

Carefully inspect the exterior of a home

By Buzz Currie

The last article looked at the roofing and other details of that area. This article will be looking at the walls, foundation, doors and windows, garage, porches, grading, landscaping and other remaining exterior features.

WALLS: When first approaching the house, you should take a close look at the building in total. You should note the general shape of it and whether the walls are crooked or bowed out of line. Older homes will have minor sags but larger shifts in the wall structure should be noticeable. Take a look at the brick work and check for cracks caused by settlement or water penetration and the condition of the pointing (the mortar between the bricks). Check for weep holes about every third or fourth brick on the bottom row and above wide windows and doors on newer homes.

Should the house be covered with metal or vinyl siding, you would look at the general condition of the siding material. Any loose siding presents a problem of possible wind damage. The finish may require painting or just a scrub with a hose and brush. Wood siding should be checked for sound attachment and signs of rotting. The condition of the paint or stain finish should be checked to see if scraping and repainting is required.

FOUNDATION: When looking at the exterior of the foundation, you will be checking for cracks and signs of displacement. You will also check the pointing on stone or block foundations and the parging (plaster finish coat) on poured concrete foundations. While doing your walk-around, note the condition and construction of any window's wells. They should be clear of debris and have good drainage to prevent a water build-up that could damage or overrun the basement window sills.

DOORS/WINDOWS: The general condition of the doors and windows in the home will be noticed first. Are the sashes and trim painted? Is the paint in good condition or does it require scraping and repainting? What about wood rot, cracked or missing glass? You should check for the presence and condition of storm windows, doors and screens. Check the caulking around the windows and doors. Does the door step need refinishing or replacing? These elements are not that costly to repair but do require time, effort and some expense to put them in good shape.

GARAGE: An attached garage will have some points to consider that are not involved when the

garage is separate from the house. An attached garage must be gas-proofed (sealed joints on the covering of the common house wall). The entry into the house will require a self-closing door. The door should be an external type unit and should be properly weather sealed.

EXTERIOR: Common to all garages will be the overall condition of the structure. The slope and condition of the floor should be observed. The main door opening mechanism should be checked for function and electric door openers must be safety checked to reduce the risk of serious harm to children and pets.

PORCHES AND DECKS: Porches and decks have to serve the function that they were designed for and be safe to use. They must be securely built and securely attached to the house. Safety railings should be installed where required.

WALKS AND DRIVEWAY: Walks should be functional and safe to use. Any loose or protruding stepping stones or blocks should be repaired to reduce the risk of someone tripping or falling. Driveways

House and Home

should slope away from the house where possible to reduce water flow towards the foundation. Again, the surface should be safe to walk on.

GRADING: The most common cause of damp or wet basements is poor grading around the foundation, along with rain trough downspouts that direct water right down the foundation wall. The rain trough issue was covered in the previous article. Here, we will just look at grading. The soil should slope away from the foundation about one inch per foot out to a distance of five or six feet. There should be a swale or shallow ditch along the lot line to direct water from either property from running over the adjoining lawn.

LANDSCAPING: Trees near the house should be trimmed back so that limbs don't scrape or damage the roofing or siding. Shrubs should be trimmed away from the walls for the same reason. A second problem

with overgrown shrubs may be reduced security. Bushes covering basement windows provide great protection for burglars.

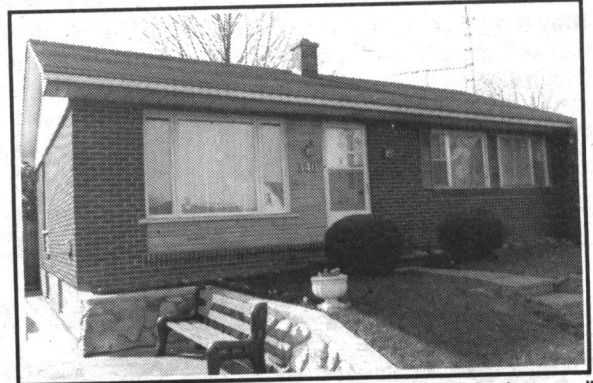
The remainder of exterior features that should be commented on would include the state of fences, the condition of retaining walls, and outbuildings such as pool sheds and tool sheds. Although these may have no direct effect on the home, they do reflect on future maintenance work and costs, and should be looked at.

When you look closely at any

home, you will usually find faults. Even new homes develop problems very early in their life. The main idea is to detect major problems that could be quite expensive to repair and take note of minor problems that can be fixed before they become major ones.

Buzz is an Associate Member of the Ontario Association of Home Inspectors and operates **House and Home Inspection Limited**. Call 877-9475 if you have any questions or suggestions for future articles.

Call the Kids!



Here is the home they have been looking for! Three bedroom, all brick, super big lot, good neighbourhood in Acton. First time offered at \$149,900. They should call now! CT93-010

Call BILL ELLIS, Associate Broker, at 877-9500 or 877-7528
CANADA TRUST REALTY INC.

