

# Evaluating Residential Construction Primer:

Judging Quality & Condition From the Curb

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# Instructional Objectives

Reinforce your current field observation judgment and experience by:

- Offering a method for quickly characterizing the **initial quality and current condition** of a wide variety of single family housing types included in your database and cost estimation manuals;
- Presenting the **quality range for design, materials, and workmanship** found in house structures and envelopes; and
- Illustrating where to look for potential **physical defects and deficiencies** that could affect the value

# Schedule

- **Introduction:** Instructional Objectives

- **Structure:** Substructure
  - Foundations
  - Slab on Grade
  - Solid Load Bearing Walls
  - Light Wood Frames
    - Balloon & Platform
  - Roof Frames
    - Trusses & Rafters
    - Eaves & Dormers
  - Log Homes
  - Factory Built Homes
  - Manufactured & Modular

*Coffee Break*

Siding

- Wood, Cement, & Vinyl
- Stucco
  - Hard Coat & Synthetic
- Masonry Veneer
  - Brick & Stone
- Exterior Trim
- Doors & Windows

Roofing

- Asphalt & Wood Shingles
- Cement, Clay, & Slate Tiles
- Metal , Single & Multiply

- **Conclusion:** Knowledge & Observation

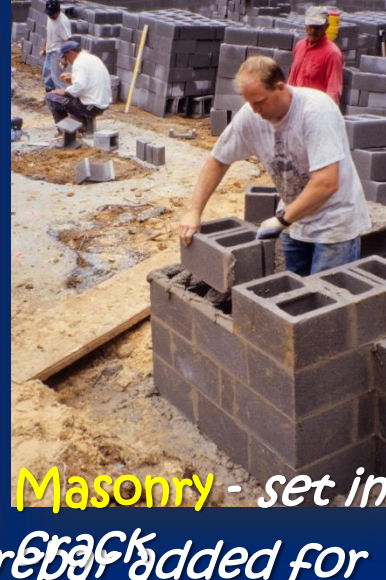
*Adjourn*

- **Envelope:** Cladding

# Foundations: Cast, Set, & Framed



**Concrete** - Cast in forms with steel rebar added for extra strength



**Masonry** - set in mortar & liable to crack



**Wood** - prefab frame

*Substructure > Types of Foundation Walls*



