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# June, 2011

## Maintenance Reminder Newsletter

Topics this month are:

1. Double Lugging.
2. Exterior Painting
3. Siding Repair

**Taking care of your house makes sense,  
“Because it’s where you live”**

Most of my business comes from referrals. I appreciate your sharing my name with anyone you know that might also be buying a house. Feedback to your Realtor about your inspection, report, and this newsletter will be appreciated.

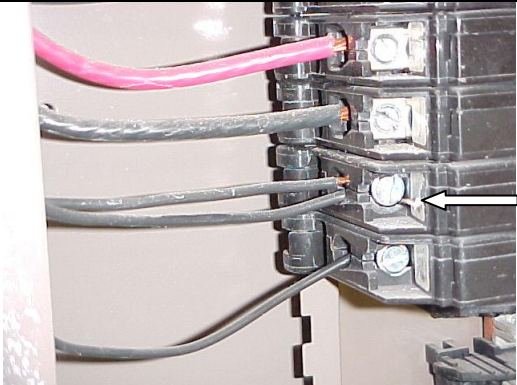

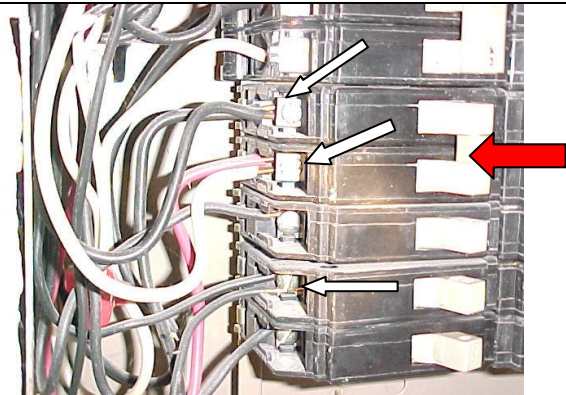
Steve Bauer

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# June, 2011

## DOUBLE LUGGING

Many of you had Double Lugging in the electrical panel of the house you bought. Simply, Double Lugging means that there are two wires connected to one screw in one breaker.

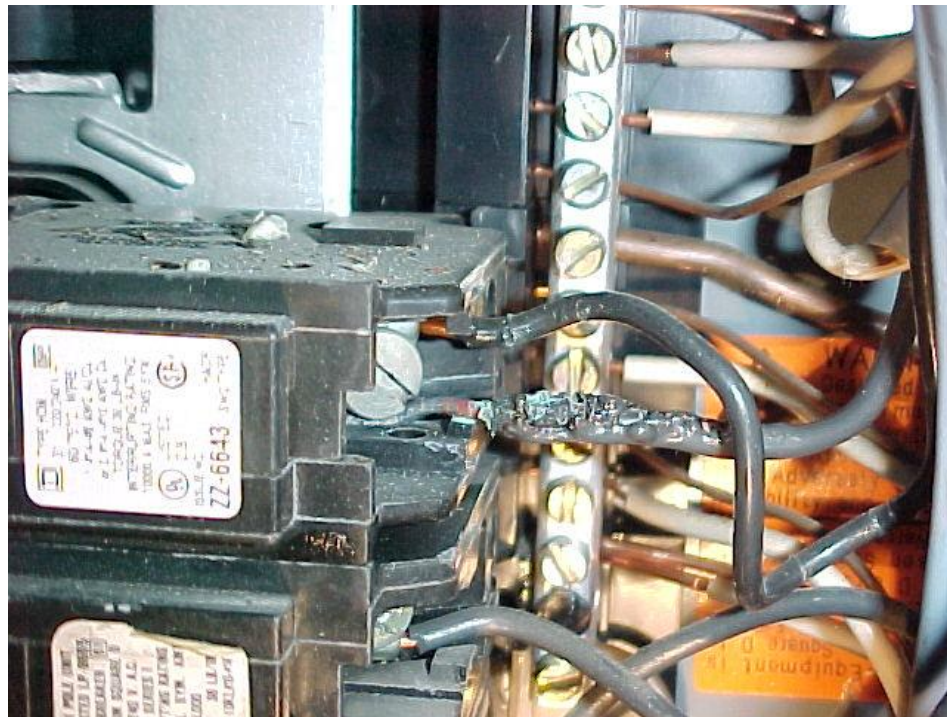
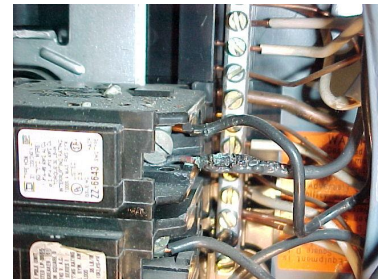
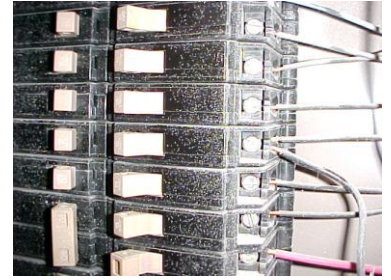
|  |  |
|--|--|
| <p>Double lugging</p>  |    |
| <p>Two breakers double lugged in one panel</p>                       |   |
| <p>220 v breaker double lugged and a 110v breaker double lugged.</p> |  |

## Double Lugging

“Double lugging” is a common electrical defect. “Double Lugging” is the connection of two circuit wires to one breaker in the Main Electrical Panel. The reason this is unsafe is because when two wires are secured under one screw, one of the wires might be loose. Often, I find a 12 ga. wire and a 14 ga. wire double lugged to a single breaker. The screw might tighten down on the 12 ga. (larger) wire, but not the smaller 14 ga. Wire.

