

7 Finishes / Exterior

7.1 Siding is bowed or wavy.

Acceptable Performance Condition:

Siding shall be installed to accommodate thermal movement and anticipated shrinkage of the structure to which it is attached.

Siding shall be generally free from bows or waves. Where local distortion exists, the deviation shall not exceed +/- 3/4 inch (20 mm) over a distance of 4 feet (1.2 meters)

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Bowed or wavy siding exceeding the acceptable performance condition shall be rectified.

Remarks:

Elevated moisture levels can cause wood or hardboard siding to bow. Siding that is intended to have paint and/or sealer requires regular homeowner inspection and maintenance to ensure continuity of the protective layer.

Varying lighting conditions can exaggerate minor variations in siding profile and texture.

Siding cut to accommodate large openings, such as windows, may exhibit localized waviness and is acceptable.

Notes:

7.2 Wood, hardboard, cementitious or panel-type siding-joints are not tight.

Acceptable Performance Condition:

Wood, hardboard, cementitious or panel-type siding shall be installed in accordance with the manufacturer's specifications.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Wood, hardboard, cementitious or panel-type siding joints that do not meet the acceptable performance condition shall be rectified.

Remarks:

The detail between abutting siding sections is particular to the manufacturer and the *Alberta Building Code*.

A gap may be required to prevent buckling.

Notes:

7.3 Siding fasteners are excessively countersunk.

Acceptable Performance Condition:

Siding fasteners shall be installed in accordance with the manufacturer’s instructions.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Siding not meeting the acceptable performance condition shall be rectified.

Remarks:

Nails that have been excessively countersunk detract from the overall appearance of the finished surface.

This condition can lead to premature deterioration of the siding by allowing water to accumulate in the holes left by the nail heads.

Notes:

7.4 Plywood or veneer siding has delaminated.

Acceptable Performance Condition:

Plywood or veneer siding shall not delaminate when installed in accordance with the manufacturer's installation instructions.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Plywood or veneer siding that does not meet the acceptable performance condition shall be rectified.

Remarks:

Siding that is intended to have paint and/or sealer requires regular homeowner inspection and maintenance to ensure continuity of the protective layer.

Homeowners have a responsibility to mitigate damages and inform the builder of siding de-lamination that could create consequential damages.

Localized repairs shall be finished to closely match the cosmetics of the adjacent surface.

Notes:

7.5 Fastener has stained the wood siding.

Acceptable Performance Condition:

Fasteners shall be corrosion-resistant and compatible with the siding material in accordance with the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Siding fasteners not meeting the acceptable performance condition shall be rectified.

Remarks:

Fasteners can be expected to weather, oxidize and discolour with exposure to the elements. A marginal amount of associated staining around the fastener may occur due to particulates and dust in rainwater. Minor oxidation does not impair the performance of the fasteners.

Notes:

7.6 Lap siding (wood, hardboard, vinyl, etc.) is not installed in a straight line.

Acceptable Performance Condition:

Lap siding shall be installed with individual pieces in general parallel alignment when observed from a normal viewing position.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Lap siding not meeting the acceptable performance condition shall be rectified.

Remarks:

With any type of siding or cladding, such as lap siding, that requires repetitive parallel alignment from one course (row) to the next; the installer must make minor adjustments to keep the entire elevation in general visual alignment. Adjustments of this nature are normal.

Structural cambers shall be taken into consideration when evaluating alignment.

Notes:

7.7 Exposed edges of wood or engineered wood battens or trim pieces are not sealed.

Acceptable Performance Condition:

Unfinished edges of engineered wood battens or trim exposed to view shall be finished in accordance with the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Battens or trim not meeting the acceptable performance condition shall be rectified.

Remarks:

Repairs shall be similar in colour to the original trim/batten. Some variation in the colour should be expected.