# Slabs on Grade: Different Types for Different Places



**Floating slab** - placed inside the foundation



**Edge supported slab** - used with CMU foundations



**Edge thickened slab** - acts as foundation



*Substructure > Concrete Slabs On Grade*

# Solid Bearing Walls: Placed, Poured, & Sun Dried



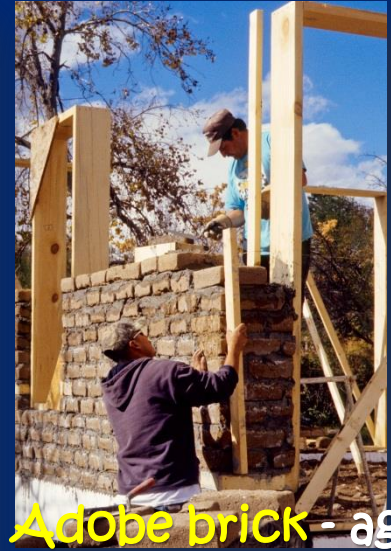
Concrete  
units - simple &  
reliable



Concrete  
units - simple &



Insulated concrete  
Concept

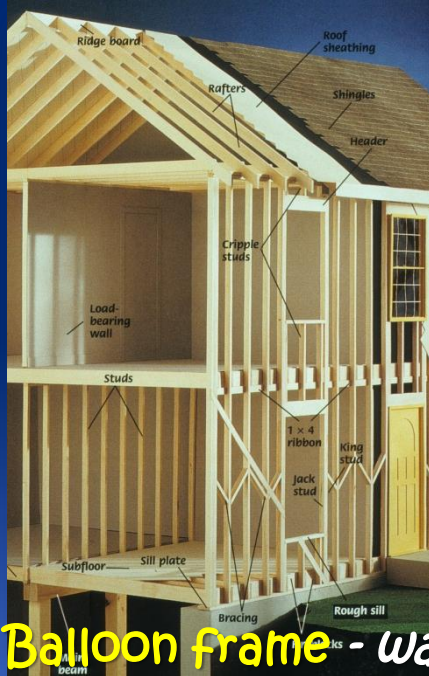


Adobe brick - age  
old

*Superstructure > Solid Load Bearing Walls*



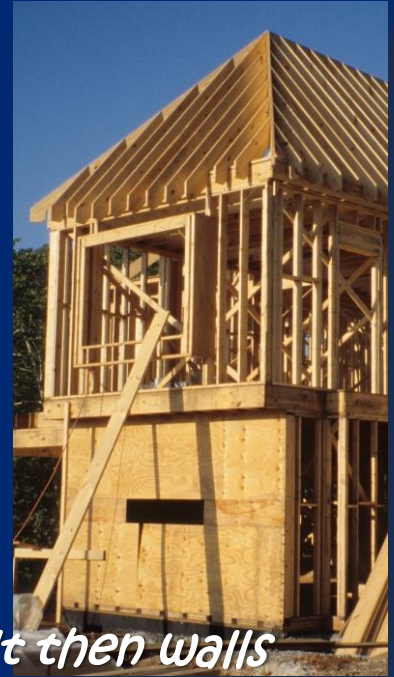
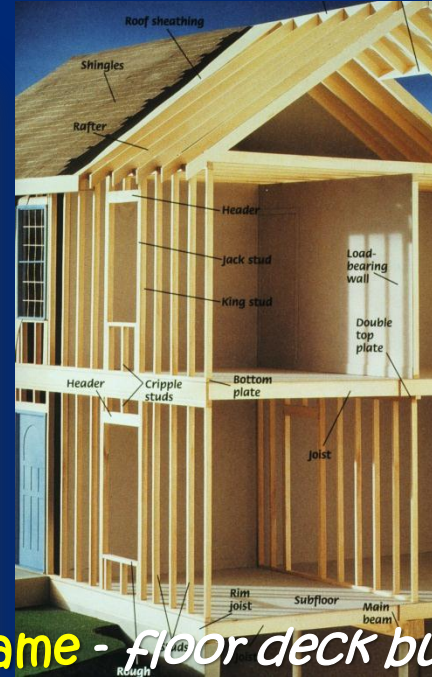
# Light Wood Frames: Past & Present



**Balloon frame** - walls built & raised then constructed & raised attached



**Platform frame** - floor deck built then walls



*Superstructure > Types of Light Wood Frame*

# Factory Built Homes: Unique Distinctions



Manufactured units  
Manufactured units



Modular units



Panelized units



are pieced together at site  
are boxes that can be stacked & have steeper roofs  
depend on a steel chassis for support &

Structure > Superstructure > Factory Built Houses



# Cladding: Types of Siding



**Vinyl siding** - is easy & economical & low maintenance & durable  
**Cement fiber clapper** - is durable & low maintenance  
**Wood clapboard & shingles** - offer broad range of textures & colors

*Envelope > Cladding > Siding*

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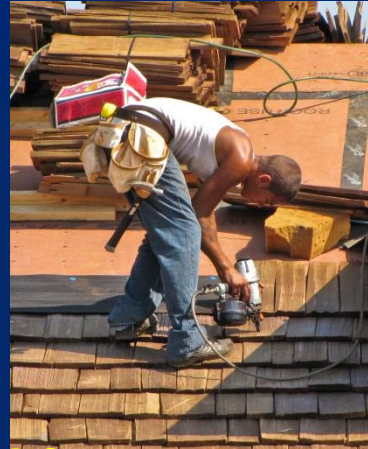
# Roofing: Steep Slopes



Architectural shingles  
looks better



Three tab shingles



Wood - ruined by moisture & pests,  
expensive  
shorter life



Envelope > Roofing

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