



Know Your Home

Bruce Pomeroy

Water damaged homes: Considerations for the potential purchaser.

You have found the perfect home and are ready to place an offer. You have heard the "Buyer Beware!" message and understand the importance of having a home inspection completed. You complete your due diligence. In taking a close look at the house, the home inspector suspects water damage is present, but has no clear idea of the extent or potential costs. The decision to move forward with the transaction is at your discretion. What more should you consider and what are the next steps?

Hiring a qualified building envelope specialist can be the key to moving a transaction forward. A building envelope inspection and assessment clarifies the situation for buyer and seller alike. The report identifies existing and potential problem areas illustrated with photos, specifies the repairs that are needed, and provides an informed estimate of the costs involved.

Negotiations of price adjustments and decisions about the removal of subjects can be made with all parties in possession of the facts, not under a cloud of guesswork and uncertainty. Given the financial commitment involved in buying a home, securing the input of a qualified building envelope specialist is money well spent, and the subsequent peace of mind goes well beyond financial considerations.

By the time a water ingress problem is discovered, damage has already occurred and repairs are necessary. The visible signs to look for include:

- stained, cracked, or swollen stucco and siding at building joints, windows, and balconies
- mould, fungi, or wood rot
- cracked or missing caulking
- soft, spongy, or delaminating balcony membranes
- windows that are wet on the inside
- water flowing down the sides of the home
- water staining on inside walls, ceilings, or through foundation walls
- gaps anywhere in exterior walls allowing water penetration
- damp, musty smells inside the home

Bruce Pomeroy is the President of PCM Pomeroy Construction & Maintenance, a company specializing in building envelope inspection, maintenance, repairs, and full-scale home and building remediation.