Some engineered battens are pre-finished with primer to limit water absorption into the batten. Boards that are cut to size as they are installed result in unprimed surfaces at the cut edge. These un-primed edges are more prone to water absorption. This may lead to swelling and early deterioration of the batten, leaving the wall behind more susceptible to moisture penetration.

Notes:

7.8 Colour of vinyl or aluminum siding trim and accessories does not match the siding colour.

Acceptable Performance Condition:

Fasteners or accessories that are used to secure aluminum or vinyl siding or trim may not match the siding or trim colour due to manufacturing limitations.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Remarks:

Fasteners or accessories are generally made in fewer standard colours than siding products.

Notes:

7.9 Vinyl or aluminum siding colour has faded unevenly.

Acceptable Performance Condition:

Vinyl or aluminum siding shall not fade or discolour in an uneven or random manner.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Vinyl or aluminum siding that does not meet the acceptable performance condition shall be rectified.

Remarks:

All colour fades over time with exposure to sunlight. Areas of intense, direct sunlight exposure will tend to fade faster than other, more shaded areas.

Rectified areas shall closely match the existing material for colour and texture.

Variation between dye lots for rectified siding is acceptable.

Trees or other buildings may shade portions of the wall from uniform sunlight and cause non-uniform fading. Such situations are beyond the control and responsibility of the builder.

Notes:

7.10 Aluminum or vinyl siding, trim or accessory is loose.

Acceptable Performance Condition:

Aluminum or vinyl siding, trim and accessories shall be firmly attached to the substrate and shall be installed in accordance with the manufacturer’s specifications.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Aluminum or vinyl siding and associated trim and accessories not meeting the acceptable performance condition shall be rectified.

Remarks:

Aluminum and vinyl siding are intentionally installed loosely to the substrate allowing for thermal expansion and contraction. Siding should not displace or detach under normal weather conditions.

Notes:

7.11 Gaps exist at joints in vinyl siding.

Acceptable Performance Condition:

Vinyl siding shall be free from gaps that expose the substrate below.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Gaps in vinyl siding exceeding the acceptable performance condition shall be rectified.

Remarks:

Vinyl siding shall be installed and maintained in accordance with manufacturer's specifications.

Notes:

7.12 Exterior wood trim is split.

Acceptable Performance Condition:

Exterior wood trim may split due to natural shrinkage and temperature extremes. Cracks readily visible from 20 feet (6 meters) under normal lighting conditions, or cracks resulting in displacement or detachment, are considered excessive.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Trim not meeting the acceptable performance condition shall be rectified.

Remarks:

Filler and paint is an acceptable repair. Minor colour variances inherent in these repairs are acceptable.

Notes:

7.13 Exterior wood trim is bowed, twisted or cupped.

Acceptable Performance Condition:

Exterior wood trim may warp, twist or cup due to natural expansion or shrinkage and temperature extremes. Distorted wood trim readily visible from 20 feet (6 meters) under normal lighting conditions, or twists resulting in displacement or detachment, are considered excessive.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Trim not meeting the acceptable performance condition shall be rectified.

Remarks:

Filler and paint is an acceptable repair. Minor colour variances inherent in these repairs are acceptable.

Notes:

7.14 Resins have bled through paint or stain applied on cedar shakes or shingles.

Acceptable Performance Condition:

Where full-covering or opaque stains are used over cedar shakes or shingles, bleed-through of resins or extractives shall not be visible when viewed under normal lighting conditions from a normal viewing position; perpendicular to the shakes or shingles at minimum distance of 20 feet (6 meters).

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Cedar shakes and shingles not meeting the acceptable performance condition shall be rectified.

Remarks:

Some knots or other naturally occurring features can be expected to bleed through in cedar shakes over time. The reoccurrence of these features through full-covering or opaque stains may be dependent on the direction the roof faces and/or exposure to sunlight.

Notes:

7.15 Unsealed gaps exist between dissimilar cladding materials and at penetrations through the cladding.

Acceptable Performance Condition:

Gaps that exist between dissimilar cladding materials shall be in accordance with the *Alberta Building Code*.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Cladding not meeting the acceptable performance condition shall be rectified.

