

## Exterior Description

**Walls**  Brick  Vinyl  Wood  Metal  Stone  Stucco  Insulbrick  Log  Hardboard  Asbestos  
 EIFS  Aggregate  Mortarless Brick

**Gutters and downspouts**  Aluminum  Plastic  Galvanized  \_\_\_\_\_  
 Discharge above grade  Hidden discharge (below grade, under deck or snow)  Discharge onto roof

**Retaining walls**  Wood  Masonry  Stone  Metal  Concrete

**Lot grading/surrounding land**  Flat  Slopes away from building  Slopes towards building  Ravine

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### Limitations

**Exterior inspection limited by**  Grading/walks/drives/window well areas not visible due to snow  No garage  
 Inaccessible walls  Snow/carpet on steps/decks  Poor/no access under steps/decks  Storage against walls  
 Trees/vines/shrubs against building  Inspection from ground level  Car/storage in garage  
 Snow over foundation walls  Footings not visible  
 No access to \_\_\_\_\_  
 Fences/gates/outbuildings/docks/sea and breakwater walls/erosion control walls not examined.

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### Recommendations and Notes

**Gutters and downspouts**  Extend to discharge water 4 to 6 feet from foundations  Damage  Clogged  
 Extend to lower gutter/ground  End caps missing  Leak  Poor slope  Rust  Missing downspouts  
 Underground Discharge Hazard  
 Install gutters and downspouts throughout/to \_\_\_\_\_

**Surface drainage near building/garage**  Slopes towards building/garage  Slopes away from building/garage  
 Flat  Ensure grade slopes away from building/garage throughout  Grade too high (expect some rot/damage)  
 Grading not visible due to snow/storage/foilage etc.

**Walls**  Cracks  Loose/crumbling mortar  Rot  Leaning  Bowing  Paint/stain  Settlement/heaving  
 Chinking loose/missing  Sagging  Siding loose/damaged/buckled  Cracked/loose/damaged stucco  
 Rusted/damaged drip edge  Drip edge slopes towards building  Weep holes missing/obstructed  
 Trim trees/vines away from walls

**Window wells**  Deepen window wells/add drain pipe/stone  Needed when re-grading  Rot/damage  
 Poorly installed  Leak potential  Grade slopes towards window wells  Clear debris/foilage

**Driveways**  Seal at building/garage  Slopes towards building/garage  Settlement/heaving  Uneven surface  
 Cracks  Repair/Replace

**Walkways & patios**  Slopes towards building/garage  Settlement/heaving  Uneven surface (trip hazard)  
 Seal at building/garage

**Deck, steps, balconies, stoop and porches**  Rot  Loose/missing/damaged handrails  Spindles too far apart  
 Handrails too low/inadequate/climbable  Loose/missing/damaged steps  Steps loose at house/deck  
 Step risers uneven/too high/trip hazard  Step treads too narrow  Posts/columns not vertical/rot  
 Posts/columns too small for load  Frost heave/settlement  Sagging floors/joists/beams  
 Missing Joist Hangers  Flashings missing at ledger  Structurally Weak  Dangerous  Re-build  
 Repairs required  Treat all exposed wood

## Exterior (2)

**Fire escape**  Insecure  Rust  Wood  Rot  Inadequate/unsafe handrails  Rebuild/replace/repair

**Retaining walls**  Leaning  Obstructed/no weep holes  Rot  Repair/rebuild  Handrails required

**Soffit & fascia eaves**  Paint/stain/renovate  Rot  Damaged  Missing  Inadequate/obstructed vents  
 Remove vines

**Windows**  Paint/stain  Caulk  Missing/cracked/broken glass  Rot  Rust  Leak  Renovate  
 Damage  Drip caps missing/inadequate  Rot potential - framing behind/under windows

**Doors**  Paint/stain  Caulk  Missing/broken/cracked glass  Rot  Rust  Leak  Renovate  Damage  
 Delaminating  Drip caps missing/inadequate  Poor fit - adjust  Rot potential - framing behind/under doors

