

Question: How do I change the stain color of our log home without painting, but restoring the log look?? Geoff Pearce, Chelsea

Answer: The best solution would be to restore the wood to its original untreated condition. This could be achieved by using a biodegradable wood wash applied with a pliable brush. After allowing it to soak for a period of time as recommended by the manufacturer, use a pressure sprayer to remove the existing finish.

This is a rather long, tedious process however this is the best way to restore the logs to their original look. Once the wood has dried, for an appropriate amount of time, choose your new stain and apply it to a small section to determine if the new colour is acceptable. Once you are happy with the colour; whether it be two or three coats, it will darken with more coats, continue with the rest of your house. There are companies that specialize in this kind of work if you choose not to do it yourself.... it is a big job !

Question: Is parging an acceptable water seal for exposed foundations? Geoff Pearce, Chelsea

Answer: Parging itself is not a water seal. The purpose of parging is cosmetic when applied over poured concrete. Concrete block foundations do require multiple coats of parging. On block foundations parging is done to act as a water seal and is a building code requirement in most parts of the country. To water proof the exposed poured concrete foundation you would have to apply a concrete sealant of which there are many types and methods available on the market.

Unless you have leaking problems in the area between the wood framing and the ground this section of exposed concrete usually does not need to be "water sealed". Most people however choose either parging or decorative stone work to cover the exposed raw concrete. This is strictly decorative and is done to each individual taste. Thank you Geoff for your questions and I hope my answers are helpful.

Peter Weeks has been a general contractor since 1988, he has been doing **Residential Home Inspections** for about four years. He is an Associate Member of OAHI (Ontario Association of Home Inspectors), CAHPI (Canadian Association of Home & Property Inspectors) and a member of the BBB in Good Standing.

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