



OWNER'S GUIDE · BUILDING MAINTENANCE

Building Envelope Condition Checklist

A 30-minute walk-around for building owners and managers that catches cladding, sealant and drainage problems early.

INSIDE THIS GUIDE

- When to walk your building
- Component-by-component checklist
- What needs attention now vs. what to monitor

Written for: Commercial building owners, property managers and facility staff.

When to walk your building

A 30-minute walk-around catches envelope problems while they're still maintenance items, not reconstruction projects.

- **Spring**, after freeze-thaw season, when winter damage shows
- **Fall**, before freeze-up, so repairs happen in workable weather
- **After major storms**: hail, high wind or heavy rain

Bring binoculars, a camera and a notepad. Stay on the ground or on safe roof access only — don't climb ladders or walk sloped roofs.

Walk-around checklist

WALLS AND CLADDING

- ☐ Cracks in stucco, EIFS or masonry — note width and location
- ☐ Bulging, delaminating or soft spots in EIFS (press gently)
- ☐ Loose, dented or missing metal panels and trim
- ☐ Staining, efflorescence (white residue) or streaks below windows and ledges
- ☐ Damage from vehicles, snow clearing or impacts at grade

SEALANTS AND JOINTS

- ☐ Cracked, shrunken or pulled-away caulking at windows, doors and panel joints
- ☐ Open control or expansion joints
- ☐ Missing sealant where pipes, vents, lights and signs pass through the wall

WINDOWS, DOORS AND STOREFRONT

- ☐ Condensation or fog between glass panes
- ☐ Water stains on interior sills and floors after rain
- ☐ Doors that stick, drag, or don't close and latch
- ☐ Damaged weatherstripping or broken glazing gaskets

ROOF EDGE AND DRAINAGE

- ☐ Loose or lifted parapet caps and metal flashings
- ☐ Gutters and downspouts attached, flowing and discharging away from the wall
- ☐ Ice damming or icicle build-up at roof edges in winter
- ☐ Ponding at roof drains or scuppers (safe roof access only)

AT GRADE

- ☐ Ground sloping away from the building
- ☐ Cladding kept clear of soil and landscaping
- ☐ Settlement cracks in sidewalks or foundation walls

INSIDE

- ☐ Water stains on ceiling tiles near exterior walls
- ☐ Musty smells or visible mould in perimeter rooms
- ☐ Drafts or cold spots at walls and windows in winter

What needs attention now

Call a professional now	Monitor and maintain
Active leaks or water inside	Hairline cracks in stucco or masonry
Bulging or soft EIFS	Weathered but intact sealant
Loose cladding or flashing that could fall	Minor dents in metal panels
Mould inside on exterior walls	Light staining with no interior signs
Cracks wider than a credit card, or growing	Fading or chalking paint
Failed sealant at windows over a large area	Isolated gaps in caulking — re-seal

Photograph the same spots on each visit. Comparing photos year over year is the easiest way to tell whether something is getting worse.

Found something?

Boald assesses and repairs building envelopes across the Edmonton region, from targeted sealant and flashing repairs to full exterior re-clads. Send us your photos and we'll tell you what we see and what it's likely to take.

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