**Foundation walls**  Cracks  Concrete parging cracked/loose/damaged/spalling/crumbling  
 Mortar loose/missing/crumbling  Wood foundations rot/bowing/damage

**Garage**  Old - poor condition  Siding/stucco/brick at or below grade (expect some rot/damage)  
 Roof in poor condition  Leakage  Typical cracks in floor  Floor heaved/settled  Floor broken up/suspended  
 Poor drainage - floor  Floor drain clogged

**Garage vehicle door(s)**  Rust/rot/damage  Seal panels and paint/stain  Adjust  Poor/stiff operation  
 Repairs required  
 **Auto reverse - adjust/not working - safety hazard**  **Auto reverse tested and working**

**Garage man door(s)**  Rust/rot/damage  Delaminating  Poor fit - adjust  Add/Repair/Seal

Provide/re-connect/adjust auto closer on door(s) from building to garage. (Includes walkouts in garage).

**Carport**  Support posts rotted/rust  Footings/concrete damaged/heaved  Repairs required

Provide safety handrails/guards at

- Steps from building to garage
- Landing at steps in garage
- Basement walkout - steps (and landing at garage floor level)
- Any steps with more than 4 risers
- Any decks/patios more than 24" (30" in U.S.) above grade

Fire/gas resistant wall between building and garage poorly sealed/inadequate/none provided

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### Additional Notes

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## Exterior (3)



**Read this.....**

Most basement water infiltration problems can be attributed, at least in part, to poor exterior drainage. This includes poor grading, foundation cracks, inadequate downspouts and poorly installed window wells.

Unless you attend to gutters, downspouts, grading and so on, there is an increased likelihood of water penetration into below grade areas by several orders of magnitude and you must expect that the water will eventually come inside. Basement windows will leak if you allow snow or water to build up over the frames as a result of poor drainage, poor sealing or inadequate window wells.

Ensure that all grading - dirt, grass, interlock, paving etc. - is at least six to eight inches below any bricks, siding or other exterior veneers.

Often on older homes, aluminum, ventilated soffit is installed over solid plywood soffits, without first cutting large holes in the plywood to provide good ventilation. Generally a visual examination cannot determine the level of ventilation available under the aluminum soffit.

The purpose of the foundation is to support the main structure of the house and transmit its load to the ground beneath the footings. In areas where freezing occurs the footings and foundation system must be below the frost line.

All soils compress to some extent. Settlement may occur. When settlement is slight or uniform, it is of little significance. However when settlement is uneven (differential settlement) there is generally some cause for concern. When differential settlement is excessive, it can be a significant concern, and a condition that maybe costly to correct.

Generally all older homes exhibit some signs of settlement. In most cases what you see is what you get. If you have concerns have the house evaluated by a professional in this work.

