



"One Call Does It All"

Insight



CAMELOT
HOME INSPECTIONS, INC.

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Water In The Home

In the overwhelming majority of cases, water gets into your basement from only one place . . . the sky!

The water, which comes in the form of rain, hits your roof. The roof then diverts the rain to the gutters, and the gutters carry the water to the grades. If the grades close to your house do not slope away from the house, water will accumulate at the walls and eventually find a way into the basement or crawl space. Water perceives your basement as a "low spot," the path of least resistance. Go around the outside of your house and look for depressions or low areas. Common places to find them are at downspouts, and close to window wells, chimneys, concrete steps, and slabs.

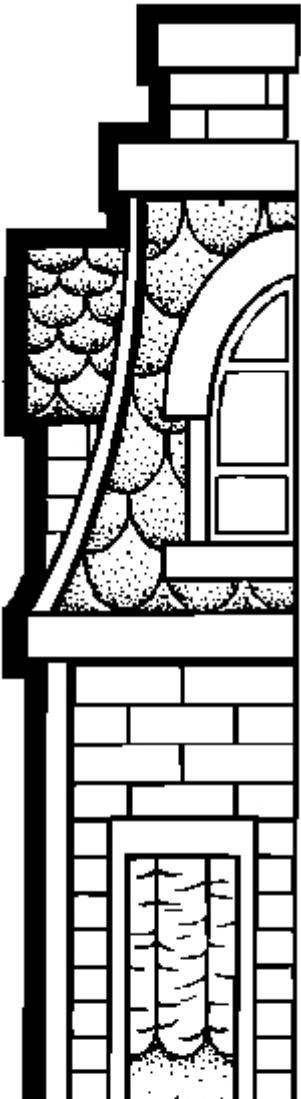
Solution:

Regrade to create positive sloping of the soil away from the house. Effective regrading is accomplished as follows:

1. Remove soft soils from any low areas. Soft soils, such as top soil and mulch, are generally dark in color. They are very porous, and hold water like a sponge.
2. Build up low areas with clay. Clay is a dense, brown/orange soil. Develop a positive slope away from the house with the clay and tamp it so it is not loose. If dense soil is not available, you may have to install a hydrostatic pressure relief system (commonly called a french drain) with a pump to manage any water which may breach the foundation walls.
3. Put the soft soil back on top of the clay to prevent erosion and allow for plantings.

In an average regrading situation, you'll need 10 to 20 wheelbarrows of clay and less than a day to do the work. If you elect to hire someone to do the work, an average regrading should cost \$400 to \$1,000. In a case where there are many expensive shrubs and extensive landscaping, it may be advisable to install a hydrostatic pressure relief system.

A hydrostatic pressure relief system simply allows water to come into your house, collects it, and then pumps it out. These systems work well if installed properly, however they typically cost approximately \$25-30 per foot plus \$350 to \$450 for installation of a sump hole and pump. Costs for an average size basement would be \$2,500 to \$4,000.



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"One Call Does It All"

We offer these other inspection services:
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Carbon Monoxide Safety

You can't see it, smell it or taste it. Carbon monoxide poisoning is a subject that people know very little about. Not only can it kill you, it can cause permanent neurological damage in the longer term. In the short term, it can make you feel ill and inhibit your life potential. Here's what to do to protect yourself.



Check the flame color of your appliances. If it is orange you do have a problem. However, blue does not necessarily mean its safe. Get your appliances checked annually and get a detector if unsure.

Check the flue. Is it blocked? Do you have creeping plants growing up your walls? Do you have birds nesting in your flue? Completely remove these obstructions from the flue area and fit a guard to stop any birds nesting. Get your flue checked! Is it drawing properly? Was it fitted correctly in the first place?

Is there adequate ventilation? Check your air bricks or trickle vents. Have you had double glazing fitted? If the appliances in your home do not have enough air they will produce carbon monoxide.

When were your appliances last checked? Do it every year don't leave it to chance. Remember the engineer can only check the conditions on the day that he attends, get protection year round, fit a CO detector with a low level alarm.

Do you suffer from unexplained illnesses, fatigue, muscle pains, upset stomach, lethargy, dizziness, or headaches. Go to your doctor and get a CohB test, go directly from your house, don't go elsewhere as the CO in your blood will deplete and may not be picked up.

We all feel better on vacation. If you feel especially invigorated it may be that you have been removed from the source of the poison. If your health goes into decline on your return it may be that it's not just post vacation blues, you may be suffering the ill effects from being poisoned from carbon monoxide in your home.

The most important thing that you can do to protect yourself and your family from the dangers of carbon monoxide poisoning is to get a carbon monoxide detector alarm with a low level indicator. If you fit a detector you can at least be sure, having carried out all the about safety checks, that you are protected.



ASK THE INSPECTOR

What is done when inspecting a home's electrical system?

Erick's Response:

During a routine inspection of the house's electrical system, the inspector should initially inspect the size of the service to make sure it meets current standards.

After the size is determined, the system should be checked thoroughly.

After removing the electric service panel cover to expose the inside wiring, the inspector should check for such faults as improper wiring connections, wiring installed by the homeowner or panel openings into which children (or adults) could stick a finger. He should also look for overfused circuits, in which the fuse of the circuit breaker is too large for the size of the wire.

Outlets should be checked for open-ground or wiring-reversal conditions.

Dead-ended wiring and exposed wires found throughout the house should be noted. Many homes wired between the mid-1960s and mid-1970s have aluminum wiring. If this is the case, the inspector should determine if an approved retrofit has been installed at the connections.

For more detailed information, click here <http://www.weinspectforyou.com/samplereport.pdf> to see our sample report:

