

Building Exterior Inspection Guide

When and Why to Inspect

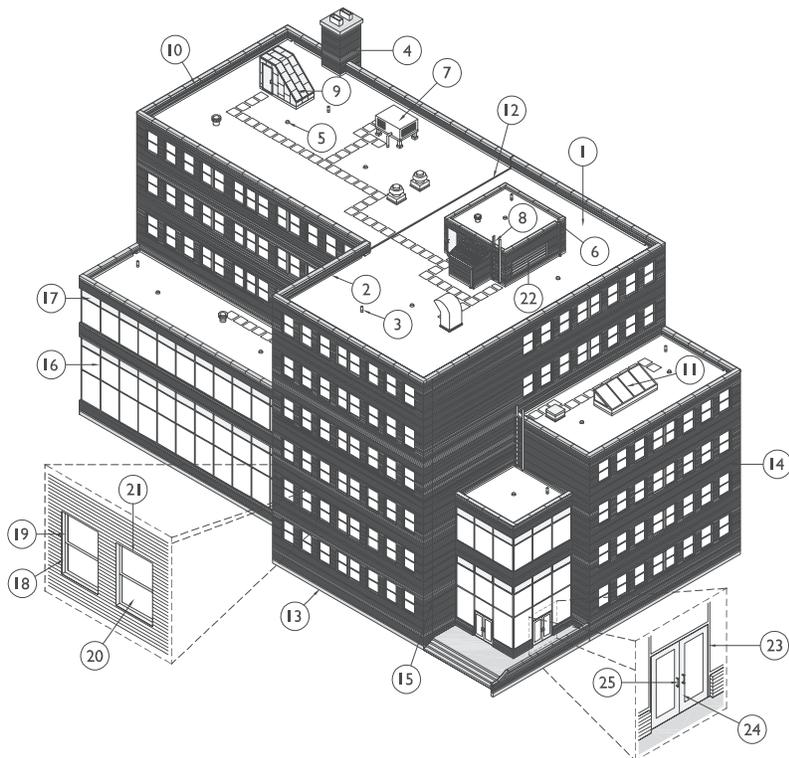
At least twice annually, it's important to conduct a thorough inspection of the building enclosure to identify signs of deterioration or failure. By correcting minor problems before they become major ones, the prudent building owner or facility manager can extend the lifespan of building components and avoid major capital expenditures. Regular inspection can also identify materials approaching the end of their service life, so that replacement can be scheduled and budgeted in advance. Otherwise, building systems will fail without warning, requiring rushed and, often, unsatisfactory emergency repair.

The Big Deal about Small Repairs

The building enclosure is made up of many components that work in concert to keep the building watertight and secure. If any one of these systems becomes compromised, inter-related building elements are at risk for failure—and costly repair. For instance, what may appear an insignificant open joint at a parapet cap can allow a surprising amount of water to enter the wall. As this water migrates down through the building facade, it rusts steel framing, soaks insulation, and displaces wall surfacing. The water also works its way under the roof membrane, leading to energy loss and leaks. While repair of cap joints is relatively simple, rehabilitating water-damaged roof and wall systems is anything but.

How to Use this Guide

Because the risks of deferred repair work carry a hefty price tag, it's worth investing a few hours on a regular basis to look for signs of trouble. This guide is intended not as an exhaustive list of all possible points of wear, but rather as an overview of typical building systems and common problems. Use the checklists to keep written records of observations, so as to prioritize repairs and anticipate major replacements. Should any concerns arise, diligent record-keeping can assist a design professional in pinpointing the source of the problem and recommending an appropriate rehabilitation strategy.



Roofs

- 1. Membrane
- 2. Flashing
- 3. Vent
- 4. Chimney
- 5. Drain
- 6. Scupper
- 7. Rooftop equipment
- 8. Ladder
- 9. Penthouse / bulkhead
- 10. Parapet wall
- 11. Skylight
- 12. Expansion joint

Facades

- 13. Foundation wall
- 14. Masonry
- 15. Sealant
- 16. Curtain wall mullions
- 17. Spandrels

Windows

- 18. Frame
- 19. Sash
- 20. Glazing
- 21. Wall openings
- 22. Louvers

Doors

- 23. Frame
- 24. Door
- 25. Latch

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Building Exterior Inspection Checklist

Building: _____ Inspector: _____ Date: _____

Check all that apply and describe any observed deficiencies. Attach additional documentation and photographs as needed.

