

UNDERSTANDING YOUR CRA

(CERTIFIED REPAIR ANALYSIS)

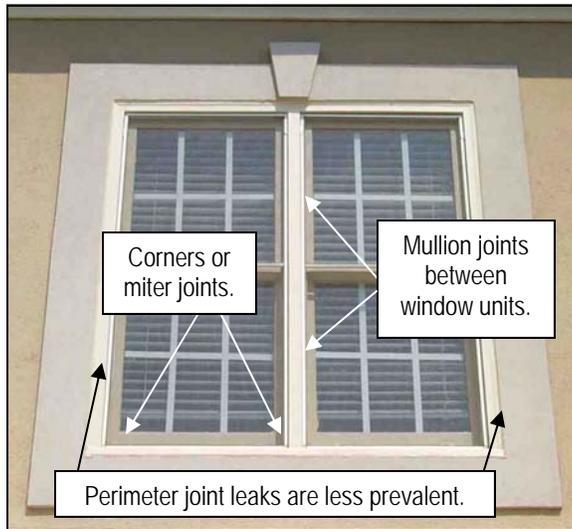


A Note To Homeowners: It takes a MoistureFree Certified expert to inspect and repair your home, but you don't have to be an expert to understand most of the moisture problems that occur on your home. This guide is intended to help you understand the most common exterior moisture problems. Remember, you can always call the experts at MoistureFree Warranty to help you with any of your home's moisture problems. Our goal is the same as yours...a dry home!

Problem #1—Window Leaks

About 70% of all leaks in the cladding are caused by windows. These types of leaks happen on all homes, regardless of the type of cladding. Most of the leaks occur within the construction of the window itself. However, many people mistakenly assume that most leaks occur around the perimeter of the window where it meets the cladding. The following illustrations show the most common problems with windows.

Typical Double-Hung Windows



Most leaks occur at the corners (miter joints) and the mullion (the divider between the windows). The perimeter only makes up about 10% of window leaks.

Behind The Sash Tracks of Double-Hung Windows



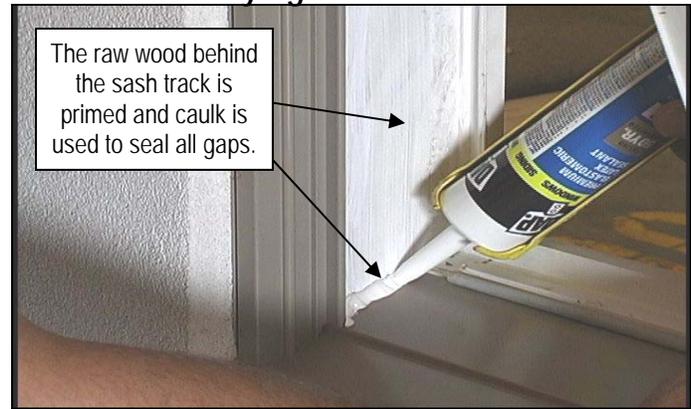
This is a photo of the miter joint behind the plastic sash track on a double hung window. Moisture that gets behind the sash track can drain directly into the wall cavity.

Seal The Mullion Joints



The mullion is the joint between sets of window units. Openings in the mullion joint can allow moisture to enter the wall.

