



# MUSSELMAN HOME INSPECTION LLC

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## HOME HEALTH CHECK

1234 Main St.  
Harleysville PA 19438

Buyer Name

07/24/2018 9:00AM



Inspector

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# SUMMARY



RECOMMENDATION



ACTION ITEM

-  2.1.1 Roofing - Coverings: Shingles Missing
-  2.2.1 Roofing - Flashings: Vent Collar - cracked or compromised
-  3.2.1 Gutters - Gutter Debris: Signs of clogged gutters
-  3.3.1 Gutters - Gutter Downspout Location: Downspouts end too close to the foundation
-  3.4.1 Gutters - Gutter Pitch: Gutter position is in question
-  4.1.1 Exterior - Siding, Flashing & Trim: Evidence of Water Intrusion
-  4.1.2 Exterior - Siding, Flashing & Trim: Gaps around Trim
-  4.1.3 Exterior - Siding, Flashing & Trim: Mortar deterioration
-  4.5.1 Exterior - Walkways, Patios & Driveways: Always monitor sidewalks for safety.
-  6.1.1 Exterior Openings That May Need Sealing - Fascia: Openings in fascia should be sealed
-  7.1.1 Foundation Grading Evaluation - Ensure exterior grade is directing water away from the foundation.: Negative Grading
-  7.2.1 Foundation Grading Evaluation - Sealing hard surfaces around foundation.: It is best to seal where hard surfaces meet the foundation.



1: INSPECTION DETAILS

Information

<b>Style</b> Multi-level	<b>Temperature (approximate)</b> 73 Fahrenheit (F)	<b>Weather Conditions</b> Clear
<b>Type of Building</b> Single Family		





2: ROOFING

		IN	NI	NP	O
2.1	Coverings	X			X
2.2	Flashings	X			X
2.3	Skylights, Chimneys & Roof Penetrations	X			

IN = Inspected      NI = Not Inspected      NP = Not Present      O = Observations

Information

Inspection Method  
Roof, UAV

Roof Type/Style  
Gable, Flat

Flashings: Material  
Aluminum, Copper

Coverings: Material  
Asphalt, Slate, Rolled mineral roof, Rolled rubber roof





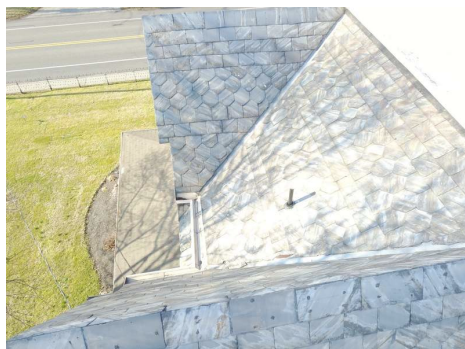


### Flashings: Vent Collar flashing

Vent Collars typically last 7-10 depending on the condition they are in. Consider replacing them proactively to help prevent roof leaks.



service/coat flat roofs on a regular basis.





**Skylights, Chimneys & Roof Penetrations: Roofing penetrations are vulnerable areas for water infiltration.**

Roofing penetrations are vulnerable areas for water infiltration on the roof. Always monitor these areas for shingle displacement or trapped debris. It is important to allow water to flow freely in and around these areas.

Observations

2.1.1 Coverings

SHINGLES MISSING

 Action Item

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.



2.2.1 Flashings

VENT COLLAR - CRACKED OR COMPROMISED

 Action Item

Vent collar flashing is comprised and could be leaking. Consult roofer to add new rubber seal.

Recommendation

Contact a qualified roofing professional.



The rubber on vent collar is missing. There are a couple small pieces of broken slate

caulking /tar around vent collar looks cracked

3: GUTTERS

		IN	NI	NP	O
3.1	Roof Drainage Systems	X			
3.2	Gutter Debris	X			X
3.3	Gutter Downspout Location	X			X
3.4	Gutter Pitch	X			X

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Information

Roof Drainage Systems: Gutter Material

Aluminum, Copper

Roof Drainage Systems: "Yankee Gutters"

Can have challenges around the downspout connection. Monitor gutter and downspout connection areas for leaks.



Gutter Pitch: Gutter pitch looked good

It's very important to monitor gutter function. Throughout the year when it is raining look out the windows if you see water shooting past the gutter take action. It may need to be adjusted or cleaned to do its job. Water control is an important piece to keep your basement dry.

Observations

3.2.1 Gutter Debris

SIGNS OF CLOGGED GUTTERS

Keep gutters clean and functional. Clogged gutters and poor grade are the number one cause of water in the basement and structural damage.

Recommendation

Contact a qualified professional.

