

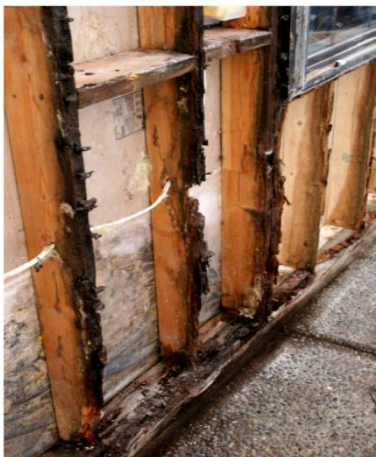


Building Envelopes - Is your home leak-proof?

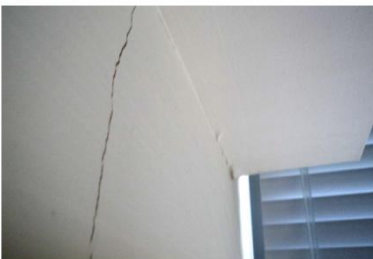
Cracked Stucco



Rotten Wood



Cracked Concrete



A 'building envelope' can simply be explained as the separation between the interior and the exterior of a home. It includes the roof and wall elements, including all aspects of windows / doors / flashings and penetrations.

In a Strata / Condo, imagine an invisible line in the centre of an exterior wall and the uppermost ceiling in your unit (the inside is your property and the outside is common property, jointly owned by the collective ownership). Strata properties have a very 'black' history of leaks and associated problems – due in part to original designs and lack of maintenance. In the last 10 years (approximately), the design and building standards have been raised to require a rain-screen exterior assembly, which can handle, manage and drain any water - which gets behind the exterior face of the building – to the exterior.

Buildings built prior to 10 years ago are much more prone to leaks, as a result of inferior design (especially Stucco exteriors). Some of these problem buildings have been remediated and are now acceptable, but many of these renovations have only been 'attempted' on a partial basis (less than all exterior walls). Some renovations have been so poorly done that they continue to leak, causing rot and mould problems inside and costing many thousands of dollars (or even tens of thousands). Concrete buildings (high-rises) were once thought to be without such problems, since it will not 'rot', but no longer. Concrete will also crack (just like stucco) and allow moisture to get inside. Unless such openings are properly sealed and maintained, water ingress will continue.

Each and every crack or joint between the wall cladding material and penetration points (windows, doors, ducts, pipes, cables, etc.) as well as the roof system must be kept water proof to avoid problematic water-ingress. Think 'submarine' for this very wet climate we live in... Don't buy or get stuck with a 'Leaker'! Make certain your home is durable and will withstand the elements. Paying for your home once is enough!

If you're not sure what to look for, consider an Inspection by a professional Home Inspector.

Glenn Duxbury & Associates-Building Inspection and Consulting
"Uncovering Tomorrow's Surprises, TODAY!"