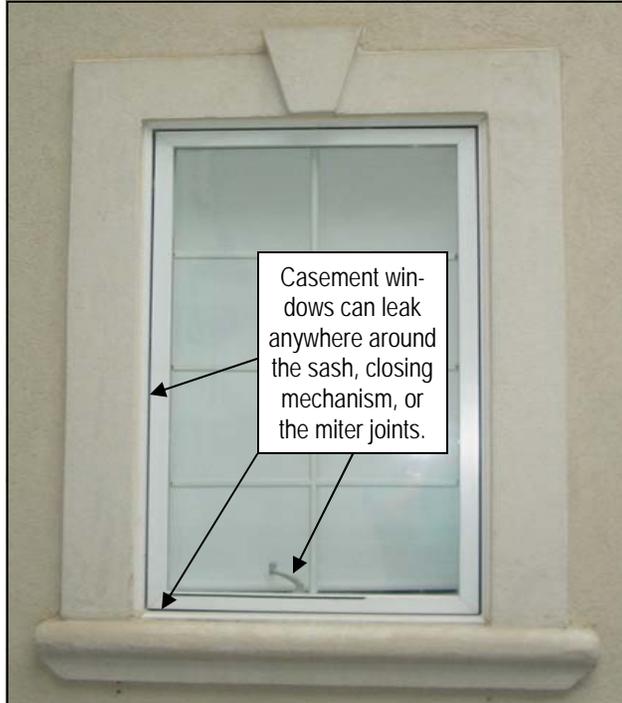
Modifying The Miter Joint



This is a photo of a double hung window with the sash track removed. When properly primed and sealed, the miter joints of windows can be successfully repaired and will stop most leaks.

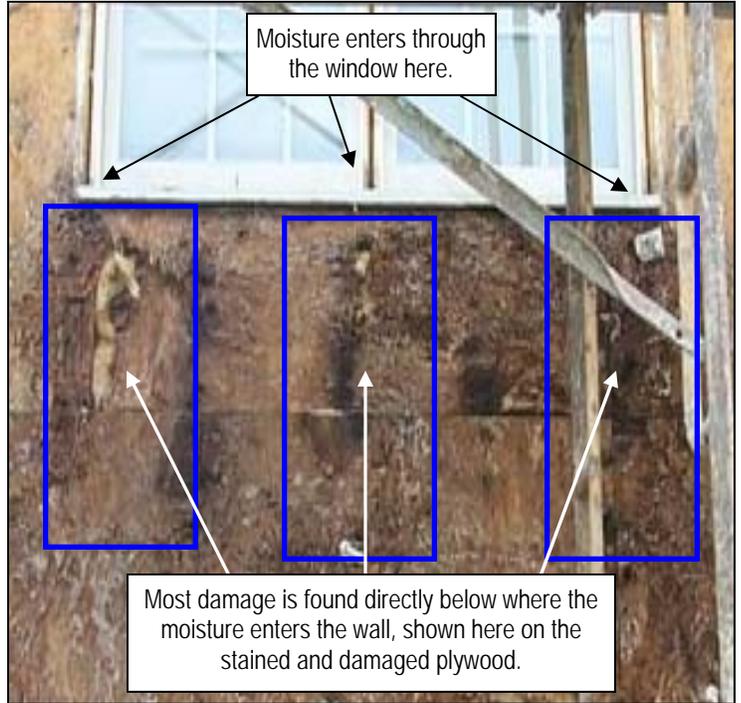
Problem #1—Window Leaks (cont.)

Typical Casement (crank out) Window



About 15% to 22% of casement style windows experience some moisture problems. Most of these leaks occur within the construction of the window itself and not at the perimeter. Caulking is typically not a reliable method of repairing these leaks, and many casement windows require pan flashings.

Typical Damage Pattern



This degree of damage is not typical under casement windows, but it illustrates the typical pattern of damage under windows in severe cases. The damage is concentrated under the corners and the mullion joint between the window units (shown in the boxes).

Drain Pan Systems For Windows

Some windows require drain pans be installed to catch leaking water and direct it to the exterior. MoistureFree Warranty recommends the DamSill™ window pan system because of its reliability and ease of installation. DamSill can be installed without removing the window unit.



Step 1: Creation of an opening of 1/2" under the length of window.



Step 2: DamSill™ is installed under the entire length of the window.



Step 3: Installation of finishing trim to hide the pan and protect the area.

Other Window Problems



Wood Rot: Rotted areas must be repaired or replaced.



Failing Caulk: The correct type of caulk and proper installation of the caulk is required.