ROOFS							
Repairs/modifications since last inspection		Description					
Leaks observed or reported							
Major damage							
GENERAL CONDITIONS							
Flashings		Penetrations		Drainage		Accessories	
Splits / cracks		Waterproofing damage		Ponded water		Broken snow guards	
Open seams		Leaks		Clogged drains		Bent lightning rods	
Deformation		Faulty vents / hatches		Loose gutters		Loose railings	
Punctures		Missing flashing		Ice dams		Equipment damage	
Description							
LOW-SLOPE ASSEMBLIES							
Built-up e.g. MBR, BUR		Location	Size	Type	Manufacturer	Year	Warranty
Blisters		Description					
Ridges							
Cracks							
Aligating							
Single-ply e.g. EPDM, TPO, PVC		Location	Size	Type	Manufacturer	Year	Warranty
Splits		Description					
Wrinkles							
Open seams							
Punctures							
Fluid-applied e.g. asphaltic, acrylic, epoxy		Location	Size	Type	Manufacturer	Year	Warranty
Bubbles		Description					
Thin coverage							
Pinholes							
Poor adhesion							
STEEP-SLOPE ASSEMBLIES							
Metal e.g. batten, standing seam		Location	Size	Type	Manufacturer	Year	Warranty
Open seams		Description					
Rust							
Dents / physical damage							
Missing fasteners							
Shingle e.g. slate, terra cotta, asphaltic		Location	Size	Type	Manufacturer	Year	Warranty
Cracks / breaks		Description					
Misalignment							
Missing shingles							
Worn peaks / valleys							

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FACADES							
<input type="checkbox"/>	Repairs/modifications since last inspection	Description					
<input type="checkbox"/>	Leaks observed or reported						
<input type="checkbox"/>	Major damage						
GENERAL CONDITIONS							
Structural	Coatings	Surface	Intersections				
<input type="checkbox"/>	Leaning / bowing	<input type="checkbox"/>	Peeling / blistering	<input type="checkbox"/>	Dirt / stains	<input type="checkbox"/>	Coping displacement
<input type="checkbox"/>	Foundation damage	<input type="checkbox"/>	Substrate damage	<input type="checkbox"/>	Mineral deposits	<input type="checkbox"/>	Expansion joint damage
<input type="checkbox"/>	Cracks at corners	<input type="checkbox"/>	Failed patch	<input type="checkbox"/>	Bird excrement	<input type="checkbox"/>	Worn flashings
<input type="checkbox"/>	Insecure elements	<input type="checkbox"/>	Trapped moisture	<input type="checkbox"/>	Vandalism	<input type="checkbox"/>	Sealant joint failure
Description							
MATERIAL-SPECIFIC CONDITIONS							
Masonry <i>e.g. brick, stone</i>	Location	Type	Manufacturer	Year			
<input type="checkbox"/>	Efflorescence	Description					
<input type="checkbox"/>	Cracks / spalls						
<input type="checkbox"/>	Mortar deterioration						
<input type="checkbox"/>	Movement / displacement						
<input type="checkbox"/>	Vegetative growth						
Concrete <i>e.g. cast-in-place, pre-cast</i>	Location	Type	Manufacturer	Year			
<input type="checkbox"/>	Corroded rebar / spalls	Description					
<input type="checkbox"/>	Cracks						
<input type="checkbox"/>	Rust stains						
<input type="checkbox"/>	Displacement						
Glass curtain wall <i>e.g. vision and spandrel panels</i>	Location	Type	Manufacturer	Year			
<input type="checkbox"/>	Buckling / bulging	Description					
<input type="checkbox"/>	Loose gaskets						
<input type="checkbox"/>	Corrosion						
<input type="checkbox"/>	Loose stops / beads						
<input type="checkbox"/>	Condensation						
Thin stone veneer <i>e.g. marble, granite</i>	Location	Type	Manufacturer	Year			
<input type="checkbox"/>	Displacement	Description					
<input type="checkbox"/>	Cracks						
<input type="checkbox"/>	Loose anchors						
Other <i>e.g. EIFS, stucco, metal</i>	Location	Type	Manufacturer	Year			
<input type="checkbox"/>	Surface defects	Description					
<input type="checkbox"/>	Loose fasteners						

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WINDOWS						
	Repairs/modifications since last inspection	Description				
	Leaks observed or reported					
	Major damage					
WINDOW TYPES						
Operability	General Location	Quantity	Material	Manufacturer	Year	Warranty
Fixed						
Single- or double-hung						
Sliding						
Awning or hopper						
Casement						
COMMON PROBLEM AREAS						
Frame		Sash		Glazing		
	Failed sealant		Weatherstrip damage		Condensation	
	Rust or rot		Broken hardware		Cracks / breaks	
	Missing fasteners		Incomplete closure		Defective seals	
Description						

DOORS						
	Repairs/modifications since last inspection	Description				
	Leaks observed or reported					
	Major damage					
DOOR TYPES						
Function	General Location	Quantity	Material	Manufacturer	Year	Warranty
Main entrance						
Secondary entrances						
Service doors						
Roof / bulkhead doors						
COMMON PROBLEM AREAS						
Frame		Door		Hardware		
	Failed sealant		Racked / warped		Latch / lock faulty	
	Corrosion		Impact damage		Weatherstrip damage	
	Threshold damage		Incomplete closure		Broken or worn hinges	
Description						