

CHAPTER TEN

Step By Step Inspection Instructions

When you complete this section, you will list:

- A. Information the inspector should know before he leaves for the inspection site.
- B. Items to check for during the exterior inspection.
- C. Items to check for during the interior inspection.
- D. Items to check for during the attic inspection.
- E. Items to check for during the crawl space inspection.
- F. Items to check for during the basement inspection.

Successful inspectors work from an organized plan. Each inspector should plan for each inspection and whatever might occur. The inspector should organize himself so his inspections are thorough, accurate, and complete. He should be organized so that his reports are clear, precise, and describe what he found adequately.

When records of previous inspections or treatments exist and are readily available, the inspector should review the entire file and make copies of the inspection/treatment report and graph. He should bring copies of these with him during his inspection.

The inspector, properly equipped and instructed by his office, should first speak with the owner or real estate agent to get details about the structures he is to inspect:

- Has the structure been previously inspected for WDI's?
If so, _____ when and by whom?
- Has the structure ever been treated for WDI's?
- If treated: _____ When
_____ By whom
_____ Warranty in effect?
- Was insect damage recently repaired?
- Have additions been built on the structure since treatment?
- Have there been any roof leaks, water leaks, steam heat leaks?

These questions are important because they provide a basis from which to start the inspection.

Recording responses to these questions may prove useful if questioned at some later date. If the structure has been previously treated for WDI, then some type of visible evidence of infestation or damage may be present. For structures, which have been previously treated, the inspector must be very careful to look for signs of new repairs or cosmetic work that may be covering damage. The inspector is

especially alert for freshly painted areas. The inspector should record the answers he receives from this interview. This record may prove useful if his inspection is questioned at some later date.

EXTERIOR

Beginning on the exterior, prepare a graph of the structure on which the findings of the inspection will be recorded whether an infestation is discovered or not. Be certain to compare this graph with any which may have been prepared in connection with a previous inspection or treatment if such records are available. Be certain to investigate any differences and report them.

1. While checking outside, the inspector checks the area around the foundation for signs of termite and other WDI activity. Any activity found should be explained in detail, i.e. “active termites in mud tubes on foundation wall”.



Figure 10 - 1

2. The inspector will check and sound or probe wooden window sills and door frames for insect activity or damage.



Figure 10 - 2

3. He will inspect the accessible cracks behind concrete porches and patios for termite tubes.



Figure 10 - 3

4. Fascia boards, which are often readily accessible without the use of a ladder, shall be inspected for signs of insect and moisture damage.



Figure 10 - 4

5. Wood decks, wood porches, wood posts and wood fences which attach to the structure, shall be inspected and probed or sounded for WDI activity in accessible areas. Any wood/soil contact in this area will be reported. For all reports, any of the above situations needs inspection.



Figure 10 - 5

6. Any piece of wood such as decorative driftwood, stumps, firewood, landscaping timbers and form boards shall be inspected for insect activity. The root system of many plants extends twice as far as the edge of the drip line, and will often extend under slabs and shallow foundations.

Rigid foam can be placed behind stucco finishes, behind siding, and behind other exterior wall finishes. Occasionally it is possible to find the foam at window well openings. One manufacturer is offering a rigid foam concrete form board system. Rigid foam panels are held together with plastic spacers and re-bar, and used as a mold for casting poured concrete foundations. The foam is left in place, on both sides of the foundation wall, for its superior R value (Thermal Resistance).



Figure 10 - 6

7. Should the inspector note brick near the soil line with deteriorating mortar, he will pay special attention to this area on his inside inspection. This mortar is being loosened by moisture coming from inside the brick wall.



Figure 10 - 7

8. Show on the graph where patios, decks, fences, steps, porches, wood trellises, etc. adjoin the structure.



Figure 10 - 8