

Case Study – A Condition-Check

Recently, I was called to meet with a business colleague who was constantly worrying about the ‘next thing to go wrong’ in her home. Especially, she was stressing about the coming winter season – given her past “history” with one thing after another failing, beginning to leak or some ‘unknown’ component of the home going wrong.

She mentioned her concerns about the roof, their deck, the water heater, a ‘stink’ in the attached garage and a persistent interior leak.

Once we arrived, we went straight to the flat roof and uncovered some flashings which may become a problem – unless “tuned-up”, as well as accumulated roof moss (*which can become a cause of leaks, unless removed*), blocked gutters & roof drains and a plumbing stack which was leak-prone.



We referred her to a competent Roofer for proactive corrective action (*requested*)...

Next, the deck was reviewed, which showed some ‘soft’ areas beneath the vinyl membrane – obvious wood-rot underway. Poor detailing was noted from the last installation and repairs were immediately recommended for safety. Stepping back for a moment then showed only the exposed sections were a problem, while the covered adjacent areas were as good as new. This led to a discussion and a money-saving thought as to only replacing what was actually failing and tying the new vinyl membrane to the existing portion remaining with a chemical ‘weld’, which would bond the two surfaces together and work just fine – money well saved!

A competent Decking contractor was referred for this, *upon request*...

The water heater-check was done next and it was immediately observed this had begun to leak already; a quick call brought about a replacement just in-time to avoid a total loss of hot water and no interior damage. A recommendation for a drain pan to be placed beneath the new water heater was made to improve that installation – as well as for seismic (*earthquake*) restraint straps to be added.

The ‘stink’ in the attached garage was sourced to be a likely improper installation of a wash-up sink (*missing P-trap on the drain connection & sewer gas entering as a result*)... FINALLY resolved !

Finally, a localized wet spot in the basement was investigated and traced to some pin-hole leaks and resulting seepage at a section of older copper piping.



The same Plumber was quite able to take care of this, as well as the garage ‘stink’, too...

Bottom line: a good, regular condition-check can highlight issues about to become a BIG problem and also put to rest uncertainty and stressful worries! Check-up on your home on a regular basis – just like an annual medical check-up for you and your family - is a wise choice.

This Client was so relieved and happy with her wise choice to hire us for this overview and readily volunteered a [glowing written testimonial](#). *She was worry-free and happy...*



Glenn Duxbury & Associates-Building Inspection and Consulting

“Uncovering Tomorrow’s Surprises, TODAY !”

604 524-2502 <http://www.glennduxbury-inspections.com>