

What did you say about the...



Exterior

Keep water out of the basement:

The number one way to keep water out of the basement is to make sure the gutters are functioning properly and the downspouts are extended at least 4-6' from the home. Also make sure that the ground, sidewalks or patio don't pitch back towards the home.

Rain barrel placement:

Don't put a rain barrel near the basement or crawlspace, or make sure you have a way to direct the overflow away from the foundation. One inch of rain on a 10'x10' area is over 60 gallons of water. A rain barrel only holds between 40-50 gallons of water. Eventually that overflow will end up in the basement or crawlspace or the sump pump will have to work extra hard to get rid of all that excess water,

Re-pitch a sidewalk or patio:

If the sidewalk or patio is not heavily cracked, most of the time it can be raised through a process called mud jacking. This is where a series of small holes are bored through the slab and a slurry of concrete is pumped underneath, raising the slab to the desired height. This is less invasive and often less expensive than replacing the entire walk. If the walk or patio is heavily cracked, most likely it will have to be replaced.

Trim back trees:

Keep trees trimmed back so they don't rub on the roof. This not only will allow the shingles to dry out, it will prevent them from being damaged. Also, you don't want them to rub on the house.

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Vines:

As pretty as they are, vines should not be allowed to grow on the exterior of the building. On masonry the roots can damage the mortar and the brick. On wood they hold moisture against the building that can lead to rot or hide insect activity/damage. Vines have been known to grow into the attic, making a perfect path for insects to invade the home.

Cleaning gutters:

There is no set number of times to clean the gutters. You do it as needed. In the spring the different types of trees drop seedpods at different times. So too in the fall, different trees drop their leaves at different times. Always be careful when working on a ladder and don't be afraid to hire someone if you are not comfortable working at heights.

Garage door safety:

A modern garage door open has two different safety features: electronic sensors and a pressure reverse. With the sensors, if an object passes between them the door should stop and go back up. If the door hits something, the pressure reverse should also stop the door causing it to go back up. Test these at least once a year. Use a basketball to test the pressure reverse, not your hand like I did during the inspection.