

## Building Envelope Survey

Building: \_\_\_\_\_

Instructions:

1. Complete for each building.
2. Prepare a written plan for assessing each component of the building envelope. A roof survey form should be used in conjunction with this survey for each building.
3. Building envelope components will require different survey frequencies.
4. A qualified building envelope consultant should be consulted if any deficiencies are noted during the survey.

Overall condition:

- Satisfactory
- Needs repair

	Item	Yes	No	N/A	Actions/Comments
1	Are there any cracks, splits, or loose coverings in the building wall cladding?				
2	Is there any spalling or other damage to any concrete, stone, or masonry wall cladding?				
3	Is there any evidence of water or mold staining on the building cladding elements?				
4	Is there any evidence of deterioration in the vertical control joints between wall panels or at wall intersections?				
5	Is there any evidence of deterioration in the mortar joints between bricks or concrete blocks?				
6	Is there any vegetation encroaching on the building or vines growing up the outside of the building walls?				

	Item	Yes	No	N/A	Actions/Comments
7	Are there windows that are more than 10 years old that have dry glazing? <sup>2</sup>				
8	Are there windows that are more than 20 years old that have wet glazing? <sup>3</sup>				
9	Is there evidence of thermal stress (cracking or peeling) in the weather seal joints within any structural glazing façade (curtain wall) system? <sup>4</sup>				
10	Is weather stripping and other features such as door sweeps on exterior doors, including roll-down doors, present and not damaged? <sup>5</sup>				
11	If there are operable louvers in the building wall, is annual preventive maintenance being performed to ensure complete closure of the louver?				
12	If there are fixed louvers in the building wall, are shutters or engineered covers provided to protect openings temporarily in the event of freezing temperatures or tropical storm force winds?				
13	Are temperature sensors installed in interior areas served by manual, automatic, or open louvers?				
14	Are temperature sensors installed in any rooftop mechanical penthouses or elevator shafts?				
15	Is there evidence of cracking in the caulked joints between the frame and any windows, doors, or louvers?				

	Item	Yes	No	N/A	Actions/Comments
16	Are there any signs, antennas, microwave dishes or other wall-mounted equipment with loose or disconnected supports or guy wires?				
17	Is there any evidence of water staining (leaking) around the inside of windows or doors?				
18	If the building utilizes PTAC units for heating and cooling, do the units tilt a few degrees to the outside?				
19	If the building utilizes PTAC units for heating and cooling, is there evidence of cracking in the caulked joints between unit and wall?				

Notes:

1. The typical lifespan of mortar is between 20-30 years or longer, depending on such factors as the quality of the original mortar and exposure of the mortar joints to the elements.
2. The typical lifespan of dry glazing is 10 years. At 10 years, a full assessment of the windows and doors that are dry glazed should be conducted.
3. The typical lifespan of wet glazing is 20 years. At 20 years, a full assessment of the windows and doors that are wet glazed should be conducted.
4. Structural glazing façade (curtain wall) inspections should be conducted beginning in year 10 after installation. This is a basic inspection consisting of a visual assessment from the interior and an exterior assessment from ground, roof, and balconies. This assessment should be conducted along with a qualified envelope consultant. Consult with local building codes for assessment frequencies and specific assessment requirements in coastal wind prone regions.
5. Inspection frequencies may need to be increased to a monthly basis for those doors in main egress routes.

### Contact us:

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