

# OUR PROMISE TO YOU

At AWP Home Inspections, LLC, we are passionate about serving our customers' home inspection and environmental testing needs.

Our customers have trusted our inspection services for over a decade. We work to educate you about the property's condition with our affordable, worthwhile, and professional inspection services.

The more we can teach you about your property, the more comfortable and easier it becomes for you to make better decisions about your purchase.

We are so confident in our inspections that we cover them with a 200% satisfaction guarantee. Give our office a call today to find out more about how we can help you.

Our goal is to inspire confidence, one home at a time.



Sincerely,  
*David Warren*  
Director of Operations



Your satisfaction and overall experience with us are our highest priority! We are so confident in what we do, that we are willing to back it up 200%

If you later find a deficiency that was required to be inspected, you can be reimbursed.



AWP Home Inspections is committed to providing home inspection services that meet or exceed all customer requirements and industry standards. Our Home Inspectors are committed to this goal on every inspection they perform and stand by our motto – Affordable, Worthwhile, and Professional. We pride ourselves on being able to offer professional and affordable home inspections. As a Certified Professional Master Home Inspector, AWP Home Inspections follows a Standards of Practice and abides by a Code of Ethics.

Our policy at AWP Home Inspections, LLC is to continually improve performance by supplying quality services and information that shall consistently meet or exceed the requirements of our customers. We will ensure a high level of customer satisfaction to maintain long-term commitments, productive customer relationships, and to provide a positive customer experience.



✓ Experienced ✓ Educated  
✓ Established ✓ Vetted  
✓ Professional ✓ The Best!



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INSPECTION SERVICES**

*Affordable, Worthwhile & Professional*

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Your Top Choice for Home Inspection Services!



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# WET BASEMENTS AND CRAWLSPACES



A common complaint among homeowners is the musty smell, dampness, and water damage that are signs of a wet basement or crawlspace. Block foundations are especially vulnerable, with an 80-90% chance of leakage within the first 20 years.

Often, the remedy is quite simple and you can make your basement a comfortable place for recreation, a home office, laundry and shop areas, extra living space, and/or storage.

**Water problems in a home aren't usually a sign of poor construction. Even the best-built homes are susceptible to water damage.**

**IF YOUR HOME EXHIBITS INDICATORS OF EARLIER WATER INTRUSION, AN AWP HOME INSPECTOR CAN HELP YOU!**



## ✓ Direct leakage

This water infiltration is typically brought on by poor ground surface drainage outside the home. High water tables or streams may be to fault, however this is uncommon. Water may seep into crawl spaces through huge cracks, tiny, invisible fissures, or the point where the floor and the wall meet.

## ✓ Seepage

Water can seep through the same pathways already mentioned but at a slower rate. Some moisture seepage occurs directly through moist foundation walls and floors in warm weather.

## ✓ Condensation

When humid air encounters a colder surface, condensation happens. Your home's condensation may result in decay, mold, and dampness. Your home's danger of condensation relies on your climate, how it was designed, and how you use it.

## SIMPLE REMEDIES TO KEEP THE WATER OUT

### INSIDE

1. Seal any minor cracks in joints and foundation walls with flexible material to prevent seepage.
2. If the basement or crawl space has a dirt floor cover it with a sheet of 6 mil polyethylene to help reduce ground moisture and humidity.
3. Prevent sweating or dripping from condensation by wrapping cold water pipes, well-pressure tanks, and air conditioning ducts with insulation.
4. Use a dehumidifier when humidity is high.
5. Vent any below-grade level bathrooms or laundry areas to the outside to control moisture accumulation.

### OUTSIDE

1. Slope the adjacent ground away from the house at a descent of approximately 1 1/2 inches to 1" for linear foot.
2. Gutters and downspouts play an important role in diverting water away from the foundation walls
3. Test underground drain pipes with water from a garden hose to help determine whether or not they're functioning properly.
4. Stop water entry through basement windows by maintaining window Wells that are at least 4" above a positive grade away from the home.
5. Remove sunken flower beds close to the foundation walls as they may hold too much water.
6. Keep exterior cellar stairwell, drains and doors clear of leaves and debris that can hold water
7. Adjust automatic sprinkler timers to reduce the amount of watering number
8. Be sure that patios, driveways and walkways slope away from the foundation walls a quarter inch per linear foot

## THERE ARE NO MIRACLE CURE FOR WET BASEMENTS!

**IF YOU NEED ADVICE, AN AWP HOME INSPECTOR IS SOMEONE WHO CAN GIVE YOU AN OBJECTIVE PROFESSIONAL DIAGNOSIS BEFORE YOU DECIDE TO MAKE A SUBSTANTIAL INVESTMENT.**



[www.awphomeinsections.com](http://www.awphomeinsections.com)