



SUMMARY

1234 Main St. Harleysville PA 19438

Buyer Name
07/24/2018 9:00AM

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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

3.2.1 Gutter Debris

SIGNS OF CLOGGED GUTTERS

Action Item

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

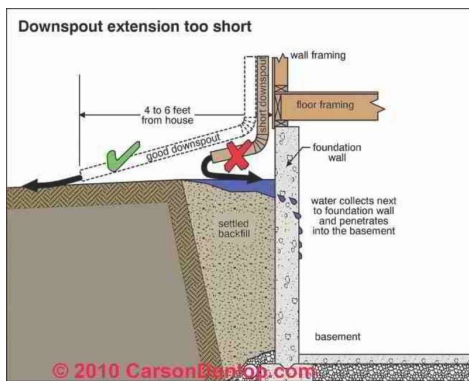
Recommendation
Contact a qualified professional.



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.

4.1.1 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.



4.1.2 Siding, Flashing & Trim

GAPS AROUND TRIM



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 Strech" 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.



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.

6.1.1 Fascia

OPENINGS IN FASCIA SHOULD BE SEALED

 Action Item

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



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

NEGATIVE GRADING

 Action Item

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.

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

