

⚠️ 🛠️ (E-1) Major Concern: SIDING AND TRIM REPAIRS NEEDED

The siding system here has some beautiful details and is done with nice wood. The wood seems to be original to the build and has a beautiful patina. Unfortunately the siding is starting to deteriorate in expose locations. Cupping and splitting was noted on some of the wood as well as sealant failure especially where exposed to the weather. Repairs are needed to the exterior siding. It is difficult and somewhat subjective to determine the scope and urgency of needed repairs. Hire a licensed general contractor to further evaluate and repair as needed.

Examples of observations noted during the inspection include:

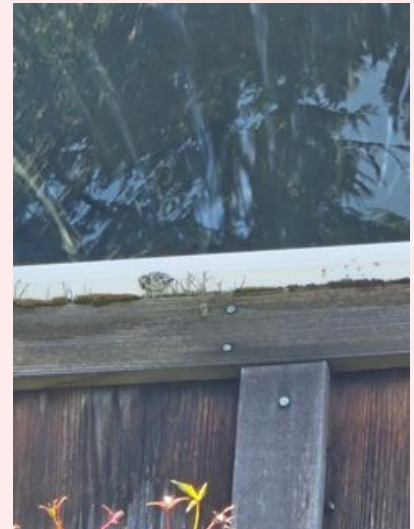
- The south siding is splitting and could allow water entry
- Sealant failure noted everywhere
- Organic growth noted at horizontal trim to siding junctures - this risks decay behind the trim
- Some of the board and baton siding is splitting on the south side of the building. This has resulted in exposed weather barrier.
- Damaged siding noted at the West face of the garage
- Failing a sealant noted between Windows and trim at the east side
- Water can get trapped between the trim and the siding. There is a risk of concealed decay and some of these details.
- Water stains on the OSB sheathing beneath the electric panel are an indication that the siding could be leaking onto the sheathing in places.



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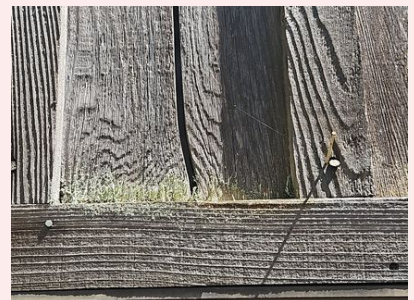
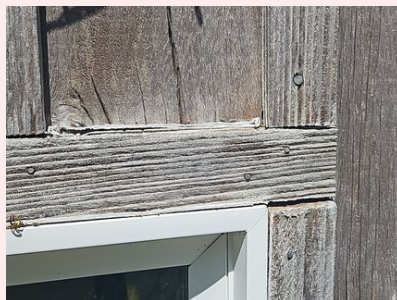
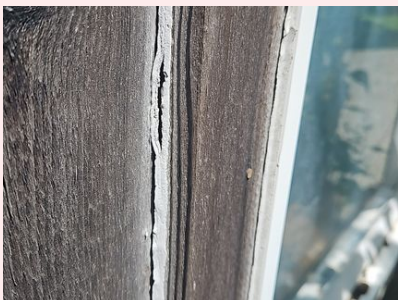
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Some of the board and baton siding is splitting on the south side of the building. This has resulted in exposed weather barrier.





Damaged siding noted at the West face of the garage



Failing a sealant noted between Windows and trim at the east side



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Water stains on the OSB sheathing beneath the electric panel are an indication that the siding could be leaking onto the sheathing in places.

Eaves

Open rafters, Tongue and groove

(E-2) Recommended Maintenance: **VENTED FLOOR CANTILEVERS**

The floor cantilever has been ventilated. Though I see this a lot, this is non-standard and could lead to cold air infiltration and even condensation and moisture problems. All roof cavities should be ventilated but not a floor cavity - this should be treated just as any other exterior wall, filled with insulation, and provided with an air barrier. Insulation should touch both sides of the air barrier: