

Building openings, exposed to the weather and the coming and going of occupants, are among the most problematic elements. Their regular maintenance is required, with repairs done as needed.

RISK FACTORS

BE ALERT IF THERE IS:

In your windows, doors and French doors (also called patio doors):

- A problem with latches;
- Missing or defective flashing;
- Missing or damaged caulking.

In overhangs:

- Accumulation of snow on the entranceway roof;
- Water running down from balconies onto overhang walls.

In access ways (garage entrance, window wells):

- Missing or blocked drainage in window wells;
- Blocked drain in a terrace or in sloped driveway;
- Missing or deteriorated garage threshold.

PREVENTION AND CORRECTION ADVICE

CONSULT A BUILDING EXPERT QUICKLY IF THERE IS:

Outdoors:

- A window with closing problems;
- Missing or defective flashing;
- Balcony floor sloping toward building;
- Rotting wood in the cornice;
- Anchoring fault or deterioration in cornice attachment;
- Entrance overhang roof drains toward the building.

Indoors:

- A sign of dripping water around windows or doors;
- Bubbling of paint on walls or ceilings;
- Deterioration on walls or ceiling (flaking paint);
- Moderate or significant growth of mould on walls or ceilings.

QUICK SAFETY TIPS

- Ensure that balcony and stair coverings are in good condition.
- Remove mobile items likely to fall (e.g. window boxes installed exterior to balcony).
- Avoid accumulation of things on balconies.

IMPORTANT

Caulking around windows must be supple to be effective. To check its flexibility, try to insert the lead of a pencil; if the lead breaks, or the caulking is dry, cracked, rigid or comes away easily it is time for recaulking.

