3. To know why Red Flags are present in a house.
4. To have a better understanding of soils, Mother Nature's effects on soils, and what their effects are on a house.
5. To be aware of the most common conditions that causes Red Flags.
6. To know whom to contact for advice in various Red Flag situations.
7. To understand the significance of cracks in structures, driveways, sidewalks, patios, basement floors, and various foundation types.
8. To know the importance of proper drainage, building ventilation, hillside instability, and fills as well as the Red Flags associated with these factors.
9. To be aware of the problems arising from roof, window, and flashing leakage and the Red Flags present.
(Learning Objectives – continued)

10. To recognize the importance of proper construction and installation of hand rails and guard rails.

11. To know the location of the areas in and around a structure that can contain possible defects that cause harmful effects to the inhabitants and the Red Flags associated with these defects.

12. To be aware of and learn to pay special attention to the several areas inside the home that can contain Red Flags.

13. To recognize the importance of the proper installation of stairs.

14. To know the procedures for detecting Red Flags in areas of the home such as floors, doors and windows, fireplaces, stairways, and glass panes.

15. To be able to discover possible locations for concealed Red Flags and be aware of the reasons for concealment.

16. To know how to identify Red Flags associated with the mechanical systems of the house.

17. To understand the hazards of various mechanical items in the house.

18. To be aware of the adverse effects of hazardous materials on residential property values.

19. To know the various types of hazardous materials that may be present in a residential property.

20. To recognize where hazardous materials may be located in or around a residential property.

21. To know the Red Flag indicators identifying these materials and the names of various federal agencies that can provide additional information.
II. Implementation and Instruction:

Per REcampus online electronic course

III. Technology & Aids:

Online accessibility for students with access to the Internet

IV. Textbooks / Workbooks / Publications:

Inclusive with electronic program; any and all sections may be copied for personal use.

V. Instructor Information: (Content and Support Persons)

<table>
<thead>
<tr>
<th>Instructors/Address</th>
<th>Phone/ Resume</th>
<th>Programs</th>
<th>Qualifications</th>
</tr>
</thead>
</table>
| Justin N. Rice
389 Plank Road
Vergennes, Vermont 05491 | 802-877-2465 - Resume with application cover page jrice22@qualityworkshops.com | ALL      | Marketing and Web Master for Quality Workshops since 2004. Managed classroom programs from 2004 to present and has passed the real estate exam, license pending. |
| Walter L. Rice – Broker
389 Plank Road
Vergennes, Vermont 05491 | 802-877-2465 - Resume with application cover page walt@qualityworkshops.com | All      | Founder, Program Developer, Broker, Principal and Instructor for Quality Workshops since 1992. |
| Russel F. Niquette Jr. Esq.
PO Box 1 7-9 E. Allen St.
Winooski, VT. 05404 | 802-655-0780 - Resume with application cover page niglaw@aol.com | All      | Active attorney with vast experience in laws of agency, has been an instructor for Quality Workshops since 1992 and believes in education as a means of preventing litigation. |
| RECampus
Dearborn Publishing | (888) 213-5124 REtechsupport@dearborn.com | ALL      | 24-7 Technical Support and Program Publisher |

VI. Program Advertising:

Red Flags Property Inspection Guide
Course Outline

I. Red Flags: What Are They and What Causes Them?

A. Distressed Structures
B. What is a Red Flag?
C. Research and Planning
D. What are the Causes For Damage in Structures?
E. Soils
F. Expansive Soils
G. Fills
H. Freezing Ground
I. Collapsing Soils, Sinkholes, and Voids
J. Landsliding
K. Poor Drainage
L. Structural Defects
M. Case Studies

II. Inspecting for Red Flags Outside the Home

A. Cracks in Sidewalks, Driveways, and Decks
B. Foundations
   1. Cracks in Foundations
   2. Pier-and-Beam Foundations
   3. Post-Tension Foundations
   4. Slab-on-Grade Foundations
C. Visually Distorted Structures
D. Drainage
   1. Inspecting for Poor Drainage
E. Building Ventilation
F. Hillside Instability, Landsliding
   1. Retaining Walls
   2. Fills
G. Roof, Window, and Flashing Leakage
H. Mold
I. Hand and Guard Rails
J. Vegetation-Related Hazards
K. Septic Systems
G. Garage Door Springs
H. Recreational Hazards
   1. Swimming Pools and Spas
   2. Tennis Courts
   3. Play Structures
I. Illegal Additions
J. Case Studies
III. Inspecting for Red Flags Inside the Home

A. Basements and Crawlspace

B. Wall Cracks

C. Concealed Red Flags

D. House Alignment
   1. Sloping Floors
      a. Test 1 – Shuffle Walk
      b. Test 2 – Ball-Rolling
   2. Sticking Doors and Windows
      a. Inspecting a Door

E. Hazardous Stairs
   1. Stair Treads and Risers

F. Fireplaces

G. Sagging Beams

H. Major Mechanical Systems
   1. Electrical System
   2. Plumbing System
   3. Heating and Air-Conditioning Systems

I. Glass

J. Smoke Detectors
   1. Types of Smoke Detectors
   2. Proper Testing of a Smoke Detector
   3. Replacement of Batteries in Smoke Detectors

K. Case Studies
Red Flags Property Inspection Guide
Course Outline - Continued

IV. Red Flags Associated with Environmental Hazards and Hazardous Materials

A. Hazardous Materials
   1. Overview

B. Asbestos
   1. Overview
   2. Asbestos-Containing Products and Locations
      a. Vinyl Floor Tiles and Vinyl Sheet Flooring
      b. Patching Compounds and Textured Paint
      c. Ceilings
      d. Stoves and Furnaces
         1) Stove Insulation
         2) Furnace Insulation
         3) Door Gaskets
         4) Pipe Insulation
         5) Wall and Ceiling Insulation
      e. Appliances
      f. Roofing Shingles and Siding

C. Your Knowledge of Asbestos
   1. Overview
   2. Websites

D. Toxic Waste
   1. Overview
   2. Websites

E. Radon and Websites
   1. Overview
   2. How Does Radon Get into a House?
   3. Websites

F. Underground Storage Tanks/Hazardous Waste

G. Lead Hazards from Pipes and Paint
   1. What is Lead Poisoning?
   2. Drinking Water
   3. Lead-Based Paint

H. Case Studies