

BAUER INSPECTION & CONSULTING SERVICES

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September, 2011

In the past, I have made recommendations to many of you for various services at your new house.

Specifically, I am UN-RECOMMENDING several of these services.

I no longer recommend the

Electrical contractor,
Gutter contractor, or
Insulation contractor

that I have recommended in the past.

I am trying to find new companies that will meet my standards and provide professional honest service, and will let you know when I have these new names.

A handwritten signature in cursive script that reads "S L Bauer".

Stephen L. Bauer
Licensed Professional Real Estate Inspector
Kansas Home Inspection Board 0110 0016
Texas Real Estate Commission 392
Kansas Commercial Pesticide Applicator 13112
Kansas Radon Measurement Technician KS-MS-0125
InterNACHI Certified Professional Inspector 10111808



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September, 2011 Maintenance Reminder Newsletter

This month's issue deals with the problem of "Soil To Wood contact".

Siding is often damaged by moisture because of close proximity between the siding and the soil. The problem also occurs when there is mulch, rock, and even vegetation around the bottom edge of the siding.

My recommendations for dealing with these issues can also prevent damage to the siding from lawn equipment.

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.

A handwritten signature in dark ink that reads "S L Bauer". The signature is fluid and cursive.

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Here is a repair you can make to the horizontal siding on your home when you have a small starter strip at the bottom, close to the soil.

Note the damaged bottom edge of the siding.

Only about 2" is exposed but it is close to the soil and is subject to moisture and damage.



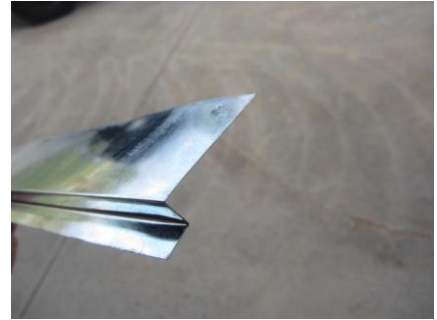
This photo shows how water will stay on the horizontal bottom of the siding. This shows a higher piece, and it's worse on the bottom because it might be a cut edge and since it close to the soil, it's harder to paint and seal.



So I found a way to protect the siding, cover the damage, and make it look better.

September, 2011

I took a piece of Z-Bar with a 1/2" off-set and a 2" flange....



pre-drilled some holes (about 6 per 10' length),...



Slipped the flashing up under first full course, covering the 2" strip of bottom siding...



And using small self-tapping sheet metal screws...



Secured the Z-Bar into place.



I overlapped joints about 2"...



And now have metal drip edge at the bottom of my siding that covers the slight damage I had, and protects that bottom edge better than before.



Installed, it looks like this



Painted, it looks like this.

September, 2011

SOIL TO WOOD CONTACT

Many houses have “Soil to Wood contact”.

I define Soil to Wood contact as any substance that is touching the bottom edge of the siding. (Dirt, Mulch, Stone, Vegetation, Etc.)



Any of these materials will be conducive to rot and termites in the bottom edge.



Some of my siding is very close to the soil and I wanted to protect the siding from this damage. I see Soil to Wood contact almost every day during my inspections, and the expensive damage it can do to your house.



I cleared away an area adjacent to the foundation, and had it slope slightly away from the foundation.



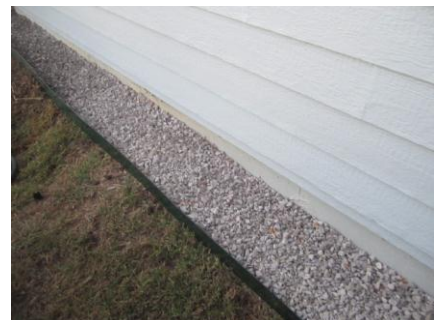
Then I laid some extra roofing shingles next to the foundation, and overlapped them several inches. This would provide a better weed barrier than the fabric weed-block, and spaced the distance to the grass with a constant line parallel to the foundation.



Next I installed metal edging at the edge of the shingles, separating the lawn from the shingles.



Finally, I filled in the area between the foundation and the metal edging with gravel, to provide a weed-free (almost) barrier between the lawn and the house.



I can maintain some clear view of my foundation to inspect for termites, and I won't get any lawn equipment damage to the siding.



There are other options too.



September, 2011

We should be getting some more rain, and it would be a good idea to clean out the gutters again.



Don't forget to clean out the dryer vent discharge once in a while.

It will make the dryer much more efficient.



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