## Exterior (4)

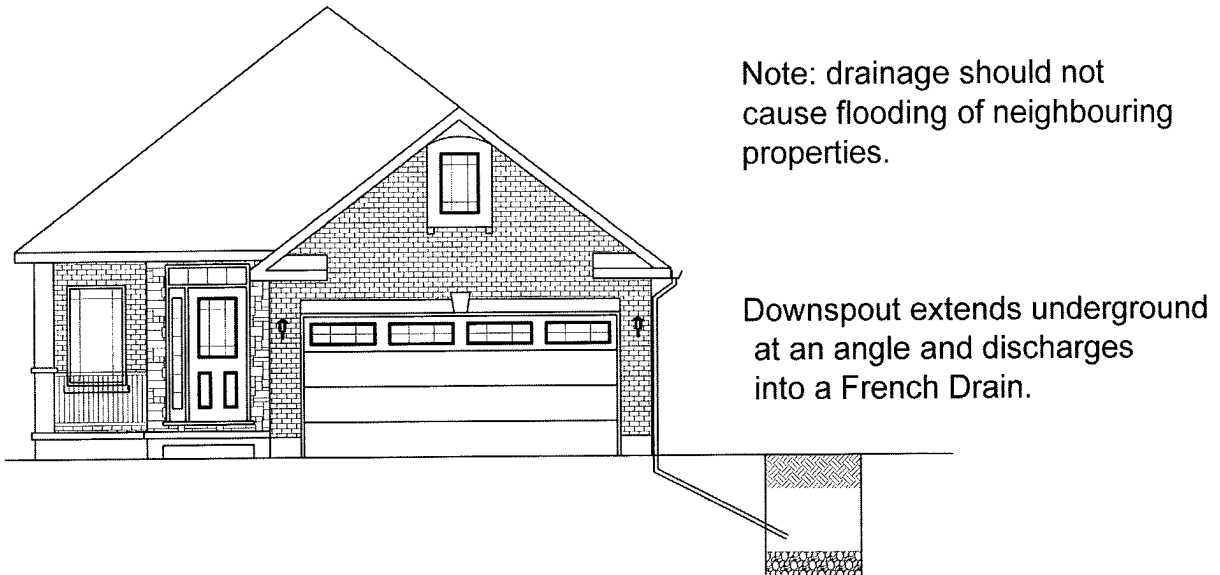
### Eavestrough and downspouts

Eavestrough or gutters collect water from roofs and (should) discharge it through downspouts or drain pipes, well away from the exterior building walls or other structural support features such as columns or posts for instance.

Downspouts that discharge water against or near foundation walls, window wells, windows and so on - you will significantly increase the likelihood of water penetration into below grade areas. Often downspouts that discharge near the junction of a walkway and a paved drive will allow water penetration under the asphalt, concrete or interlock - eventually causing damage, settlement or heaving.

**Ensure all downspouts discharge at least six feet from the building.** Rigid extension pipes work but they have to be moved each time you want to mow the grass. They are often difficult to site where they won't be in the way. The soft, roll out type don't work well in cold climates as they freeze easily.

When installing extensions, only use rigid PVC or ABS pipes (three or four inch diameter is usually adequate). The corrugated, black pipe used as a perimeter drain at foundations is popular - however as it has holes in it, the rain water seeps out before it reaches the discharge point. This application, therefore becomes useless! Creating a French drain or yard drain is often a successful alternative.



Do not allow downspouts to discharge directly onto lower roof shingles. The constant flow of water, over the same area, will cause premature wear and creates the potential for leakage in those areas.

The level of the water table can vary with the amount of rainfall. A high water table can result in a flooded basement.

