

EXTERIOR - SIDING / DOORS / STAIRS 3

- An unchecked box indicates that this feature was not inspected, not applicable, not required or not found.
 This feature was inspected, working properly or needs some action - **X** indicates feature was **NOT** working as intended, needs immediate attention **or** is highlighted for your information.

STRATA Many elements are maintained by Strata and may not have been fully accessible or inspected

SIDING

- Appears Functional** Not fully visible Incomplete Fresh paint may obscure past defects

- Stucco Wood Siding or Clapboards Concrete Block Brick Vinyl Metal (ie. Aluminium) Fibre Cement (ie. HardiBoard)
 Stone OSB* Plywood* **Shingles:** Wood Asphalt Log or Log Veneer Fibrous Siding EIFS Asbestos Cement
 Vegetation on walls - unable to fully inspect **Buckled / warped / bulged / chipped / heat damage**
Cracks: Typical Major **Caulk / Seal** walls at pipe penetrations **Needs painting** Examine **Chinking** annually
 Siding - clean / repair / replace / paint **Loose siding** panels or trim **Recommend patching** cracks / gaps / holes (as req'd)
 Asphalt or soil in contact with siding **Earth-to-wood contact** (potential moisture damage)
 Firewood should not be stored within or in contact with the structure **Brick:** No steel lintels No weep holes
 Leaded paint may have been used in this structure. Caution should be used when sanding or removing painted areas (pre-1978)

* Painted or unpainted OSB or Plywood is **NOT THE BEST CHOICE** for exterior surfaces. Budget to cover with proper siding material.
 Note: Current standards and recommended practice calls for a minimum of 15 cm (6 inches) of clearance between the soil and any exterior or interior wood building elements. Creating and maintaining this clearance, or as much as possible, without creating a negative slope toward the building is recommended. Without this clearance, there is an increased chance of moisture damage and insect activity.

DOORS (Exterior)

- Appears Functional** **One or more doors are not functional**

- Sliding Glass Metal Metal / Glass Wood / Glass Wood Vinyl French doors **Exterior** Screen or storm door
Deadbolts: **Functional** None Needs attention **Doorbell / ~~knocker~~:** **Functional** None No response
Weatherstripping: Intact Needs attention (one or more doors) **Sliding Screen(s):** **Functional** Damaged Missing
 Tempered glass: Unable to determine Cracked / broken glass **Sliding Tracks:** **Functional** Binding Need cleaning
 Moisture or Insect damage to threshold / jamb / door **Latching hardware/locks:** **Functional** Needs attention
 Trim missing or loose Adjustments required Damaged Delaminating Water intrusion Hollow core (not very secure)

EXTERIOR STAIRS **O N/A**

- Appears Functional** **Location:** Front Side Rear

- Concrete Wood Stone Wood & gravel, stone Metal Metal & wood, concrete Recommend painting
Steps: improper rise / run loose damaged framing damaged treads or risers Suggest adding a drain at base
Handrail: **Functional** None Loose Openings too large Too low (36") Damaged Additional handrail suggested
Guardrail: **Functional** None Loose Openings too large Too low (42") Damaged Required if drop is over 24" (60 cm)
 Bottom of wood steps in **contact with soil** (subject to moisture damage and possible insect invasion)
 Carpet on stairs retains moisture (accelerates wood decay and possible insect invasion) Loose carpet or top surface (trip hazard)

PEST CONTROL

- No evidence of activity** was noted at the time of the inspection (**READ NOTES BELOW**)

(1) Observations by home inspectors, who are not specially qualified regarding evidence of pests, is not a substitute for inspection by a licensed pest control operator or exterminator. (2) There are areas of BC which are more susceptible to insects and pests than others. (3) This report is based on a visual inspection of the readily accessible areas of the property. (4) Pest invasion or damage can happen quickly, it can be seasonal and it can be cyclical in nature. (5) This report is not a warranty as to the absence of wood destroying insects. (6) **An economical wood and pest infestation report by a qualified professional is recommended for most home purchases.**

- Cellulose material** was stored in a crawlspace which increases the possibility of pest activity. **wood is in contact with soil**
 firewood or building material is stored near, within or against the structure, crawlspace or deck cavity.

Comments: _____

- HARDIBOARD AND HARDIPLANK** Best practices for installation of Hardie siding calls for a flexible elastomeric caulk between all vertical joints. Junctions with windows and doors should 1/8th inch wide to allow for expansion and should be sealed to prevent moisture and insects from entering. See www.hardiesiding.org/caulking-your-hardie-siding/
- VINYL AND ALUMINIUM SIDING** These materials expand when heated and therefore, allowance must be made for movement. If fasteners are too tight, or if nails or screws have been added, there is a chance that the siding may warp. Although normally not a serious issue, it looks awful - until the temperature drops and the walls flatten out again.
- WOOD SIDING** - can be vertical, horizontal, diagonal or a combination of all three. Wood siding should be checked annually for loose fasteners, split wood or missing paint, or evidence of moisture, sun, wind, hail, insect or pest damage. If noted, repairs should be immediate as this level of the building envelope protects all the other areas against weather issues.