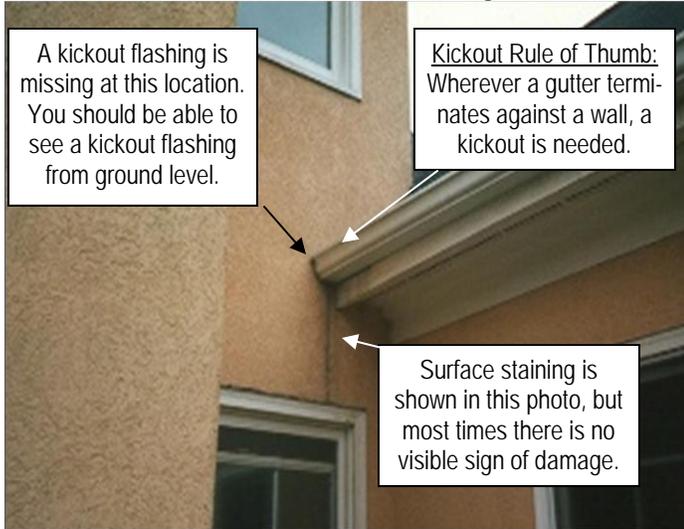
Custom Windows: These often leak where the glazing holds the glass. Pans may be required.



Bay and Cantilevered Windows: Areas below these windows may have significant damage.

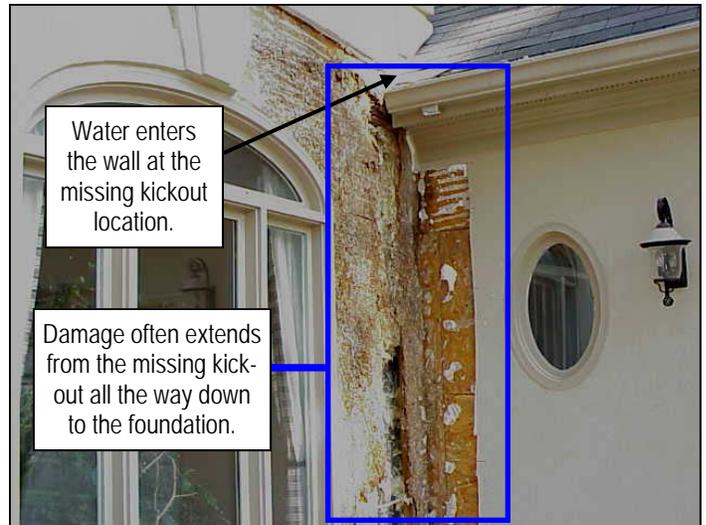
Problem #2—Kickout Flashings

What Is A Kickout Flashing?



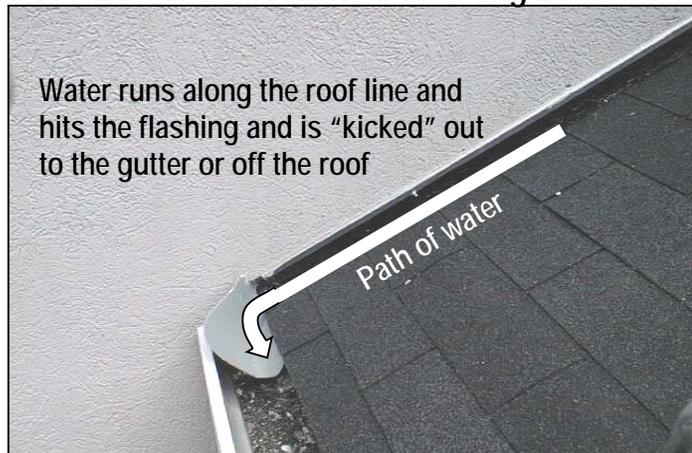
A kickout flashing is a flashing that directs water away from the home and is located where the roof edge terminates against a vertical wall. If the kickout flashing is missing or installed incorrectly, water from the roof can run directly into the wall cavity.

Typical Damage At Kickout Location



Because significant amounts of water can enter the wall at a missing or improper kickout location, severe damage is possible. Most homes have an average of 4 kickout locations, at least one of which is usually leaking.

What Does A Kickout Flashing Do?



Water that runs along the edge of the roof is kept away from the wall by step flashing. However at the edge of the roof, the step flashing ends. If the stucco or EIFS is installed over the top of the step flashing, the water will run behind the stucco and into the wall. The kickout flashing catches the water at the end of the step flashing and directs it away from the wall.

