

4 Factors That Contribute to Building Decay...

...and How You Can Prevent It

1. Climate Conditions

It is important to consider the effect of climatic conditions on your building materials. In the Chicago area, your building is exposed to extreme temperatures, rain, snow, hail, solar radiation, and atmospheric pollution. Because of this, buildings in this area tend to weather rapidly. Fungal stain, peeling paint, erosion of mortar joints and rusting are warnings that your building is beginning to decay.

2. Location of Building

Buildings that are located near lakes or rivers, or on land with poor drainage, tend to have common building defects. This is because the water coming from the ground causes dampness penetration and structural instability. In addition, high humidity environments together with direct sunlight and the presence of a polluted atmosphere can cause damage to the exterior surface of your building.

3. Building Age

The longer a building is exposed to the elements, the more it tends to deteriorate. Aging building materials, particularly wood should be checked regularly for fungal and termite attacks. The sooner these infiltrations are found, the less extensive the repair. With proper inspections, costly renovations may be avoided altogether.

4. Maintenance of Building

Organized, cyclical building maintenance plays a major role in preventing building defects. Of all the factors that contribute to building decay, scheduled maintenance is the only one you have control over. To secure the aesthetic beauty, the general structural stability, and extended life of a building, it is important to regularly examine your building. This examination should include, not only the main structural elements including foundations, walls and roofs; but wood and painted surfaces, as well. If you wait to see the signs of decay, you are overdue for exterior building maintenance.

Conclusion

There are several factors which contribute to building decay. Many are environmentally or geographically driven. The best course of action you can take to prevent building decay is to establish a regularly scheduled building maintenance plan which includes inspecting exterior surfaces, replacing or repairing wood and structural elements, and sealing surfaces with high-quality paints and coatings. The best defense is a good offense, and exterior maintenance is no exception.

AAA Painting Contractors has partnered with many businesses in the Chicago area to provide inspections and regularly scheduled exterior building maintenance. If you would like to protect your building, please contact us at 630-231-8350 or www.aaapaintco.com.

