



From The Home Inspector

DDID by Bill Dillon

Four simple letters that if used properly by all home inspectors would revolutionize clarification of items entered on a home inspection report summary page.

Several years ago the NC Home Inspector Licensure Board presented in its annual required continuing education program the recommendation that all NC Licensed Home Inspectors use the formula of “DDID” when entering questionable conditions of a component or system on a home inspection summary page. The reasoning for this recommendation was (1) to determine if a particular item or condition should be on the summary page at all, (2) under what descriptive category should the condition be entered, and (3) present better clarification of a particular condition to the buyer, seller, and real estate agents. Although not addressed by the continuing education format, it is evident that the formula would aid greatly in determining if a particular item applied to the “Repair Contingency Clause” in the Offer to Purchase Contract.

So you ask, what is DDID?

Describe:

Describe the component or system of concern. Give any pertinent information about the component or system. Describe the location.

Determine:

What is wrong with it? What is the Malfunction, Failure, or Performance Deficiency?

Implication:

What can happen if it is not addressed?

Direction:

What should be done?

Should it be repaired?

Should further investigated be performed by a licensed professional to determine if action is needed at this time?

Should it be monitored over time to determine if repairs are needed?

If you have been around the industry for any length of time and worked through inspection reports, especially the summary pages, you can clearly see how beneficial the use of this formula would be. Most of the more

professional home inspectors in the state use this formula exclusively when determining if a condition should be entered on the summary page. *Professional* home inspectors have a deep desire that the people they are serving have a clear and concise understanding of the condition of the home they are preparing to purchase.

Within the past month or so, the NC Home Inspector Licensure Board has voted to adopt this formula as a permanent rule within the NC Home Inspector Licensure Board Standards of Practice. The recommendation of this rule is presently being considered by the legislative committee for approval and adoption, and should be implemented in the very near future, probably by January 1, 2010.

Another area within the inspection summary pages that frequently does not give a clear course of action is the Label or Identifying Term for a particular item or condition. If an item is defective, not performing the function for which it was intended, failure is imminent, or an immediate safety concern is uncovered, the only rational and direct label for such a comment should be **REPAIR**.

If a problem is suspected but can not be determined within the scope of the NC Home Inspector Licensure Board Standards of Practice, the results of a malfunction are visible but the cause of such a problem cannot be determined, or if monitoring the possibility of a defective condition over time is needed, the only logical Label to identify such a condition would be either **FURTHER INVESTIGATION** or **MONITOR**.

If your home inspector is not using the DDID formula to better clarify the comments entered on his/her inspection report, and/or is not clearly identifying conditions as **Repair**, **Further Investigation**, or **Monitor**, you may want to ask why...or you may want to find a more *Professional* Home Inspector that will go the extra mile to ensure that you and your client are presented with the most understandable inspection report possible.