Remarks:

Space between different cladding materials and between penetrations is required to allow for movement. A secondary plane of protection exists behind the surface of the cladding.

Caulking and sealants may require regular homeowner maintenance to keep moisture from entering the building envelope.

Notes:

7.16 Cracks appear in exterior stucco.

Acceptable Performance Condition:

Hairline cracks are common in materials containing cement. Cracks readily or in excess of 1/16 inch (1.5 mm) in width are considered excessive.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Stucco not meeting the acceptable performance condition shall be rectified.

Remarks:

The colour and texture of rectified areas shall match closely to the existing stucco. Slight variations should be expected.

Consideration must be given to the extent of cracking and the cosmetics of a local repair versus retexturing the entire, immediate wall.

Caulking and sealants gaps and penetrations require regular homeowner maintenance to keep moisture from entering stucco and adjacent cladding materials.

Damage caused by repeated exposure to water from dripping hose bibs or overspray from sprinkler systems is not considered a defect.

Notes:

7.17 Stucco colour or texture is inconsistent across the wall.

Acceptable Performance Condition:

The colour and texture of stucco shall be generally uniform across the facade.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Stucco not meeting the acceptable performance condition shall be rectified.

Remarks:

The colour or texture of repaired cement materials is difficult to match exactly. Whatever repair method is used, the repair shall match the existing stucco closely; slight colour variations should be expected.

Colour variation is normal as all colours fade with exposure to sunlight. Variations attributed to shadows cast from trees and adjacent buildings are considered environmental normal wear and tear and not covered by the warranty.

Because stucco is applied by hand, each stucco applicator has a unique way of creating a stucco texture. Just as no two signatures are identical, no two stucco textures will be the same.

The texture applied to stucco induces deep shading that defines the character of stucco and is not considered a defect.

Discolouration and mineral deposits caused by repeated exposure to water from dripping hose bibs or overspray from sprinkler systems is beyond the builder's control and not warrantable.

Notes:

7.18 Stucco is separating or falling off the substrate.

Acceptable Performance Condition:

Stucco shall not separate or fall from the base substrate.

Warranty Coverage:

1 year for defects in materials and labour.

5 years for defects in the building envelope.

Claim Response:

Stucco finish not meeting the acceptable performance condition shall be rectified.

Remarks:

Stucco separating from its base may indicate an issue with trapped moisture or adjacent flashing details. The contributing cause for the defect should be ascertained before proceeding with repairs.

Caulking and sealants around windows and wall openings require regular homeowner maintenance to keep moisture from entering stucco and adjacent cladding materials.

The colour or texture of repaired cement materials is difficult to match exactly. Whatever repair method is used, the repair shall match the existing stucco closely but slight colour variations should be expected.

Builders should consider the cosmetic acceptability of a local repair in comparison to applying new stucco to the larger wall, and terminating the repair at a convenient corner.

Notes:

7.19 Efflorescence (a whitish crystalline powder) is present on exterior surfaces.

Acceptable Performance Condition:

Efflorescence commonly occurs on stucco and masonry surfaces.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Remarks:

Efflorescence is a white deposit on the surface of stucco caused by a combination of soluble salts, moisture, and hydrostatic pressure and can present itself in localized areas.

Efflorescence is an indication that moisture is moving through the material to the surface. This is a normal condition and tends to diminish over time.

Efflorescence is usually harmless and can be removed with a stiff brush and water.

See Also:

2.1 Efflorescence (a whitish crystalline powder) is present on concrete surfaces.

3.1 Efflorescence (a whitish crystalline powder) is present on masonry surfaces.

Notes:

7.20 Parging is exhibiting hairline cracks or falling away.

Acceptable Performance Condition:

Hairline cracks are normal in materials containing cement. Cracks exceeding 1/16 inch (1.5 mm) are considered excessive.

