

## 2 Grounds - Porches - Driveways

### Describe; Grounds - Porches - Driveways

<b>Soil Conditions</b>	Wet
<b>Grading - Slope</b>	Moderate slope toward home.
<b>Soil Erosion</b>	Under homes crawl-space
<b>Driveway - Sidewalk Materials</b>	Concrete with typical cracks
<b>Porch - Patio - Step Material</b>	Wood deck & steps with weathering
<b>Exterior Rails</b>	Wood hand and guard rails

#### 2.1) Contact

Contact a "Licensed General or Landscaping Contractor" for evaluation, cost estimates and repairs before closing

#### 2.2) Grounds - Repair Conditions

1. Standing water was observed @ the crawlspace. The crawlspace was not entered due to conditions. Wet crawlspaces can encourage moisture related damage and wood destroying insects. Floors at the interiors are beginning to separate/ warp. Lot drainage appears to be a problem due to the neighboring lots being higher. We recommend re-grading and pumping sand into the crawlspace to assure all water drains away from the home's foundation to prevent water entry and/or movement to foundation. Contact a "Licensed General or Landscaping Contractor" for evaluation, cost estimates and repairs before closing
2. Hand rails were loose. To prevent injury we recommend repairs for safety.
3. Gutter extensions have a negative slope. Repair for proper drainage.



standing water





loose