## Exterior (5)

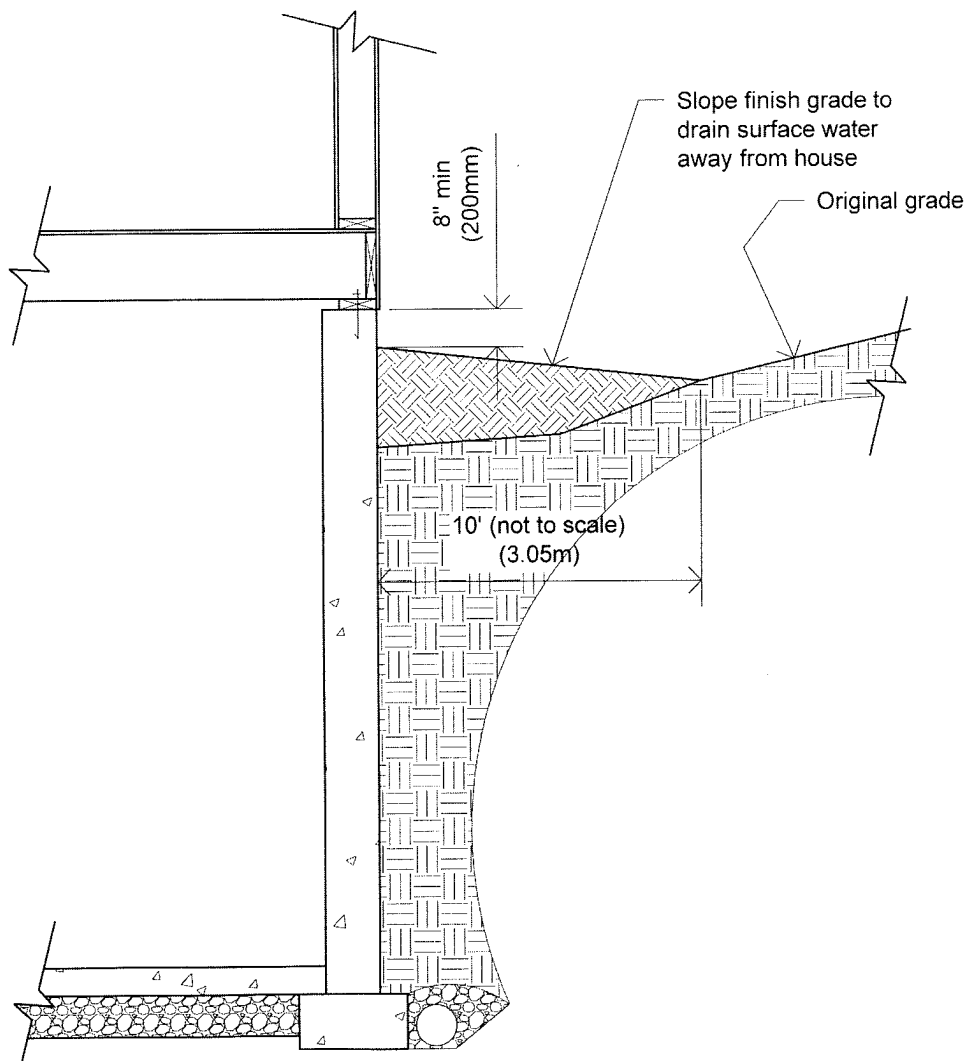
### Rain barrels

Rain barrels are a good idea if you need to collect water for your garden. You must however ensure that the overflows are treated in the same way as normal downspouts and discharge at least six feet from the building walls.

### Grading

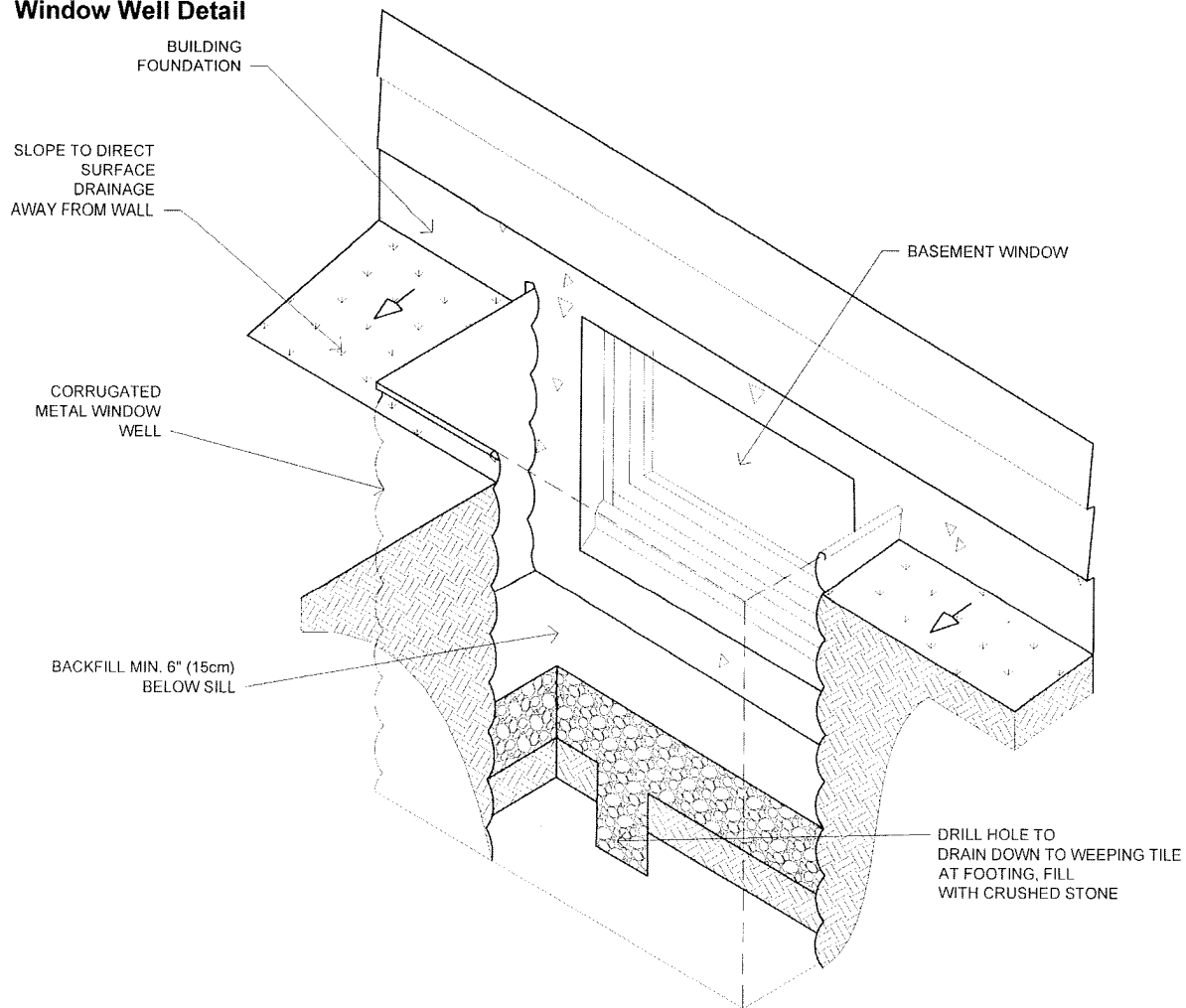
Grading relates to the topography of the entire land surrounding the building and includes paths, patios, walkways, drives, lawns and so on. It's important that the grade around the perimeter of the house slopes away from the walls at a rate of about an inch in ten feet, for at least the first six feet. This includes areas under decks and porches. Often this can be achieved by simply importing dirt or top soil. Gravel, sand or other porous materials generally does not work as the water seeps through and remains close to or against the building walls.

