



WATER CONTROL INSPECTION

During the course of a home inspection, we will be observing the water control system in accordance with the ASHI Standards of Practice. The water control system consists of the gutters, downspouts, extensions, grading and below grade storm water control. It also consists of looking for water penetration into the house from the roof to the below grade areas. We report all abnormal conditions observed.

Above grade and at grade water penetration consists of moisture being observed in the attic, around exterior wall openings and flashings, and exterior components and grading that slopes toward the foundation. Below grade water penetration consists of moisture seen in basements and crawl spaces. Efflorescence is the slowest form of on going water penetration. Water slowly penetrates the foundation walls. When it reaches the interior surface it evaporates leaving behind the salts it picked up migrating through the foundation walls, you never actually see the water. Attic insulation, exterior wall, basement finishes and personal stored items limit the water control inspection. Foundation wall cracks and rod holes are the two most common conditions contributing to below grade water penetration. Snow limits the water control inspection. That is the risk the buyer takes when buying real estate in the winter time. Unless rain has fallen less than 72 hours before the inspection, ongoing water penetration can be missed.

We inspect:

- Roof drainage systems.
- Perimeter grading.
- At grade structures that may slope to the foundation, including walks, driveways, porches, patios, decks, steps, etc.
- Drainage sumps, pumps and discharge pipes.
- Window wells.

We describe:

- Roof drainage systems.
- Methods used to describe observed water penetration.

We are not required to inspect:

- Underground drainage systems and yard drains.
- Erosion control and earth stabilization measures.
- Back up sump pumps.