 Action Item

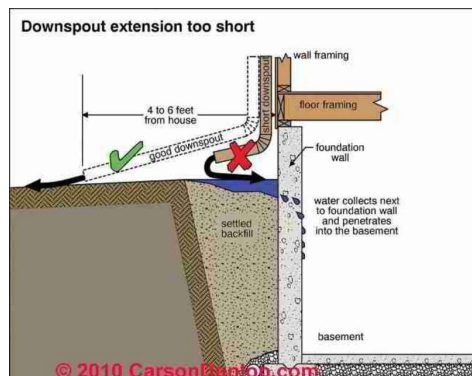




## 3.3.1 Gutter Downspout Location

**DOWNSPOUTS END TOO CLOSE TO THE FOUNDATION**

Downspouts ideally direct water 6' away from the foundation.



Consider adding plastic under the river rock to divert water.

## 3.4.1 Gutter Pitch

**GUTTER POSITION IS IN QUESTION**

When it's raining monitor gutter for collection. The gutter should be collecting all the water coming off the roof and directing it into the downspout and away from the foundation. If the gutter is not collecting water consult gutter profession to evaluate and correct. There are three basic options 1. Reposition or adjust gutter to collect water. 2. Add a [diverter](#) to direct water into the gutter. 3. Install larger size gutter to handle the volume.

Recommendation

Contact a handyman or DIY project



a little tweak to the gutter could help keep your basement dry.

4: EXTERIOR

		IN	NI	NP	O
4.1	Siding, Flashing & Trim	X			X
4.2	Exterior Doors	X			
4.3	Decks, Balconies, Porches & Steps	X			
4.4	Eaves, Soffits & Fascia	X			
4.5	Walkways, Patios & Driveways	X			X
4.6	Clean dryer vents on a regular basis to help prevent fires.	X			

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Information

**Siding, Flashing & Trim: Siding Material**  
Brick, Metal

**Decks, Balconies, Porches & Steps: Material**  
Concrete

**Exterior Doors: Exterior Entry Door**  
Wood

**Clean dryer vents on a regular basis to help prevent fires. :**  
**Consider cleaning dryer vent.**

[How to clean your dryer vent.](#)



**Decks, Balconies, Porches & Steps: Appurtenance**  
Covered Porch

Observations

4.1.1 Siding, Flashing & Trim

EVIDENCE OF WATER INTRUSION

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair. Make sure where the utility line goes in that it is properly sealed.

Recommendation

Contact a qualified siding specialist.

 Action Item

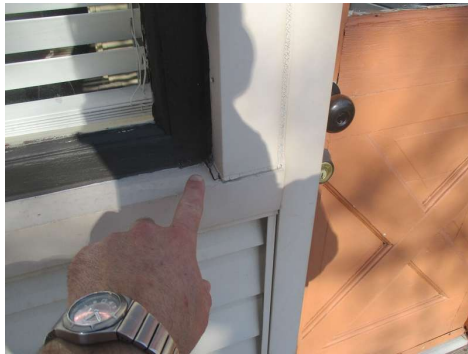
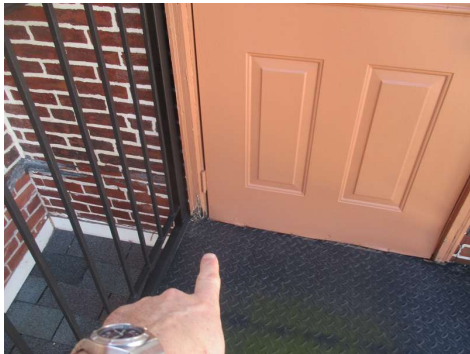
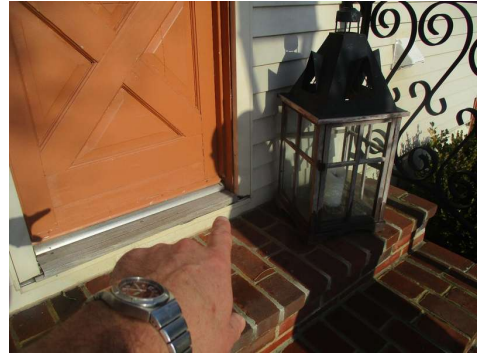




## 4.1.2 Siding, Flashing &amp; Trim

**GAPS AROUND TRIM****Action Item**

There are various openings in the trim around the property and wood rot. Consult contractor to seal gaps to keep water out. When replacing wood consider composite alternatives to keep the look but increase longevity.



Storm window frame should come off or weep holes at the bottom should be drilled in to allow water out.



look inside for signs of water...Seal between window and aluminum. Ace hardware sells "Big Stretch" caulk great for this application



4.1.3 Siding, Flashing & Trim

MORTAR DETERIORATION

Consult masonry professional to evaluate and repoint where necessary.