In some cases you will have to dig a ditch or create a swale to make the water run away from the building. If windows are located too close to grade, window wells should be installed.



## Exterior (6)

### Window Well Detail



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## Trees

Large trees near houses can cause significant damage to foundation walls, floors, drainage pipes, waterlines and roofs. Be sure to trim branches well away (six feet minimum) from roofs, chimneys and walls.

Root infiltration into perimeter drainage tiles at the footing level can cause water to rise against foundation walls, creating a higher potential for leakage. In homes with septic systems, roots can clog drain tiles and may cause system failure.

In the event that large limbs or even the tree itself needs to be removed - always use a qualified contractor. Even small branches can be very heavy and it takes an expert to drop a tree into a confined space.

Home owners are generally poor at judging height (against what it will look like on the ground) and the contractor's fee will almost certainly be less than the repair costs you'll face, if you fell a tree onto your house or car or powerline. Also the presence of dead trees may present safety concerns.

## **Exterior (7)**

### **Doors and windows**

Windows and doors are often able to play a number of important roles in a home including: daylight, natural ventilation, means of egress and to varying degree, security.

Windows also play an important part in means of egress. Egress or exit paths may be from a room or space or area such as a basement bedroom. Each basement bedroom needs to have at least one outside window or exterior door for the safe escape of the occupants in fire situations.

All doors and windows need regular care and some ongoing maintenance. These typically include painting or staining and caulking and checking their operability.

It's seldom worth replacing windows unless they're falling apart or aesthetically - they drive you crazy! Repairs are almost always less costly than replacement. The heat loss savings declared by some manufacturers may not be as significant (or achievable) as their claims might suggest.

Vinyl or aluminum windows often only need cleaning with soap and water. If you have a masonry exterior home that has steel lintel over the windows and doors, these must be painted with a metal rust proofing paint (Tremclad for instance) - otherwise the rust may permanently stain the vinyl.

Attend to the joints of all clad windows - especially at the corners. Loose or missing caulking here may allow water to get inside the cladding and rot the wood sill underneath.

Operating windows need attention to mechanisms and tracks. Sliding window tracks can be lubricated with a silicone furniture polish.