

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

B. Grading and Drainage

Comments:

• Information Notes:

With slab foundations, the soil should be kept at 4 inches below the brick ledge, 6 inches for siding. For a pier and beam foundation, there should be a high point under the home sloping to the exterior of the home. The final grade should slope away from the house at a rate of 6 inches in ten feet. Inadequate clearance can allow water to enter through the weep holes causing interior damage or under a pier and beam causing damage to the piers. Please note that grading and drainage was examined around the foundation perimeter only. Grading and drainage at other areas of the property are not included within the scope of this inspection.

Proper clearance will also help in detecting wood destroying insects if they try to enter from a visible point outside the home. High soil around a home is conducive for wood destroying insects.

Extensive vegetation next to the home or growing on the home can promote moisture damage and wood deterioration to the siding and structure. It is recommended to keep all vegetation away from the home to allow for proper ventilation between the home and vegetation.

The inspector shall inspect for: improper or inadequate grading around the foundation (including flatwork); erosion; water ponding; and deficiencies in installed gutter and downspout systems.

Root barriers are recommended for trees within 10 feet of the foundation. Trees closer than 10 feet should be considered for removal but check with a structural engineer first as this could affect the foundation.

Information as to whether this property lies in the flood plain or if it has ever been subjected to rising water is not determined by this inspection. The owner may be able to provide more information pertaining to this.

The inspector is not required to: inspect flatwork or detention/retention ponds (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems.

• High soil levels were observed at the foundation walls. A minimum of four inches of foundation wall should be exposed under brick veneer and a minimum of six inches of foundation wall should be exposed under wood surfaces. High soil levels are conducive to wood destroying insect infestation, and possible water penetration into the home. When repaired, the grade should slope downward away from the home directing runoff away from the foundation and provide proper foundation exposure. Improvements should be undertaken by professional landscaper.

- Recommend re grading away from foundation.
- Recommend re grading away from foundation - Water may run towards or under the property which may effect the efficiency of foundation slab . Water standing under the property may risk of excessive moisture in the house.

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High soil



High soil



High soil

JCV
09/04/19
11:09 PM CDT
dotloop verified

MJR
09/04/19
11:09 PM CDT
dotloop verified