

6. Interior window & doorframes should be checked for proper drainage and moisture problems.



Figure 10 - 52

7. Houses with perimeter baseboard heat deserve attention near these heat units. Tap the walls just above the metal of the heat unit. Look for new paint, bumpy wallpaper, or other signs of insect attack. It is possible a seller may intentionally conceal signs of insect attack from other parties.



Figure 10 - 53

8. The inspector must be very sensitive to newly painted, paneled, or plastered areas in the structure. It is always wise to mention new cosmetic improvements in the report. If the inspector is especially concerned she might get the name of the person who made the renovations and call for information about the property before the repairs were made. Such information in the report may be invaluable to the buyer and the inspector.



Figure 10 - 54

9. In bath rooms & kitchens check for leaks in accessible areas under sinks, showers, and washers. Look for missing tile grout, and water stains. Inspect the bath trap if accessible.



Figure 10 - 55

10. Heating systems of slab foundation structures need attention. Heating pipes or cable in the floor keep it warm all year and encourage termite colony success. When heat ducts run through or beneath the slab, the inspector should remove some heat vents and check for water in the ducts. Where the hot water pipes from the boiler enter the floor heat pipes, cracks often appear. These openings should be inspected if they're accessible.

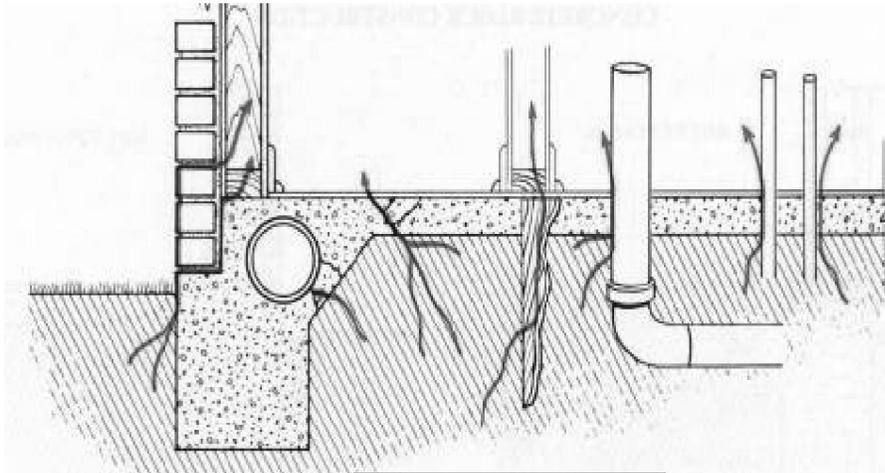


Figure 10 - 56

11. Slab structures with screed, or raised floors or wood parquet floors present their own problems. Built up floors in remodeled garages apply, too. Inspect accessible areas carefully and report thoroughly.

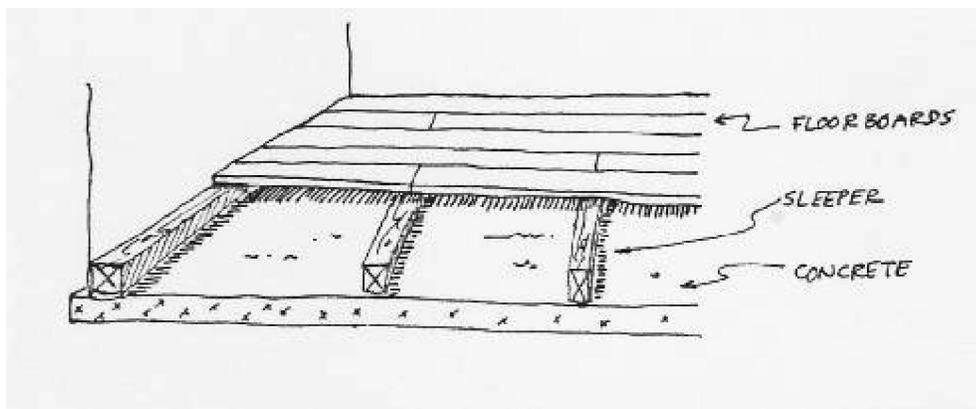


Figure 10 - 57

12. In some types of construction involving supported slabs, the fill below the slab has settled and all or part of the slab has cracked and broken away from the supporting foundation creating a totally or partially floating slab. Look for telltale cracks or gaps at the exterior perimeter of the interior of the slab. This may require lifting the edge of carpeting looking for settling, or asking the seller of any settling he/she has observed.
13. Carpeting or vinyl tile may cover the evidence you're seeking. Light, easily moved furniture should be moved and the floor underneath checked.
14. Attached garage slabs require special attention.



Figure 10 - 58

## **DETACHED STRUCTURES**

Many homes have garages that are detached from the main structure. Other, smaller structures, such as sheds, pool houses; guesthouses, etc. may also be located on the property. These structures must be inspected using the same procedures already discussed.



Figure 10 - 59

### **OTHER IMPORTANT ITEMS**

1. Where the inspector feels it is critical, he may make a specific request that an area be made accessible and a reinspection ordered. The generic comments on the WDI report will explain most obstructed or inaccessible conditions adequately. An additional inspection fee will normally apply to any reinspection.
2. Any visible damage that is discovered should be recorded on the graph. A WDI inspector should not attempt to quantify damage as to its severity.
3. The inspector should cross-reference all documents he prepares to properly complete his report.
4. The inspector's report must be legible and intelligible.

### **SUGGESTIONS FOR DISCUSSION**

1. Discuss methods of preparing new-hire persons to perform these inspections adequately.
2. What areas of a structure should receive the most careful inspections?
3. What areas of a structure do not require the same level of care during the inspection as those mentioned when answering 3 above?

### **SUGGESTED EXERCISES:**

Please list:

1. Four things you should know before leaving your office to perform a WDI inspection.
2. Eight things, if found during the exterior inspection belong on your report.
3. Six things, if found during the interior inspection belong on your report.
4. Six things found when inspecting an attic, which require reporting.
5. Nine crawl space items, which deserve to be reported.
6. Seven things found in a basement inspection, which need to be reported.