

Home Inspection Service

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Surface Water Control

The installed metal gutters appeared to be in good condition. The gutters will require cleaning every spring and fall.

The installed downspouts appear to be in good condition.

The drain tiles at the downspout discharges are damaged and are most likely not functioning properly. Remove the drain tiles and add plastic pipe extensions to the downspout discharges to carry water further away from the foundation.

The grading around the perimeter of the foundation is slightly negative in some areas. This will cause ground surface water to flow towards the foundation rather than away from the foundation. If you should see water collecting next to the foundation make the necessary corrections to the grading so ground surface water will flow away from the foundation.

On the rear side of the home there is a metal window-well installed. The ground level inside this window-well should be approximately 6 to 8 inches below the bottom opening of the basement window. At the time of the inspection the ground level inside the window-well was even with the window opening defeating the purpose of the window-well; make the necessary corrections to the ground level inside the well so the window-well may function properly.

Some of the basement windows have wood which is in contact with the ground allowing easy access to the structure by ground dwelling insects such as termites. We strongly recommend that all wood that is in contact with the ground should be made of pressure-treated wood or better yet non-wood product.