

MASONRY BUILDING INSPECTION GUIDE

**ANNUAL GUIDE FOR EVALUATING
YOUR BUILDING'S CONDITIONS**



WESTERN[™]
SPECIALTY CONTRACTORS
MEMBER - WESTERN CONSTRUCTION GROUP - EST. 1915



The following checklist of conditions and structural elements was designed by Western to help you systematically inspect your masonry building. Because time and the environment may cause wear and erosion, Western recommends a thorough yearly inspection of all buildings.

BACKGROUND INFORMATION

Age of Masonry Building

Previous Repairs

Date(s) of repair

Address

Comments

INSPECTION GUIDELINES

It's important to look for signs of erosion or other damage in each of the following areas:



1. PERIMETER WALLS

Water stains around windows, peeling or flaking paint on perimeter walls

PARAPET WALLS & PARAPET CAP

Openings in parapet cap joints; cracks or holes in parapets walls

2.



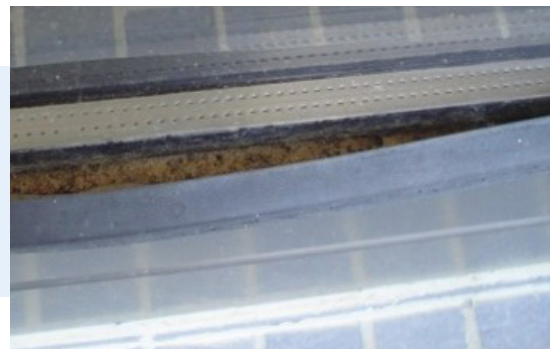
3. ROOF FLASHING

Holes or cracks in the flashing

WINDOW SEALANT

Cracked or open perimeter sealant; broken window putty or loose glazing gaskets

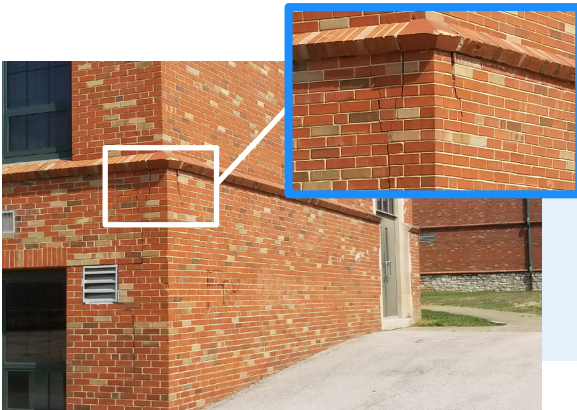
4.





5. WINDOW LINTELS
Rusting or sagging metal lintels
(These are the main support for the masonry units above the window)

6. WINDOW SILL, HEAD, & MULLIONS
Cracked or spalled masonry units



7. BUILDING CORNERS
Vertical cracks close to each side of the building corners

8. MASONRY WALLS
Cracks near window or door openings and/or in the general wall area



SURFACE SPALLING 9.
Check for surface spalling



10. EFFLORESCENCE
Check for white powdery stains on the surface

MORTAR JOINTS 11.
Deterioration or shrinkage-cracking



12. EXPANSION JOINTS
These joints allow for wall movement and prevent moisture infiltration

SHELF ANGLES 13.
Rusting angles



INSPECTION CHECKLIST

Now that you know where to look and what to look for,
you're ready to begin your inspection. Use this checklist
to help you locate areas or signs of deterioration.

INTERIOR:

	WATER LEAKS	WATER STAINS ON CEILING TILE	PEELING PAINT	MOLD ON WALLS	NOTES
First Floor <i>Example</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Suite 115. Window leaks in Conference Room.</i>
First Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Second Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Third Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fourth Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fifth Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sixth Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Seventh Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Eighth Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Ninth Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Tenth Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Eleventh Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Twelfth Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

EXTERIOR:

1. ROOF

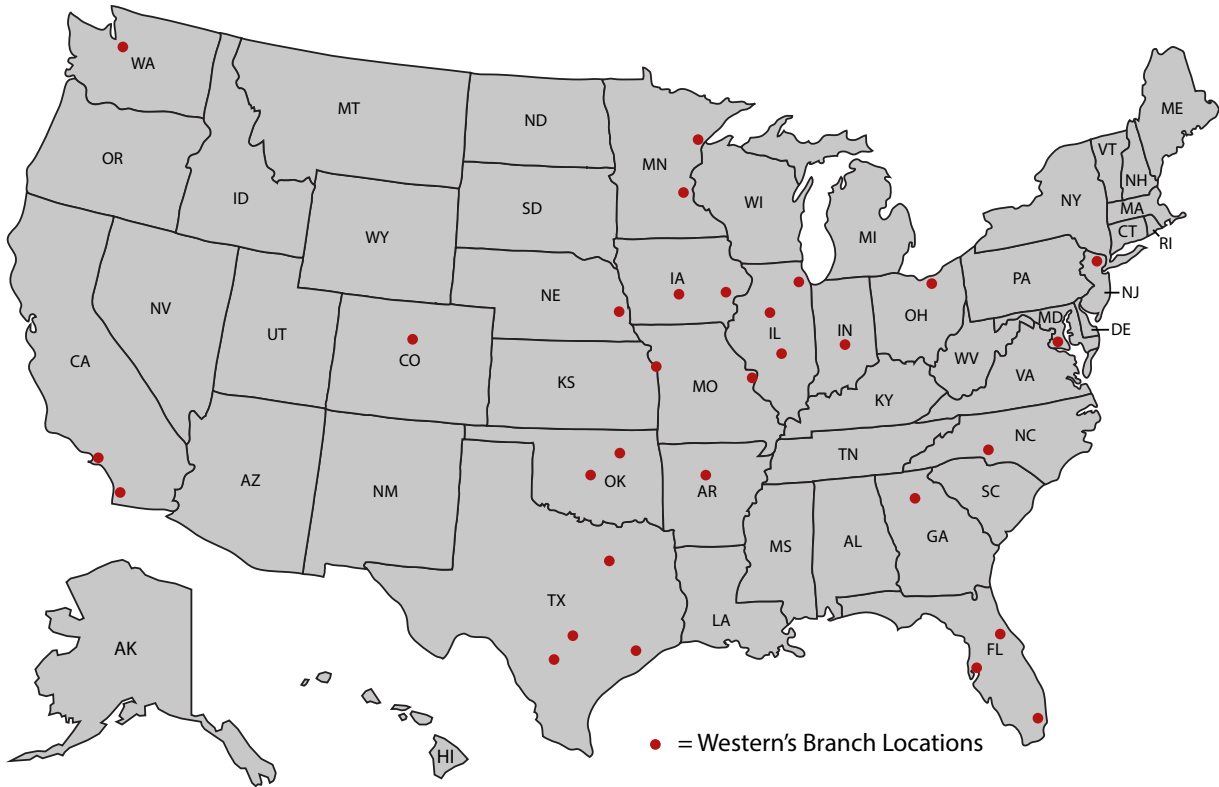
	OPEN JOINTS	CRACKED	BLISTERED	NOTES
Parapet Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Parapet Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

2. WALLS, WINDOWS, CORNERS

	NORTH	EAST	SOUTH	WEST	OTHER	NOTES
Window Sealant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Window Lintels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Window Sills & Mullions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Building Corners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Masonry Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Masonry Faces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Surface Spalling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Efflorescence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Air Pollution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Mortar Joints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Expansion Joints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Shelf Angles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

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