

# **The West Virginia Association Of Home Inspectors**

## **Details of the**

### **WVAHI 13<sup>th</sup> Annual Winter Workshop**

#### **► Jason Brozen- Master Electrician**

#### **Electrical: What you really need to know about electrical inspections and safety.**

He will talk about all of the things that you guys are used to hearing about but in a bit more detail that you typically get. I understand all too well how disappointing it is to sit through a long boring training. This won't be that. Fast paced with a lot of information. A big part of this training is the safety aspect that I have from a personal injury. I love answering questions as well.

#### **► Mr. Fix-it:**

#### **●Water Intrusion Into Buildings – Forensic Investigations**

How does water flow? Let me count the ways. Home inspectors know that the three major causes of home structural and operational failures are water, water, and water. They often identify these problems during a home inspection. But how does a professional engineer approach water intrusion and analyze the problems? How does water really flow? How do engineers explain these problems to insurance companies, attorneys, and irate homeowners? Who is at fault when water damage occurs? Learn how a professional engineer and home inspector approaches water problems and traces the causes and solutions.

Primary Learning Objectives

- Learn the scientific principles of water movement and how these relate to building systems.
- Understand construction principles and problem conditions that control or create water intrusion.
- We don't build them like we used to! Learn what has changed, making water a more serious problem in newer construction.

#### **●Water Damage Case Studies**

Water can cause extensive damage to homes. Case studies provide an intriguing look at this phenomenon. Understanding the scientific principles behind water damage will help you fine-tune your reporting. These case studies reveal how water damage occurs and how you can protect yourself with proper inspection and reporting. Insurance companies and attorneys hire experts to determine the causes of water damage and identify who is responsible. Learn how an expert witness, professional engineer and home inspector approaches water problems and identifies causes and solutions. We will review specific cases of water damage, how they were investigated, and who was found responsible.

Primary Learning Objectives

- Learn how and why water damage occurs.
- Understand the scientific principles related to water damage.
- Recognize specific conditions you must inspect and report.

#### **●Home Scene Investigations: Mysteries and Answers**

Even experienced home inspectors observe oddities that seem to defy explanation. Review pictures of some of these mysteries and learn the answers behind them. Discover the history and science behind these weird observations as well as intriguing bits of information about contractors, home history, and building

science. This challenging, informative presentation for beginners and experienced inspectors alike will open your eyes to many mysteries, tell how to explain them to your customers, and give details on how to describe them in your report.

Primary Learning Objectives

- Investigate unusual observations found during a home inspection.
- Discuss and review pictures of these observations with seasoned inspectors.
- Identify the answers and learn how to explain and report them.

## ●**The Practical Science Behind Great Home Inspections**

A basic understanding of science and engineering reveals how a home should perform and helps identify problems. This seminar describes the scientific basis of principles such as dew point, condensation, stress, compression, polarity, ton of cooling, capillary action, and energy. We'll look at practical, scientific explanations of building practices and products, including drip cap, air conditioning, condensation, moisture damage, leaks, wattage, energy units like BTU and calorie – and the list goes on. You'll see practical science on display with illustrations and real-life home inspection pictures.

Primary Learning Objectives

- Relate construction and inspection issues to basic science and physics.
- Understand the scientific principles that explain systems and construction.
- Review engineering principles related to construction.

## ●**Crawl space foundations & floor structure defects: Their recognition causes and cures.**

Residential crawl space foundations and floor structures are affected by many external forces, poor construction and blue print & design discrepancies. Recognizing movement & forces within a crawl space foundation and determining what is happening is sometimes a challenge. Recognizing poor or inadequate floor structure construction and design-blueprint discrepancies may also not be so obvious. Techniques of crawl space inspection will be presented that help in the detection and recognition of crawl space foundation and wood floor structure defects and failure. Guidelines will also be presented that help in determining the severity of crawl space movement; whether cracks are just typical or structurally significant; as well as floor structure 'Rules of Thumb' for beams, columns, and floor joists spacing – spans. Techniques of structural repair and their effectiveness will also be illustrated; such as concrete underpinning; helical & ram/push steel piers; soil anchors; joist & beam sistering; and beam & column additions. This Seminar will, in summation, show pictorial case studies with recommended repair solutions.

Primary Learning objectives:

1. Be aware of what defects potentially exist within a crawl space foundation and wood floor structure.
2. Learn techniques & 'rules of thumb' of inspection and recognition of defects within a crawl space foundation and wood floor structure.
3. Be aware of techniques and adequacy of repairs for a crawl space & floor structure.

**Don't Forget The Home Inspector Tool Flee Market:  
Bring your Excess Tools, Ladders, etc for Re-sale;  
Check ☐Flee Market Table on your Application**