

Triage for your Historic Home

Where Do You Start?

By Wood Chipman



What is Triage

Triage tri:'ɑ:ʒ/ (US English)) is the process of determining the priority of patients' treatments based on the severity of their condition. This rations patient treatment efficiently when resources are insufficient for all to be treated immediately. The term comes from the French verb *trier*, meaning to separate, sift or select.^[1] Triage may result in determining the order and priority of emergency treatment, the order and priority of emergency transport, or the transport destination for the patient.

Priority of Repairs

1. Issues that can endanger the life and safety of occupants or passerby's. I.e. broken glass, dangerous structures and safety and egress concerns.
2. Issues that can endanger the building itself. Especially faulty wiring and knob and tube wiring. Unstable trees, failing sump pump systems, unsupported structures or faulty construction.
3. Issues that can cause additional damage to the structure itself. A case where one issue leads to the failure of another.
4. Foundation or Roof, which do I fix first? Dry it in, fix the foundation then replace the roof.
5. Water issues, including roof leaks, plumbing leaks, improper drainage missing flashing or leaking porches.
6. Window glazing and painting.
7. Hail and wind damage to roofing.
8. Slow acting concerns. Termites and other wood destroying insects, water entry and a lack of ventilation in crawlspace can cause dry rot, mold and mildew.
9. Animal and bird entry. From rats to opossum, bats, pigeons and woodpeckers, they all need to be evicted.
10. Eliminate invasive plants and overgrown shrubs and trees.

In San Antonio

- Buildings can collapse!
- Trees sometimes fall onto buildings.
- Poorly built or rotted balconies can fail, injuring occupants.
- We have to be aware that some construction was not built to modern or any codes at all.
- Rust, mold, rot and decay can make structures unstable.

Rot and poor construction can be dangerous



Balconies and porches tend to weather



This gap indicates a serious problem



Two-story porches weigh a lot!



Protect Your Home From Hazards

For Pete's sake, hire an
Electrician!



Knob and tube wiring is Not Good!



Anybody can do plumbing.



Pipe with a “Belly”



Cast Iron Pipe has a Lifespan





Look at the Big Picture
Foundation or Roof, which do I fix
first? Dry it in, fix the foundation
then replace the roof.

This house might look Bad!



Where do you start?

Incredibly, the foundation of the home is OK
But, look at the condition of the roof!



Sometimes later additions can be poorly done.



Some projects never get done!



Is this in danger of collapse?



Rotted wood does not mean its unstable
but it will need to be addressed.



This was a nice feature.



A long time ago.

The older homes have wonderful features



Some houses have “History” You have to check from Foundation to Roof



Some Foundation Issues are Easy To See



Some are more subtle.

This is an indication of foundation movement.



To Protect Your Home From The
Environment

You Have to Keep the Water Out!



You have to keep the water out to protect the foundation. Signs of a drainage issue



Your house can end up looking like this.
If it is missing flashing!



We repair a lot of damage due to missing flashing.



This home was missing a few pieces of
FLASHING!



What is Flashing????



Where do you use flashing?

Missing flashing lets the water in.



Water causes damage!



Case study, Tobin Hill



Install screen doors and window screens.



Hold on just a minute.



That's a nice window, but it can't be opened?

Rotted wood looks like this



Window glazing protects the sashes



Window Glazing Protects the Wood



Glazing compound can contain lead or asbestos



Many older homes had built in gutters.



Once these gutters fail, they damage everything below them.



If its looking a little wonky,



Something is going on below the surface



You have to keep
the water out



Fire burns up, but water burns down!



Stabilize, Dry-in and Prevent Damage



Enclose the Main Structure First



Some Signs of a Roof Leak are Obvious



Some are Not: A Little Leak



Can Cause Big Problems



What does hail damage look like?



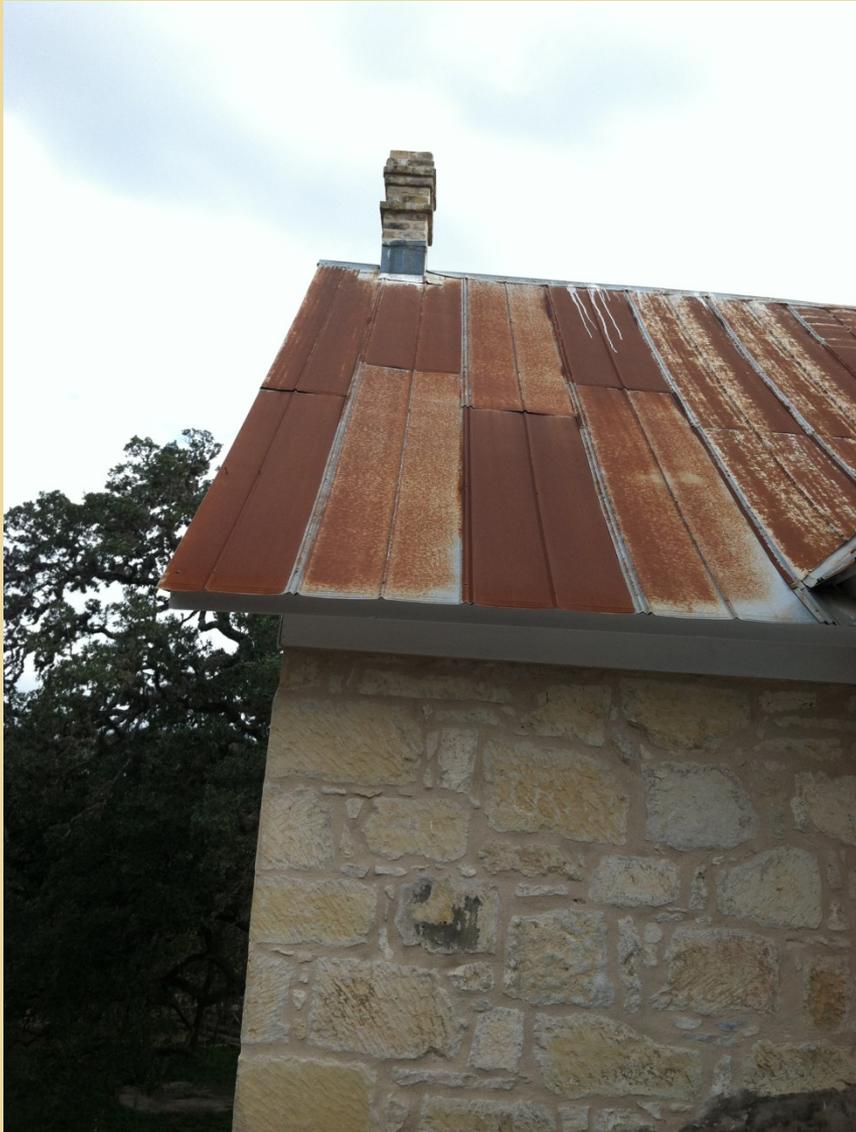








All roofs have a lifespan.



Maintain chimneys to prevent leaks



Keep the critters out.



Point of Entry for Rodents





Termite Damage



Termite tunnels



Termites need to connect to Water



Eliminate the water, prevent termites

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