Parging shall not fall off the foundation wall.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Parging not meeting the acceptable performance condition shall be rectified.

Remarks:

The colour or texture of repaired cement materials is difficult to match exactly. Whatever repair method is used, the repair shall closely match the existing parging.

Builders should consider the cosmetic acceptability of a local repair in comparison to applying new parging to the larger wall, and terminating the repair at a convenient corner.

Notes:

7.21 Exterior paint, stain, or clear finish blisters and peels on vertical surfaces.

Acceptable Performance Condition:

Exterior paint, stain, or clear finishes on vertical surfaces shall not deteriorate to the extent of exposing the substrate beneath.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Paint or stain not meeting the acceptable performance condition shall be rectified.

Remarks:

Repairs shall be similar in colour to the original. Some variation in the colour should be expected.

Excessive moisture in the substrate can contribute to premature finish deterioration. Some light stains may show shading as a result of wood absorption rates.

Exterior, horizontal surface finishes on decks and handrails are not warrantable.

Normal wear and tear resulting in changes to the finish is not considered a defect.

Maintenance of deck finishes is the responsibility of the homeowner.

Notes:

7.22 Exterior painted surface finish is inconsistent.

Acceptable Performance Condition:

Every exposed exterior surface where a painted finish is specified shall be generally uniform and consistent. A painted exterior surface shall be assessed by normal viewing from a minimum perpendicular distance of 6 feet (2 meters) under normal lighting conditions.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Where a painted surface does not meet the acceptable performance condition repairs shall be made.

Remarks:

Natural lighting conditions throughout the day will change the appearance of a painted surface. Direct sunlight glancing near parallel to the wall is not normal lighting.

Brush marks are acceptable in cut-in areas and on trim. The appearance of brush marks may vary in appearance with paint type and gloss.

Repainted areas shall closely match the adjacent finished surface for colour, sheen and texture.

Differences due to dye lot variations terminating at a corner or adjacent surface are acceptable.

Notes:

7.23 Exterior paint or stain has faded.

Acceptable Performance Condition:

Exterior paint and stain shall not fade or discolour in an uneven or random manner.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Remarks:

It is normal for exterior paints and stains to fade. The degree of fading depends on environmental conditions such as southern exposures and wind. The degree of colour fade is greatly influenced by the intensity of the paint colour selected.

The darker a colour, the more likely it is to fade. Dark colours absorb heat more readily than lighter shades and the fade rate is accelerated.

Exterior paint or stain may fade under normal conditions and over time.

Notes:

7.24 Paint is splattered on exterior surfaces not intended to be painted.

Acceptable Performance Condition:

Exterior surfaces not intended to be painted shall not have paint splatters when viewed under normal lighting conditions from a normal viewing position.

Warranty Coverage:

1 year for defects in materials and labour.

Claim Response:

Exterior surfaces not meeting the acceptable performance condition shall be rectified unless noted during the walk-through inspection. Issues noted on the walk-through inspection are contractual matters that should be resolved by the builder and homeowner.

Paint splatters resulting from actions of the homeowner are not covered.

Notes:

7.25 Mould or mildew is visible on exterior painted surfaces.

Acceptable Performance Condition:

Mould or mildew is common in the natural environment and can often form on painted surfaces if conditions allow. This is not a defect.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Remarks:

Mould or mildew can usually be removed from exterior painted surfaces during normal home maintenance.

Notes:

7.26 Siding exhibits surface residue.

Acceptable Performance Condition:

Residue may accumulate on siding during construction; this is acceptable.

Warranty Coverage:

This is not a defect.

Claim Response:

None.

Remarks:

It is common for surface residue (typically brown) to appear on the exterior surfaces of siding. This residue does not affect the performance of the siding.

Accumulation of dust and dirt on the siding due to construction conditions is not considered a defect.

Cleaning of the siding after commencement of warranty is considered a homeowner maintenance item.

Notes:
