

The CHRONICLES Newsletter

May 31, 2005

Volume 3 – Issue 10

Subscription: 1,750



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1. www.rae-tech.net CORRECTION

Robert Eyford, Rae-Tech Investigations Ltd.

Well it seems that my associate goofed again. Maybe it is time to retire him. Our correct website address is www.rae-tech.net and not what was published in the last edition. Please come and visit our site soon.

2. BALCONIES

Ron Wilkes, Integral Property Loss Consultants

There are two construction styles of open balconies found in the Lower Mainland that are designed to control the flow and direction of rain water.

Controlled Flow balconies allow water to accumulate with high volumes of water accumulating on the deck surface awaiting run off. If the port holes are clogged with debris or the volume of water is dense enough then the puddles will become ponds and can rise in depth in inches.

If the water rises high enough it can deteriorate and penetrate the deck coating

caulking running in behind the moisture barrier and breaching the building envelope. One of the weakest points is where there is an entry door or patio door sill that is either at deck level or has only a single bottom framing plate beneath it.

Free Flow are balconies that have an open front under the railing to allow any accumulation of water to escape immediately. The floor must slope from towards the railings in order for this design to function correctly.



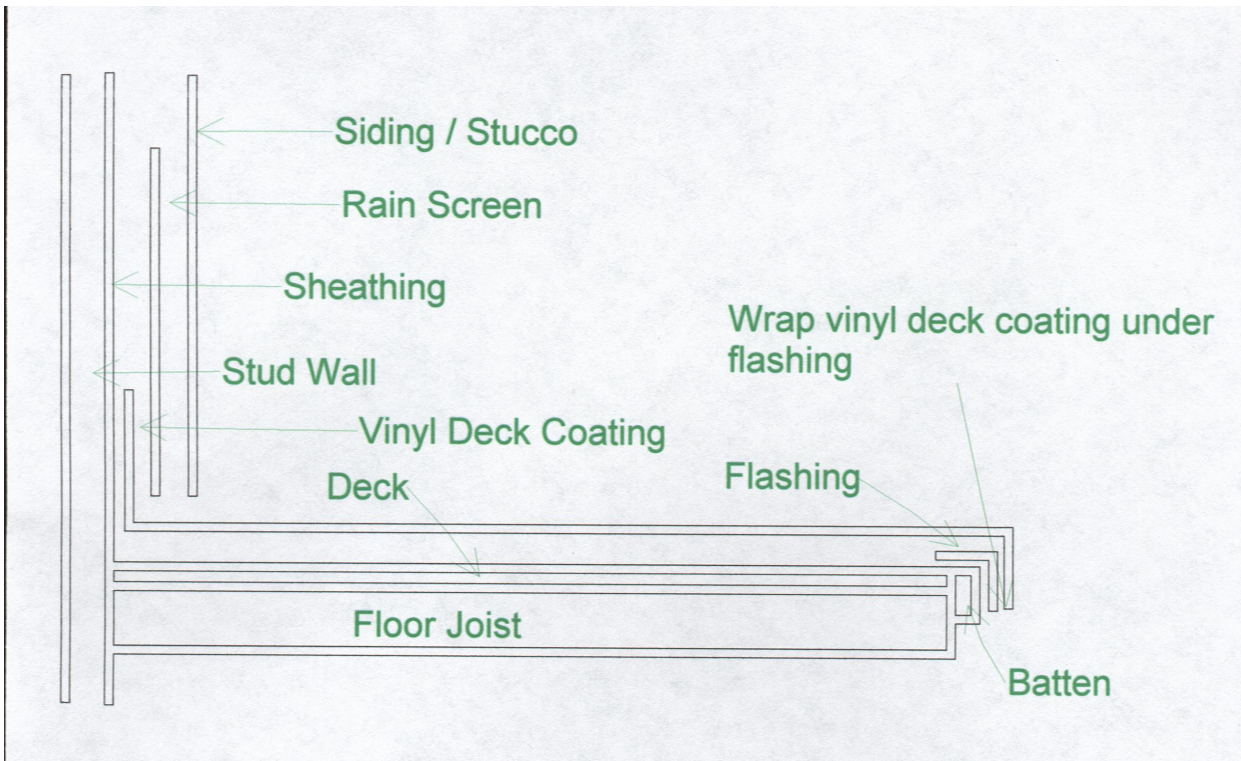
Free Flow which allows the water to run off freely to any open side. In this case the water runs off towards the front.



Controlled Flow which controls the run off to man made drains in floor or port holes (in this case).

It is also quite common to find that deck covering was install incorrectly and not up the walls high enough or installed after the siding or stucco was installed. The covering is then caulked at the joint where it meets the siding or stucco. We recommend that any retrofit of the balcony construction should have the following procedures followed:

1. All doors should be double plated.
2. Deck coating should be installed before the siding is attached
3. Rain shield should run up the wall at least 2 feet after the vinyl deck coating is installed but before the siding or stucco is applied.
4. Both the vinyl deck coating and the rain shield should be wrapped over the bottom double plate before the entry door or patio door is installed.
5. A batten should be installed at the run off edge of the deck to allow the water to clear the wall.
6. The deck should be floated to ascertain correct run off of water from the walls or if the joists are exposed then sister declining sleepers to the floor joists.



3. BUILDING ENVELOPE

Ron Wilkes, Integral Property Loss Consultants

It is very common for the building envelope to be breached by water but it usually results in a simple repair. The resulting damage can be more extensive.

The signs can be:

- Missing Shingles
- Discoloration of Stucco
- Curling of Deck Coating
- Wet and Stained Walls
- Puddles on Floors
- Missing or Loose Flashing
- Discoloration of Siding
- Wet and Stained Ceilings
- Wet and Stained Carpets
- Settlement to Doors and Windows
- Cracking to Ceilings, Walls and Floors

The cause can be any of the following:

- Poor Design
- Explosion
- Vandalism
- Wear and Tear
- Settlement
- Fire
- Hail
- Fallen Object
- Wind
- Faulty Workmanship
- Vibration
- Impact
- Freezing

In each case where water damage has occurred throughout the building we research and survey the following more serious water problems for:

- Building Abstract & History
- Age of Building

- Maintenance of Building
- Roof Drainage
- Flashing and Caps
- Soffits and Fascia
- Ventilation
- Windows and Doors
- Deck Coating
- Sidewalks and Driveways
- Weeping Tiles
- Roofing Material
- Chaise Construction
- Overhangs
- Down spouts
- Siding or Stucco
- Balcony Design
- Landscaping Beds
- Foundations
- Trees and Shrubs

Our objective is to find the point of entry and correct the cause before repairing the damage. Once this has been accomplished then exploratory demolition and removal of materials may be necessary to determine the exact extent of the damage. It is very common for new building contractors or agencies to remove and replace beyond what is necessary to repair the damage. It is very expensive to rectify water damage but the repair costs can be controlled. With major damage exploratory demolition should be completed to determine the extent and amount of damage involved.

The majority of water damage is caused by entry from the outside. The areas that we inspect while completing exploratory demolition to find the cause are:

FOUNDATION: Weeping Tile - Services Entry - Waterproofing

FRAMING: Insulation - Rough In - Vapor Barrier - Door/Windows

EXTERIOR: Insulation - Flashing/Vents - Skylights - Roof Finish - Wall Finish - Gutter/Pipes - Painting/Caulking

LANDSCAPING: Beds

4. CHIMNEY B VENTS

Ron Wilkes, Integral Property Loss Consultants

In subdivisions where there are bird and squirrel habitats, it is quite common for them to enter gas fired chimney B Vents to seek warmth in colder weather. They will travel down the vent to the furnace area and block the vent by building nests. This is usually done in early fall. They can cause considerable damage to the furnace.

In these areas it is recommended that the existing chimney cap be replaced with a slotted metal cap which prevents the birds and squirrels from entering. Screen wire would not be acceptable because it can not stand the high temperature. The screen would melt with the heat, and not only defeat the purpose for which it was placed there but it would as well obstruct the chimney should it require cleaning. The National Building Code to which British Columbia now subscribes does not allow screen caps.

These caps should be replaced by a qualified licensed tradesman.

5. CONCEPTS OF VALUE

Ron Wilkes, Integral Property Loss Consultants

“Value” has many classifications and meanings for various appraisal purposes. In any kind of appraisal work, it is necessary to know which value is being sought. There are two methods of determining value.

There is the Comparison Method which will compare the recent sales of properties of like kind and quality in the general region of the existing property being assessed for current value. This method is usually completed by an accredited real estate appraiser.

There is the Book Method which will assess the property to reconstruct it for its current value. The Marshall and Swift Method is designed to produce the Replacement Cost Value of the property using this method. This method is usually completed by an accredited construction appraiser current with the construction industry.

APPROACHES TO VALUE

There are three main approaches to value: Cost Approach, Market Approach, and Income Approach. The Market Approach is the most common and, in almost all cases, is the method of choice used by general appraisal firms. To obtain a Cost Approach or an Income Approach, usually a specialty appraisal firm that specializes in either method must be sought out. There are three approaches to Replacement Value.

The Cost Approach is used to determine the actual updated costs of structures, which is commonly referred to as the reproduction cost. The reproduction cost of a building is the total cost of construction required to replace the subject building with an exact replica in all salient characteristics or components. With newer structures, the terms “reproduction” or “replacement” will be somewhat synonymous, while with older structures, a reproduction approach endeavors to replace with like kind where possible. In the case of totally obsolete or unavailable components, a true reproduction in its strictest sense may not always be possible or desirable. This method is used to determine the construction value on the same site.

The Market Approach is used to determine the actual updated costs of structures. The replacement cost of a building is the total cost of construction required to replace the subject building with a substitute of like or equal utility using current standards of materials and design. These costs include labor, materials, supervision, contractors’ profit and overhead, architects’ plans and specifications, sales taxes and insurance. This method is used to determine the sale value.

PRINCIPAL OF SUBSTITUTION - An economic principle stating that the price of a commodity tends to be no higher than the price of a substitute having equal utility, available without undue delay. This is the basis of the Replacement Cost approach to value, where the costs are obtained directly from the construction market.

The Income Approach is used to determine the income value of the remaining life expectancy of the building. Once the life expectancy is reached by age, use, size, bylaws, etc., then a fixed value remains applicable to the building provided that the building is not derelict or abandoned. This method is used to determine the income value or conversion of use value.

6. WE LEAVE YOU WITH THIS THOUGHT

“Never ask your child what he wants for dinner unless he’s buying.”

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