



TIPS FOR PREVENTING EXPENSIVE WARRANTY CLAIMS

National Home Warranty would like to bring the following issues to your attention with the intention of assisting you in avoiding costly claims. As you are aware, water ingress through a building envelope is a 5-year warrantable item. Keeping that in mind, we have detailed a number of envelope and other construction errors that we have witnessed during inspections and would like to bring them to your attention.

Reference detail drawings are available (for free) on our website that detail many of the issues that follow. Please refer to the RAINSCREEN details under the BC New Builder Program Section. The details for a building envelope are similar regardless of the rainscreen component.

If you have questions please contact your National inspector or myself at e-mail below.

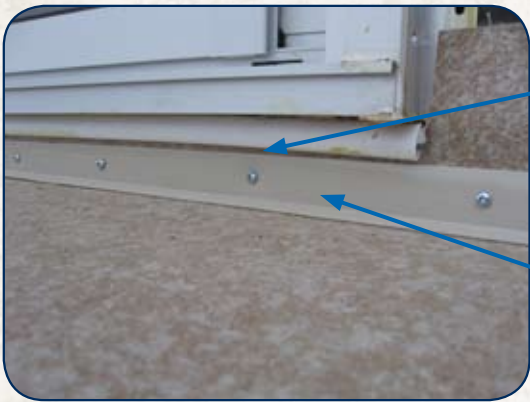
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Building paper should overlap the deck membrane.

The metal strip placed into deck to wall connections is unnecessary and the screws puncture the vinyl membrane allowing a potential leak every few inches.

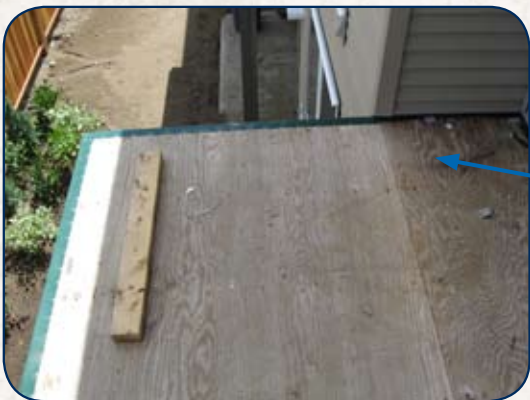
Good deck side to wall connection.



The vinyl membrane should wrap up and into the rough opening of the door sill. The door sill then sealed to the membrane. As decks are now roofs under the BC Building Code therefore the vinyl membrane should run up the wall a minimum of 6" behind the cladding and under the wall paper. The door sill should be 6" above finished deck / patio heights. This requires lowering the deck or raising the door. We allow a relaxation of this to 3" - 4" for roofed over decks and entrances. A 2' overhang is not considered roofed over.



Vinyl membrane connections should be welded and not just a caulked connection.



Deck membranes must be completed before paper and siding are applied to allow membranes to go up under the cladding. Also required to ensure correct deck side to wall connection details.



Nails penetrating deck membrane are unacceptable and must be repaired.



Deck edge to wall connections to be applied as per details proved in our drawings on our website under "Rainscreen details". Caulked connections such as this are not acceptable.



Deck railings that are top mounted with screws through the deck membrane will fail over time requiring replacement of decking and membrane. Recommend side mounted railings. Mandatory on multi-family projects.



All penetrations need to be sealed with peel & stick or EPDM membranes and correctly lapped into the papering layers. Includes all ducts, electrical boxes, pipes and wires, windows, and doors.

Window should have been installed on starter paper and a peel and stick sill. (See our drawings for details).

Caulk all vertical cladding edges to concrete.



Peel and stick and or EPDM membrane, and paper should be applied behind and around power boxes and conduits to ensure continuous lapping and layering of paper and a water tight seal.



Paper should be continuous behind j-bead, stonework, and deck below.

Joint between vertical j-bead and stonework should be caulked to prevent water egress.



Paper should be continuous behind decking headers and lap over the wall paper below the deck, when a planked drip deck is installed.

This paper should be protected by a wide band of metal flashing that laps over the wall cladding below the deck.



Similar to deck photo above, the paper should be continuous behind the stair stringers and protected by a wide band of metal flashing that laps over the paper and cladding below the stringers.



The paper should continue under the deck, be protected with metal flashing, and overlap the paper and cladding that should be installed around this window.

Window should have been installed on starter paper and a peel and stick sill. (See our drawings for details).

Window must be finished with proper cladding or trim. The vertical sides of the trim to be caulked to the concrete.



The connection of this deck and the corner of the building need complete reworking to prevent water from penetrating the wall cavity.



The roof flashing on this home should have starter paper under it. Metal flashing should not be on bare wood.



Sliding door should have been installed on starter paper and a peel and stick sill. (See our drawings for details).