If the 14 ga. Wire is loose, it can arc and cause a spark and start a fire. Also, if the connection is poor, the flow of electricity will cause the wire to heat excessively and could start a fire. The photo at the right shows such a condition. The loose connection, seen at an inspection, at one time heated the wire so much that it melted the plastic insulation on the wire. These people were lucky.

Some people are not so lucky. They are the ones you read about in the newspaper, where a family is homeless or worse because their house burned down. The cause of the fire is listed as an electrical malfunction. Almost all electrical fires are caused by “poor connections”. This is only one source of a poor connection, but a common one.



If you had Double Lugging listed as a defect in your inspection report, I think it is essential that you have it repaired. If you don't have the same conditions as I show above, you should still get it fixed. If your wire connections are both tight, I still think you should get it fixed. If your panel is full with no room for an additional (or more) breaker, I still think you should get it fixed. There are many ways to remedy this, even if the panel is full.

Double lugging is a Major defect because it is a Safety defect. Hopefully it was corrected by the seller before you closed. If not, you should see to it now. Call an electrician if you do not feel comfortable doing it yourself.

Protect your house and your property and your family.

# June, 2011

## Siding Repair

|                          |  |
|--------------------------|--|
| <b>SITUATION</b>         | Damage to the bottom edge of the siding from soil-to-wood contact, lawn equipment, or moisture.  |
| <b>POSSIBLE CAUSES</b>   | <ol style="list-style-type: none"><li>1. Soil-to-wood contact</li><li>2. Lawn equipment (lawnmowers or string trimmers)</li><li>3. Moisture from some source.</li></ol>  |
| <b>POTENTIAL IMPACTS</b> | The damaged siding looks bad, can spread and damaged additional siding, and can allow water penetration.   |
| <b>SOLUTION</b>          | If the damage is confined to the bottom edge of the siding, often, the best solution is to cut off the bottom edge with the damage and replace it with a piece of cedar installed horizontally as shown below.   |
| <b>COMMENTS</b>          | <ul style="list-style-type: none"><li>• Most of the time, this repair is a better than replacing the entire piece of siding because, when the entire piece of siding is replaced many more joints and seals are broken that might not be sealed as well as they were when the house was built. Also, if the damage occurred to the original siding, the new siding might be expected to be damaged in the future.</li><li>• The trim repair is less work, less expensive, and with a piece of real wood close to the grade around the house, less subject to damage from moisture and contact.</li></ul> |

Typical damage to plywood siding from soil-to-wood contact.

The same or worse damage can occur on the composition siding used in most new houses today.



Bottom edge of siding that has been repaired with a piece of trim.

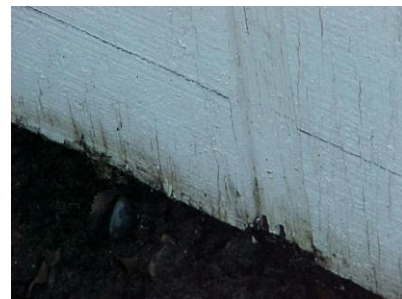


## Repair Sequence

Soil to wood contact has caused damage to bottom of Siding.



Remove soil to wood contact and mark a line 3 1/2" above the bottom edge for 1x4 trim or 5 1/2" for 1x6 or 2x6 trim.



Set a Guide 1 1/2" below the mark to guide the circular saw.



Set the circular saw to cut a depth of 1/2" (the thickness of the siding panels) and cut the length of the siding.



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Remove the damaged bottom edge of the siding and install the Z-bar flashing. It will slide up between the siding and the sheathing. It does not need to be secured.



Install the trim board with deck screws into the sill plate and caulk and paint as required.

When using cedar, it is best to prime ALL sides of the cedar with an oil based primer before installing.



This photo shows new construction with a pressure treated board on the bottom, the Z flashing behind the composition siding and over the pressure treated “trim” board.



This method will work to repair both the lap siding and the 4 x 8 sheet paneling siding, when the bottom edge is damaged.

There are several advantages to this repair method for the damaged composition siding.

- It does not involve removing full sheets of siding, thus breaking the caulking seals at the edges, windows, and other trim. You only have to remove the damaged bottom.
- There is less material involved, because only the bottom is replaced. Also less labor.
- Most important, the bottom edge is now pressure treated wood or cedar wood, and should not ever rot or have any of the other problems the comp. siding has near the soil and moisture. Replacing the damaged siding with more composition siding will probably result in another failure in the future.
- It looks good. Some houses are even built this way from the beginning.
- You don't have to go all the way around the house with this repair if the damage is only on certain sides, however, it will look better if the entire perimeter is trimmed this way. Probably all of the bottom edges will need this eventually, but you can start with the damaged areas and later finish the balance.