

Exterior Inspections

By: *Brian Daley - Independent Home Inspector*

HOUSE TIPS

- ➔ Large trees located too close to your home may have invasive root systems that can affect underground drainage or foundation structures
- ➔ Direct all roof drainage from down spouts away from the foundation by providing a minimum 4-6 feet extension
- ➔ Aluminum wiring requires periodic inspection and maintenance by a licensed electrician to ensure all connections are tight and all fixtures are compatible.
- ➔ Test GFCI plugs once a month

Have you ever fallen in love with a property based on what you see on the outside? Lush gardens, manicured lawns and breathtaking landscaping may add curb appeal, but looks can be deceiving. The exterior of a home can tell you a lot about what may be going on inside, and you owe it to yourself to take a closer look.

Most home inspections start with the exterior of a home, but this could vary depending upon experience, or the Standards of Practice a particular home inspector follows.

Exterior inspections focus on several things, and the intent is to identify signs of defects that could impact the building structure and the health and safety of your family. An inspector will observe the building elevations, lot grading, drainage, windows, doors, stairs, roof, garage, foundation, and cladding, as well as hydro, gas meters etc. In fact, most exterior inspections cover more than 100 different items. The inspector will not only identify any deficiencies, but will explain the impact they may have, and make recommendations to remedy them.

Although all exterior inspection items are important, poor drainage around the foundation can have a negative effect on the building structure. If eaves troughs or down spouts are damaged, or if they aren't directed far enough away from the foundation, they can cause soil erosion and water pooling. It is important to make sure that the finished grade is not sloping toward any part of the building, and that a proper water course is created between buildings to allow water to drain away from the

structures. Over time, these situations will lead to premature deterioration of the foundation, which can cause water to enter the building.

Exterior cladding, such as brick and siding, should be a minimum of 8" from the finished grade. This ensures that moisture from the ground, heavy rain, or snow buildup around the house cannot cause damage to the interior structure, or deteriorate the cladding.

The roof surfaces, chimneys and flashing are also key components in all buildings, and are given priority on any exterior inspection. The inspector will perform the investigations from the ground, from the edge of the roof, or by walking the roof, provided they are properly trained and follow required fall protection procedures. We look for signs of roof surface wear, depressions or bulges in the structure, and for proper installation of shingles and flashing. The location and installation of chimneys and roof vents can also have significant impact on a structure.

With a comprehensive inspection of the exterior of a building, the curb appeal of the home you're looking at becomes far more appealing.

In subsequent columns we'll take a bird's eye view of the roof, and tell you why it's so important to get an inspection on a brand new home. Send your comments and questions to: info@bookahomeinspection.com.

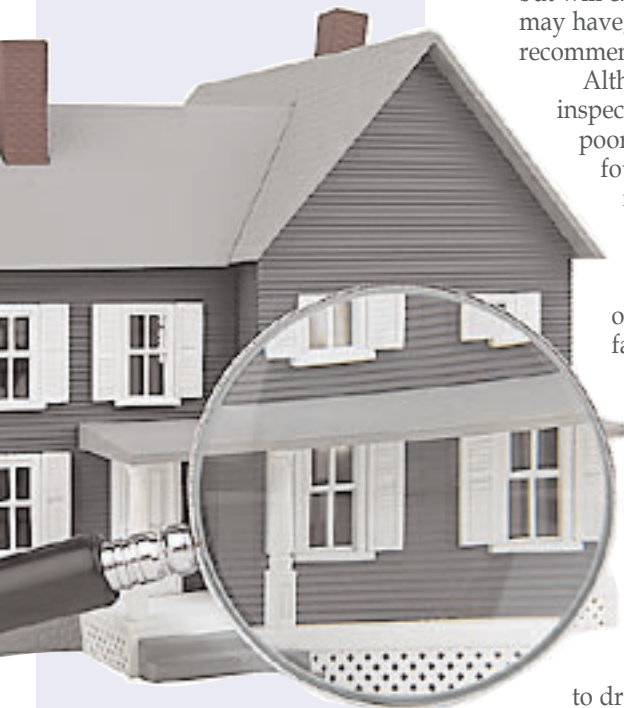
Our readers asked us...

Q. My husband and I are about to buy a re-sale home that is only 2 years old. Why do we need to have the home inspected?

A. It's always a good idea to have any home inspected before you purchase it. All homes have deficiencies whether they are brand new or century homes. If this is your first home, it is even more important. You will learn lots about the house and how things work, and you'll get invaluable information about the major components of your new home. You need to decide whether your investment and peace of mind is worth the reasonable cost of a home inspection. The cost of an inspection represents only a fraction of the average purchase price of a home.

Q. This Spring, after all the snow melted, we had some water come into our basement. The house is 12 years old and we have never experienced any leaks in the past. We are thinking of selling. What could cause this to happen? How can we determine where the problem is, and fix it?

A. Spring time basement leaks are a more common than you might think--even in newer homes. There are a number of factors that could have contributed to your situation, including poor grading or soil erosion around the foundation, small foundation cracks that developed due to shifting or soil pressure, or possibly drainage problems on your property or from your neighbour's. Find an expert in basement foundation remediation. They can assess the problem and make recommendations on how to fix it. Remember, always get multiple quotes and use reputable contractors for any repair work around your home.



Home Inspection Services

We use the latest technology to deliver Digital Reports on-site



CALL BRIAN DALEY
Ph: 905-862-2291
or toll free 1-866-242-5906



Associated
Group of
Home Inspectors
Canada Inc.

*Performing Beyond
Your
Expectations*



Associate Member

www.bookahomeinspection.com

