



Certified Moisture Testing, LLC

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CERTIFIED MOISTURE TESTING (CMT) RECENTLY COMPLETED A SURVEY OF 1,938 HOMES PROBE-TESTED FOR MOISTURE. THE SURVEY INCLUDED THE AGE OF THE HOME, THE CLADDING, WINDOWS, ROOF/ WALL INTERSECTIONS, AND DECKS.

We tracked how many had low levels of moisture (19%- 26%), high levels of moisture (27-40%) and where structural damage from long term moisture intrusion was found. While not a scientific analysis, the review did show that there are significant moisture issues with homes, regardless of the exterior siding. The following results are provided to you in hopes that you may better serve your clients.

MOISTURE INTRUSION STUDY 2013:

87% of stucco-clad homes built between 1980 and 1999 had moisture issues. 79% built in the years since 2000 had moisture issues. 65% of these homes with moisture had structural damage

90% of EIFS homes had moisture intrusion, 70% of which exhibited areas of structural damage

72% of wood cladded homes had moisture intrusion, 58% had structural damage

63% of cement board sided homes had moisture intrusion, 29% had structural damage

56% of brick homes had moisture intrusion, 47% of which had structural damage

48% of vinyl-clad homes showed no moisture issues, but 27% had rotting sheathing
While they do get wet, they tend to dry out quickly

Of the 26,002 windows tested, 25% of the windows were found to have elevated moisture levels,
13% of them had structural damage

Of the 1,126 tested roof wall terminations tested, 61% had structural damage. After kick out flashings became code-required around 1998, only 11% had structural damage - it's amazing what a \$2.50 flashing will do

52% of the 670 decks tested had structural damage, typically found at the deck ends or the doors above the decks

THE QUALIFIER: 79% of the homes tested were stucco, as this still tends to be the most suspicious cladding in the public eye. It is also important to note that the quantities of non-stucco claddings may not have been substantial enough to pass a statistical test, but they were included in the review because they represent a relative sample. The bottom line is that a leaky window, roof termination, or deck will leak into the wall cavity of a home, regardless of the siding, if not properly installed. The time it takes to result in structural issues will vary depending on whether areas are able to dry out between wettings.

CMT is a specialty inspection company for moisture related problems in homes and buildings. Our job is to assist with your analysis of the home and to provide peace of mind to your client. Feel free to call us with any questions, and remember, sometimes it's what you can't see that matters most.