Paper should extend to below wood framing.

This proposed concrete pad should not be against bare wood. As proposed the stripping of the form work that abuts the wall may damage the siding.



The vinyl siding should be continuous behind this conduit or box cladding out and around the conduit.



The use of screws through the vinyl siding is not to manufacturer's installation specifications. Use a snap lock punch to lock in the last row of vinyl siding.



Due to incorrect installation this top row of siding is falling off. Use a snap lock punch to lock in the last row of vinyl siding.



This flashing should have an end dam on it. The flashing should also have a vertical leg dropping a minimum of 10mm down over the front of the cladding below it (the stone).

If the stone facing had a 6% or more sloped stone sill, then the sloped flashing could run onto that and would not be required to hang down over the front of the stone.

The vertical joint between the vinyl siding and stone needs caulking.



This flashing requires a minimum slope of 6% and because there is no sloped stone sill the flashing must have a vertical leg hanging down over the stone a minimum of 10mm.

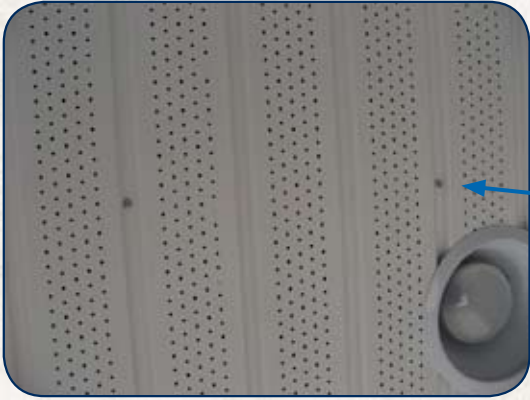


Using a starter strip or a perforated j-bead is required at the bottom of a vinyl wall.

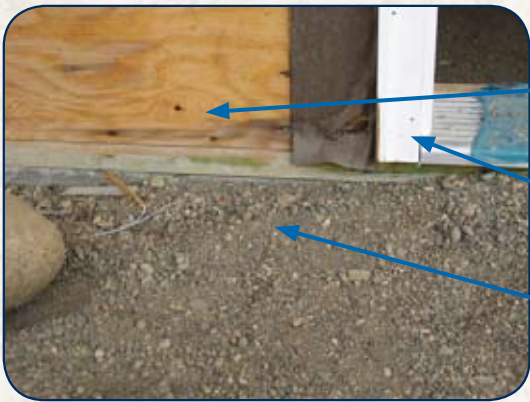
Here a non-perforated j-bead causes water leaking from a hose bib to carry horizontally to the right and put water into a door sill opening.



Vinyl siding must be kept 2" from the finished roofing.



Fastening screws for soffitting should not be visible.



Wood framing should be minimum 8" above finished grade.

This door's rough opening needs correct detailing to prevent water penetration. (See our drawings for details).

The grade level here requires lowering.



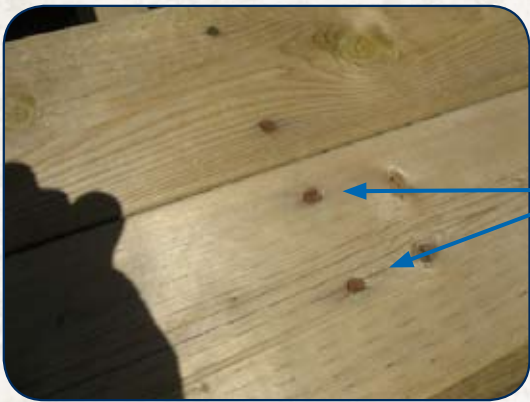
This proposed concrete staircase cannot be poured against bare wood. Paper, peel & stick waterproof membrane and metal flashing, correctly lapped into paper and cladding above and below are required.



This post cannot be buried in concrete as proposed.



Wood that is within 8" of the ground must be treated.
This wood is not.



Only fasteners rated for use with ACQ lumber can be used with ACQ lumber. These nails are already rusted and the home is not finished yet.



All roof cap flashing nails need to be sealed with caulking.



This patio door is too low to the deck.

The door needs removing to allow the deck membrane to be correctly detailed around the opening.



Windows need to be sealed to continue air barrier. Use rod and caulk to seal window frame to wood framing / paper that is wrapped around into the rough opening.

Caulk around entire perimeter of inside of window including across the bottom to provide a back dam for the peel and stick wrapped on the rough opening sill.



This window flashing does not meet code. Install correct window flashings. Flashing requires an end dam and a 10mm vertical leg offset 5mm from the window. (See our drawings for details or the BC Building Code 2006.)



Parapet walls needs correct detailing to prevent water egress. This wall needs reworking.



To ensure high efficiency furnaces operate to their full potential run intake air ducts directly from the home's exterior and not the utility room.