OFFICE MAGIC

Stationery, Furniture,
Office & Art Supplies

265 Guelph St.
Georgetown 877-2300

INSTANT RESERVATIONS



Return Airfares from:

Vancouver	\$359.-
Calgary	\$319.-
Edmonton	\$319.-
Winnipeg	\$239.-
Halifax	\$198.-
St. Johns	\$239.-

Add Airport Tax & GST to above prices.
Flights operate from Toronto # 1

ROOS TRAVEL
873-2000



Tooth Chatter
by
ALEX TRENTON,
Denture therapist

DISCOVER YOUR DENTURE THERAPIST

Dentures are by far the most abused prosthetic aid. They are forever being mixed up with old sets, worn ill matched, broken and then stuck together incorrectly, worn in two or three pieces, flushed down toilets, lost at sea, and even eaten by dogs!

The emergence of the Denture Therapist has meant a closer and more individual concept of patient/professional relationship. With this individual attention, fewer dentures will end up in the bottom of the drawer.

For many years, Denture Therapists have been licensed to serve you DIRECTLY. We are the only profession that spends 100% of our day specializing in the fabrication of dentures. We make new dentures, clean, relines and repair old dentures, as well as counsel denture patients about various denture problems. We make everything from start to finish in our own lab that is located right on the premises. There is no "middle man" that can boost costs. We work directly with the patient, and every stage of denture construction is explained. Special attention is given to the type of teeth used, as well as the specific color and shape that's right for you. Every detail is discussed between the patient and Denture Therapist. The result is a custom cosmetic denture, that both patient and Denture Therapist are proud of.

If you have any questions regarding dentures, contact our office.

WE CARE ABOUT YOUR SMILE
A.W. Trenton D.T.,
The Denture Clinic, 18 Church Street,
Georgetown, Ont. L7G 2A5
(416) 877-2359

1/2 PRICE

FLOOR MODEL CLEAROUT

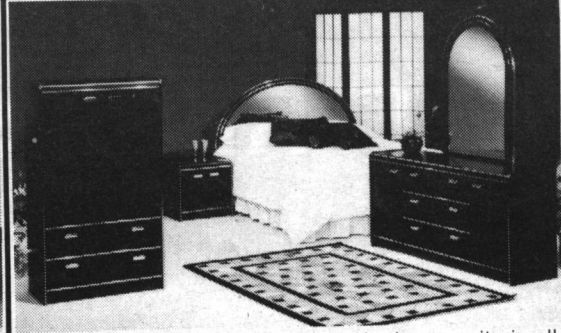
MOM SAYS WE ARE OVERSTOCKED
WE NEED TO MAKE ROOM FOR NEW STYLES ARRIVING

HELD OVER!
OPEN SUNDAY 12-4



This Canadian made living room suite features a solid hardwood frame, no sag springs and a durable nylon fabric. The wingback chair accentuates the fine styling of this suite.

SOFA, LOVESEAT & WINGBACK CHAIR
Was \$1798 **1/2 PRICE \$899** FLOOR MODEL



VALUE PLUS. This contemporary bedroom suite is all Canadian made and features roller glides on all drawers. The distinctive styling is both attractive and functional.

6 PC. **1/2 PRICE \$699** FLOOR MODEL
Was \$1399



Durable construction coupled with modern styling ensures that this set will please one and all. Your opportunity to save **BIG!**

SOFA, LOVESEAT & CHAIR
Was \$1799 **1/2 PRICE \$899** FLOOR MODEL

MANY MORE 1/2 PRICE FLOOR MODELS ARE PRICED TO SELL SHOP EARLY - QUANTITIES ARE LIMITED



STYLE AND COMFORT

This Canadian made sofa & loveseat combines a classic look with an exceptional value!

SOFA & LOVESEAT
Was \$1598 **1/2 PRICE \$799** FLOOR MODEL

COME AND VIEW OUR LEATHER GALLERY THE AREA'S LARGEST SELECTION OF CANADIAN LEATHERS - MANY MODELS ON DISPLAY IN A WIDE VARIETY OF COLOURS.

FAST DELIVERY • FREE LAYAWAYS • EASY PAYMENT PLANS • 100% SATISFACTION

WE SERVICE EVERYTHING WE SELL

ONTARIO CHESTERFIELD WHOLESALERS
725 MAIN ST. E. MILTON
(ACROSS FROM COPELAND LUMBER)
876-4488

MON. - THURS. 10-6
FRIDAY 10-9
SATURDAY 10-6
SUNDAY 12-4

• ERIE ST. STRATFORD (519) 271-4488 3 LOCATIONS TO SERVE YOU • GUELPH AUTO MALL (519) 763-4477

Ginny's DIAPER SERVICE

Only \$12.95 per week
Keeps your Little One happy in 100% Cotton professionally cleaned Diapers, picked up and delivered twice per week!

We also carry Nikky Pants, breast feeding aids, toilet training pants, etc.

Call for more information:
877-0950