Recommendation

Contact a qualified masonry professional.

 Action Item



4.5.1 Walkways, Patios & Driveways

ALWAYS MONITOR SIDEWALKS FOR SAFETY.

Remember you are responsible for keeping people safe on your property so inspect walkways and sidewalks regularly. In the winter months keep walkways and sidewalks clear and slip resistant in compliance with local laws and regulations.

Recommendation

Recommended DIY Project



Consider pointing brick, the mortar will secure bricks together reducing the likelihood of movement and trip hazards.



[illegible]

6: EXTERIOR OPENINGS THAT MAY NEED SEALING

		IN	NI	NP	O
6.1	Fascia	X			X

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Information

Building envelope openings

It is very important to ensure the exterior of your house is sealed to help prevent water infiltration to the structure. Sealing opening with the appropriate sealant is important. I generally recommend using a sealant that has elastomeric characteristics, paintable and will adhere to the products being sealed.

Recommended products:

1. [Sashco - Big Strech](#)
2. [OSI - Quad](#)
3. [Sashco - Lexel](#)



Observations

6.1.1 Fascia

OPENINGS IN FASCIA SHOULD BE SEALED

There some openings in the fascia that should be sealed and monitored. Signs of carpenter bees, question pest control about treatment.

 Action Item





7: FOUNDATION GRADING EVALUATION

		IN	NI	NP	O
7.1	Ensure exterior grade is directing water away from the foundation.	X			X
7.2	Sealing hard surfaces around foundation.	X			X

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Observations

7.1.1 Ensure exterior grade is directing water away from the foundation.

 Action Item

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper contractor regrade so water flows away from home. Mulch is not used for grading, the soil under the mulch is the transporter of water. Also, mulch should not be thicker than 1.5" to help prevent fungal growth. [Here is a helpful article](#) discussing negative grading.

Recommendation  
Contact a qualified landscaping contractor



Looks like a friend maybe living in here.

Add downspout extension and improve the grade.



7.2.1 Sealing hard surfaces around foundation.

 Action Item

IT IS BEST TO SEAL WHERE HARD SURFACES MEET THE FOUNDATION.

It is best to seal where hard surfaces meet the foundation to prevent movement and water infiltration.

Recommendation  
Contact a handyman or DIY project





8: A/C COMPRESSOR CONDITION

		IN	NI	NP	O
8.1	Is the compressor level?	X			
8.2	Refrigerant line insulation condition	X			

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Information

Refrigerant line insulation condition : Refrigerant line insulation is in good condition

Refrigerant line insulation helps maximize the efficiency of the system.

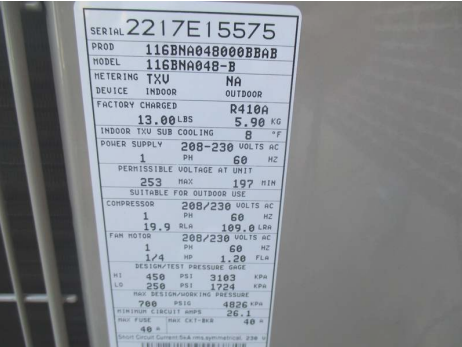
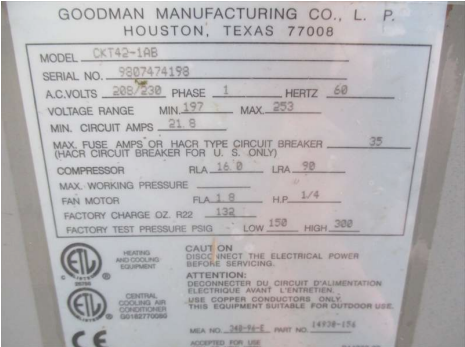


Air Conditioning compressors are the engine of the air conditioning system.

It's very important to have the A/C system serviced on annual basis to ensure proper operation. A/C compressors typically are designed to last 15-20 years.



3.5-ton unit manufactured 7/98  
Budget for replacement



4-ton unit manufactured 2017

9: ELECTRICAL

		IN	NI	NP	O
9.1	Service Entrance Conductors	X			
9.2	GFCI & AFCI		X		

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Limitations

GFCI & AFCI

EXTERIOR GFCI OUTLETS ARE OFTEN CONNECTED TO THE OUTLET UNDER THE ELECTRIC PANEL.

Exterior GFCI outlets are often connected to the outlet under the electric panel. For this reason, we don't check them since we are unable to turn them back on. However, manufacturers recommend testing GFCI outlets monthly. [This a video on how to test a GFCI outlet.](#)

