



Thank you for your interest in the MoistureFree Warranty. We have helped thousands of homeowners across the United States understand what it takes to keep their home free from moisture intrusion issues. If you are buying or selling a home or just looking for peace of mind, then you've come to the right place!

Most people are not familiar with the proper inspection & repair techniques when it comes to moisture issues. They have no way of knowing if the inspection is done the correct way or if they are paying for unnecessary repairs. MoistureFree provides this critical oversight to our clients. In fact, many of our clients have saved thousands of dollars by taking a home through our process.

We have a nationwide network of independent inspectors & contractors who specialize in moisture issues and have completed our industry leading training program. Our experts will guide you through the process of having the home inspected for moisture issues. In the event that repairs are needed, we will assist you in obtaining bids from qualified contractors in your area.

Features & Benefits of a MoistureFree Warranty

- ◆ **Fully Transferable**
- ◆ **Renewable**
- ◆ **Multi-year options**
- ◆ **Preserves the value of a home**
- ◆ **Reduces time on the market**
- ◆ **EIFS - Synthetic Stucco & Hard Coat Stucco Warranties**
- ◆ **Third Party Oversight**

Moisture Warranty
7804 Fairview Rd. Ste. C-112
Charlotte NC 28226
info@moisturewarranty.com
800-400-8679

The moisture inspection of your home tells you where you may have problems. The MoistureFree CRA tells you what to do about those problems. Together these documents provide the road map for protecting your home from moisture problems.

Please feel free to contact me or MoistureFree Warranty (1.800.400.8679) with any questions you may have about the CRA service. Remember, all information within your inspection and the CRA document is kept strictly confidential.

Understanding Your CRA Guide

The Understanding Your CRA guide is the first published document that clearly explains, in layman's terms, what the moisture problems are with most homes. It also includes basic explanations of how MoistureFree Warranty recommends repairing these problems. Based on research from more than 10,000 homes, this basic guide will arm you with the information you need to be an informed and protected homeowner.

The guide includes information about:

- Window and door leaks
- Why Kickout flashing are critical
- Causes for deck leaks
- Problems with chimneys and chases
- What is a parapet wall?
- Columns and below grade leaks
- Pan flashings for windows
- System breaches and sealing

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

Corners or miter joints
Mullion joints between window units

Perimeter joint leaks are less prevalent.

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

Sash track removed to show window jamb area.

Moisture staining on window jamb and damage from water getting behind the sash track.

Water enters at the miter joint and goes into the wall below.

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

Modifying The Miter Joint

Problem #1—Window Leaks (cont.)

Typical Casement (crank out) Window

Casement windows can leak anywhere around the sash, closing mechanism, or the miter joints.

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

Moisture enters through the window here.

Most damage is found directly below where the moisture enters the wall, shown here on the stained and damaged plywood.

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

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

Step 2: Damsil™ 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. Plans may be required.

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

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Problem #3—Attached Decks, Shingles and End Dams

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

A loose deck's moisture away from impacting the chimney chase. Missing crickets can cause moisture problems.

Cricket

Problem #4—Chimneys, Chimney Caps, Crickets and Flashings

Chimney Chase

Cricket

A loose deck's moisture away from impacting the chimney chase. Missing crickets can cause moisture problems.

Problem #5—Roofs of Walls

Support Columns On Decks & Other Areas

Rained Pines with Tile or Similar Treatment

These types of pines are considered soft, since they rot the area below. These must be modified to prevent water from damaging the area below and adjacent walls.

Problem #6—Other Locations That Must Be Sealed

Light and bulbs

Utility connections

Receptacles

Downspout drains

Cracks or damage

Heat pipes

Flat accents

Vents

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Problem #2—Kickout Flashings

What is a Kickout Flashing?

Flashings is a flashing that is installed over the top of the step flashing to prevent water from getting behind the studs and into the wall. The kickout catches the water at the end of the step flashing and directs it away from the wall.

Typical Damage At Kickout Location

Water enters the wall at the miter joint location.

Surface staining is shown in this photo, but most times there is no visible sign of damage.

Damage often occurs from the miter joint leak out at the way down to the foundation.

Because significant amounts of water can enter the wall at a miter or engage 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?

Runs along the roof line and seals flashing and its "kickout" out gutter or off the roof.

Water hits the kickout and moves away from the wall.

A Good Kickout Flashing

A MoistureFree approved kickout flashing is a pre-engineered weather resistant plastic flashing that fits behind the last piece of step flashing. The brand name is FlashShield and is easily available to all repair contractors. Make sure that your contractor uses only a MoistureFree approved kickout flashing in your home as others are often times obsolete.

Avoid These Kickout Mistakes

old kickout flashing is installed on top of the decking

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

Downer flashing is NOT a substitute for a kickout flashing.

Kickouts that are too small or angled wrong fail fast.

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