

A: Pre-project conditions



Fig. 1: Picture of the house circa 2005



Fig. 2: Picture from HDCP circa 2019

Changes that have occurred between 2005 and 2009:

- Central entrance has been removed
- Guard rails on porches have been modified
- Facia and rain gutters have been installed
- Wooden porch replaced with composite decking

B: Building Envelope condition prior to project

B.1 Stucco panels



Fig. 3: Stucco substrate is crumbling and separating from rusty support wire mesh. Impossible to remove stucco panels without damaging them.

B: Building Envelope condition prior to project

B.2 Battens



Fig. 4 and Fig. 5: Battens have started popping out form the stucco panels. An attempt was made to reset the battens in place unsuccessfully. This is a sign that the stucco panel assembly was no longer secure and safe.

B: Building Envelope condition prior to project

B.3 Condition of sub-structure boards



Fig. 6 and Fig. 7: Exposed boards after stucco panels were removed

- Darkened boards indicate that stucco panels were no longer waterproof and not protective of the sub-structure of the house which will lead to accelerated deterioration of the boards.
- Many of the sub-structure boards were loose and had to be renailed – whole exterior wall assembly was no longer safe

B: Building Envelope condition prior to project

B.4 Covered window lintel and use of aluminum on fascia



Fig. 8 and Fig. 9: Front of house – upper fascia and decorative trim above 2nd floor windows: Photo shows that fascia was covered with aluminum. Rain gutter was also installed. Water penetration is evident. Long term concern is water damaged wood will attract infestation of insects such as carpenter ants.

B: Building Envelope condition prior to project

B.5 Crown Mouldings



Fig. 10 and Fig. 11: Crown mouldings have deteriorated pass point of repair. Aluminum caps on the end of the crown mouldings are visible in both photos

B: Building Envelope condition prior to project

B.6 Flashing was not part of building practices back in 1920's



Fig. 12 and Fig. 13: As flashing was not used in original construction, crown mouldings and boards were subject to rot over the years leaving gaps where squirrels, birds and wasps were able to enter and nest

B: Building Envelope condition prior to project

B.7 Insulation



Lack of proper insulation as well as no insulation at all in some areas around the windows of the 3rd floor

Fig. 14: Inadequate insulation at all windows

B: Building Envelope condition prior to project

B.8 Water damage in beams below 2nd floor balcony



Fig. 15: Underside and inside vertical side of beam under 2nd floor balcony looking out away from the house. Paint and caulking are lifting in some areas due to water infiltration from above. Area has not been opened yet for inspection.

B: Building Envelope condition prior to project

B.9 Ice damage to eavestroughs



Fig. 16: Eavestroughs damaged from ice sliding down from above

C. Before and After Pictures

C1: Back of home



Fig. 17: Before. Asphalt shingles used on dormer



Fig. 18: After – Consistent and uniform appearance

C. Before and After Pictures

C2: East side of house



Fig.19: Before



Fig. 20: After

D. Garage door



Fig. 21. Garage doors were replaced by then owner in the 1990's as original doors were finished. Doors swing sideways and cannot be opened during the winter months due to frost heave of the driveway in front of the garage. Doors were cut 2 inches last year to attempt to correct issue, but another 2 inches would need to be cut from the bottom so that they could swing open properly.