

Grounds

Grades Within 5 to 10 feet of the foundations slope away from the home slope toward from the home

about level and should be graded away by a contractor

Beyond 5 to 10 feet of the foundation

in the front the grades slopes slopes toward the home in the rear the grades slopes slope away from the home

on the right the grades slopes slope away from the home on the left the grades slopes slope away from the home

Additional Comments: For safety have a contractor install railing and/or walls in front and rear (near the water)

RECOMMEND: Have a contractor change the grade to pitch away from the home. Important to keep water away and from penetrating into the home

Have a contractor fill in holes and low spots near the foundation

Landscape (Trees, shrubs and plantings) – Keep away from the home. A home needs to breathe. If not, mold/mildew will grow and/or other damage (rot, insect damage, etc.)

None noted with appears to hazard to the home at the time of the home inspection

Noted and is near to touching overhanging climbing on growing out of the home

Damage to home: Mold/Mildew

Have a landscape contractor inspect other landscape and attended to as per the instruction of the customer.

Retaining wall None noted (larger than planting borders and similar types)

Concrete Stone Brick Wood - Appears to be pressure treated

Mortared joints noted Drainage holes were not noted (these help relieve water pressure from behind the wall

Observed: Slight leaning on wood wall noted Buckling Bowing Cracks Major structure shifting and/or failure

Fences: None noted

Noted (the inspector does not know the ownership of the fence)

Wood Metal Wire type Plastic Touch fence and it appears to be

Observed: Leaning Missing parts

Driveway: None noted Location Appears to be

Observed: Minor cracks (have a contractor repair before they worsen Major cracks Depressions

Deteriorated/crumbling surfaces Appears to slope toward home and/or garage/carport

Parking: None noted Unable to determined- verify with others On street (abiding by town/city laws) Off street

In driveways (see above) Common parking area - verify with others - Condominium Association

Sidewalk: None noted

Along the street None noted Observed Damage and/or broken (trip hazard) Major Cracks

Evidence of poor drainage Deteriorated/crumbling surface

To main entry None noted Concrete Observed: Damage and/or broken (trip hazard) Major Cracks

Evidence of poor drainage Deteriorated/crumbling surface X Some uneven surfaces noted (possible trip hazard)

Other Concrete Observed: Damage and/or broken (trip hazard) Major Cracks

Evidence of poor drainage Deteriorated/crumbling surface x Some uneven surfaces noted (possible trip hazard)

Steps in walkway(s) appear unsafe because

Additional Comments:

RECOMMEND: Have a contractor evaluate further and repair any and all deficiencies

Notes:

Grades: How your house is situated on the property is important in preventing water from penetrating into the home. Improper grading that doesn't correctly slope away from the foundation can allow excessive amounts of groundwater to collect in the soil around basement walls possible allowing the water to penetrate inside. It should slope away from the house. Have all grading deficiencies regraded by a contractor as needed.

Soil Erosion: Landscaping (plants and turf establishment, etc.) not only adds beauty and value to your property, but also helps control erosion (the washing away of topsoil). Plant roots hold the soil in place, and the leaves protect the soil from the impact of raindrops, reducing soil compaction, and improving the speed with which water soaks into the ground.

Retaining walls is another common way to prevent soil erosion. They will hold in place steep slopes and/or provide for a more level space to construct patios, walkways, driveways, etc. Where the patios, walkway borders a steep slope downward a handrail may be needed. If so have a contractor add handrail for safety.

Retaining walls can made of a many types of material from wood, stone, concrete, etc. Some masonry walls do not require mortar. Because of the different material used (sometime a combination of materials) a wide range of deficiencies can be found. Some of the common deficiencies can be water collecting in back of the wall, which