A Good Kickout Flashing



A MoistureFree approved kickout flashing is a pre-engineered, weather tolerant plastic flashing that fits behind the last piece of step flashing. The brand name is Raintec® and is easily available to all repair contractors. Make sure that your contractor uses only a MoistureFree approved kickout flashing on your home as others are oftentimes unreliable.

Avoid These Kickout Mistakes



A functional kickout flashing can NOT be mounted on top of the cladding.



Hand or field made kickouts fail at a very high rate.



Diverter flashing is NOT a substitute for a kickout flashing.



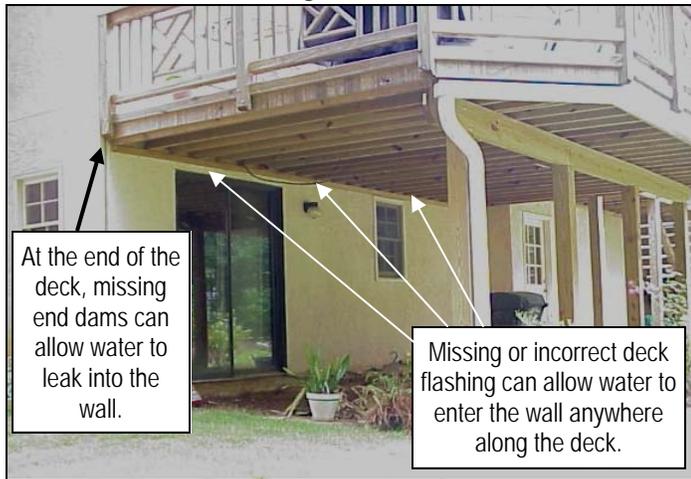
Kickouts that are too small or angled wrong will fail.

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Problem #3—Attached Decks Deck Flashings and End Dams



At the end of the deck, missing end dams can allow water to leak into the wall.

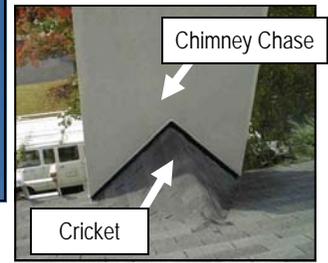
Missing or incorrect deck flashing can allow water to enter the wall anywhere along the deck.

Most decks are attached directly to the framing of the home. The joint where the deck is attached must be flashed to protect the wall below. End dams are required to stop water at the edge of the flashing from flowing into the wall.

Problem #4—Chimneys Chimney Caps, Crickets and Flashings



Failing or missing chimney caps can allow moisture into the wall.



A cricket diverts moisture away from impacting the chimney chase. Missing crickets can cause moisture problems.



Problem #5 Parapet Caps—Tops of Walls



Some homes have parapet walls which can leak.

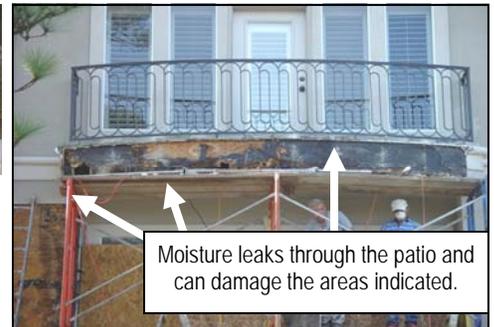
The top of parapet walls must have a proper cap to keep moisture from leaking into the wall.

Problem #6 Support Columns On Decks & Other Areas



Support columns on decks and entry ways are often missing flashing and sealants.

Problem #7 Raised Patios with Tile or Similar Treatment



Moisture leaks through the patio and can damage the areas indicated.

These types of patios are considered roofs, since they protect the area below. These must be modified to prevent water from damaging the area below and adjacent walls.

Problem #8 Door Leaks and Damage



Door leaks are similar to leaks at windows. The corners (miter joints) commonly have openings that leak. The threshold of the door may also be leaking. Modifications to the door must be made to stop these leaks. Framing below the door may require repair.

Problem #9 Other Locations That Must Be Sealed



Lights and fixtures

Utility connections

Receptacles

Downspout straps

Cracks or damage

Hose bibs

Flat accents

Vents