

Siding Choices Advantages and Disadvantages

September 19, 2010

Smart Siding This is a wood core product wrapped with a synthetic material

Advantages

- Protects against fungal decay and termites
- Less likely to break or crack than Cement
- Lighter than Cement
- No knots – less waste
- Resists warping
- Withstands extremes in heat, cold, humidity and rainfall

Disadvantages

- Requires regular painting, but not as frequently as Cement or Cedar
- Will eventually deteriorate
- May cause rotting to the under-structure. Smart Siding is manufactured by Louisiana Pacific (LP). See cautions on the internet against using LP siding.

Vinyl

Advantages

- Provides a completely maintenance-free exterior (should be washed periodically)
- Doesn't rot, crack, dent, warp, peel or blister
- Withstands **most** extreme weather conditions (except for hail, see Disadvantages.)
- Can be replaced piecemeal, i.e., if damage occurs, the damage can be replaced with little impact to the entire building
- Is impervious to termites and woodpeckers

Disadvantages

- Can be damaged by hail (there is no hail-proof siding product.)
- Perhaps not aesthetically correct for our architectural style
- Limited colors

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Cement

Advantages

Impervious to termites and woodpeckers, etc.

Can be installed over Celotex

Is primed at the factory and can be painted (baked on) at the factory

Disadvantages

The product is heavy; its application requires special knowledge and handling and is labor intensive

Needs to be sealed and the seams should be caulked immediately after installation

Is 1 1/2 times more costly than other siding materials

Can realize greater damage from hail than other siding

Requires regular painting although one building sided with Cement siding has gone for ten years without repainting

Cedar

Advantages

Is not damaged by hail

Is the correct siding for our architectural style

Disadvantages

Can be damaged by termites, woodpeckers, etc.

Can warp causing moisture to enter the under-structures (although we have been told by professionals that, if properly applied, this problem should not be an issue)

Requires regular staining or painting

Siding Estimates For Bldg. #1

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| Type of Siding | Bidder | Mat'l Cost | Labor Cost | *Total Cost | Pros | Cons |
|----------------|-----------------------|--|--|---|--|---|
| Cement | Galena Hillside Homes | \$13,000; \$3,500 for fascia & soffit; \$738 for gutters; \$27,000 for 6 decks | \$4,500 per wk X6 wks = \$27,000 | \$71,238 + Contr. Fee (est. 15%) = \$10.650 | Contractor has excellent credentials; can fix unexpected problems as they arise. | Cost |
| | Bockelman | \$33,000 (\$11,000 for 6 decks included) | Labor costs <u>included</u> in Mat'l costs | \$33,000 | Cost | Reputation of contractor unknown. Contact Arch. Rev. Comm. @ G. Terr. |
| Vinyl | Masters Siding | \$14,860; \$3800 fascia, soffit; \$1100 for gutters; \$420 for garage casings | | \$20,850 includes labor | Can provide a completely maintenance-free exterior | This is a siding-only contractor. Unexpected fixes need subs. <u>Cost does not include decks.</u> |
| Smart | Bockelman | \$28,000 (\$11,000 for 6 decks included) | Labor costs <u>included</u> in Mat'l costs | \$28,000 | Cost | Reputation of contractor unknown. Contact Arch. Rev. Comm. @ G. Terr. |
| Cedar | Galena Hillside Homes | \$21,000, 1 coat; \$3500 for fascia, soffit; \$738 for gutters; \$27,000 for 6 decks | \$4,500 per wk X6 wks = \$27,000 | \$79,238 + Contr. Fee (est. 15%) = \$12,000 | Contractor has excellent credentials; can fix unexpected problems as they arise. | Cost |
| | Bockelman | \$37,500; (\$11,000 for 6 decks included) | Labor costs <u>included</u> in Mat'l costs | \$37,500 | Cost | Reputation of contractor unknown. Contact Arch. Rev. Comm. @ G. Terr. |

* Total costs do not include Labor and Materials for unexpected problems

Siding Warranties

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Vinyl (received from Dan Baker, Masters Siding)

The warranty for Masters Siding's Vinyl siding, vinyl soffit and vinyl accessories is:

This is a 50 year Limited Lifetime Warranty. A 100% warranty applies to each individual homeowner at the time of the original installation, for as long as that homeowner owns the property. When a unit is sold, a reduced warranty is pro-rated according to the Warranty Manual, page 3. The amount of pro-ration is based on the number of years from the date of the original installation. For subsequent owners, the warranty is void.

Smart Siding

There is a 5/50 year transferable Limited Warranty. (more information is needed to determine how the warranty applies to townhouse owners.)

Cedar

The warranties are on the painting.

Cement

There is a 50 year warranty (more information is needed to determine how the warranty applies to townhouse owners.)