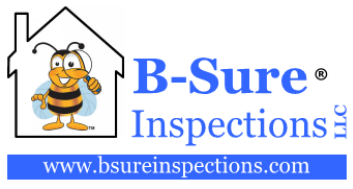




The B-Sure Buzz

Expert Home Inspection Services

January 2013



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Wet Baseboard and a Satellite Dish?

By Kirk Bingenheimer



During a recent home inspection my client asked me to look at the baseboard in the 2nd floor bedroom. The paint was peeling on the bottom edge because the MDF (medium density fiberboard) material was swelling.

When you touched it with your finger it felt cold and damp. After retrieving my moisture meters from my truck I was able to validate that the baseboard was wet at the bottom edge.

The odd thing about this is that the drywall above the baseboard was dry. In addition, the carpet and padding was dry as well. There was no smell either. The town home had been vacant for several months so we ruled out pet urine or rain blowing in an open window. After studying the window frame from the inside and the outside it did not appear to be a window leak. Besides, window leaks usually reveal themselves with wet trim or drywall directly below the window sill. At this point the wet baseboard was a head scratcher to this home inspector.

Teamwork paid off in this case because the home buyer asked what the wire was that was coming out of the ground near the corner of the home while we were standing in the back yard.



I told her that was for the roof mounted satellite dish. At that moment I realized that we may have found the issue. Usually I will point out to the buyer that roof mounted satellite dishes will eventually leak. On this particular day I was not thinking about that until we were in the back yard looking up at the roof. I grabbed my ladder so that I can take a better look from the screen porch roof. Sure enough the dish was mounted directly over the exterior wall to one side of the window.

Since there was no access to the attic space above the bedroom I went back inside to see if the moisture content of the drywall adjacent to the window and under the satellite dish was elevated. Sure enough it was slightly elevated but not off the charts. Apparently the leak above had found a clean path down the backside of the drywall. Once it hit the bottom plate it ran horizontally and was soaked up into the absorbent MDF baseboard.

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January Fun Facts:

- Telegraph First Demonstrated 1/6/1838
- Oil Discovered in Texas 1/10/1901
- Amelia Earhart Flew Solo Across Pacific 1/11/2013
- Revolutionary War Ended 1/14/1784
- First Winter Olympics 1/25/1924
- Challenger Shuttle Exploded (not fun) 1/28/1986

Photos from the Field...

Switch for What?



To this day this light switch is still a mystery!

Nature's Skylight



A squirrel chewed its way into this warm and cozy attic.

Missing Copper



The copper wire and drain pipes were stolen from this crawl space.



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Here's what people are saying about B-Sure...

"My husband is in the military and currently overseas while I am residing on the west coast until his return in the spring. When he returns, our next tour will be spent in Charleston SC. There is a home we fell in love with but it is sight unseen. As you can imagine Kirk's inspection was more than just an overview of the structure. Kirk was our eyes and ears and his report was incredibly detailed!! He discovered some serious structural issues and though it is not a deal breaker for us we are now better able to approach the negotiating table with a clear understanding of the work that will need to be done. I cannot imagine the nightmare that would have been awaiting us if Kirk hadn't been as thorough and professional as he was! Our appreciation is beyond words! I would HIGHLY recommend Kirk to ANYONE who is in need of an inspection!!! Thank you SO MUCH Kirk!!! P.S. He was also kind enough to offer a military discount!"

Crystal Bovell- Home Buyer

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