



House 138

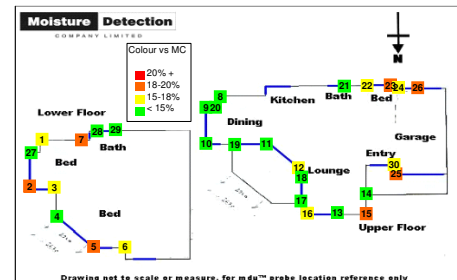
CASE STUDY

House 138 is a good example of how undetected leaks will rot treated timber given time. The building is a 15 years old parapet-detailed house with EIFS over treated timber. Costs for remedial have escalated to over \$200,000.

Treated timber does not stop the onset of decay – it only delays it.



On assessment, Mdu Probe readings and drill samples taken highlighted issues with sections of walls with deteriorated internal scuppers, deck stop ends and window flashings.

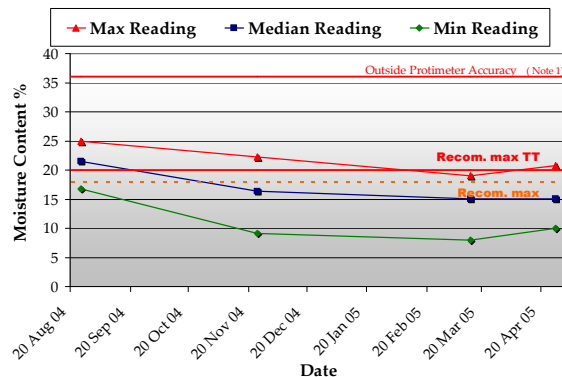
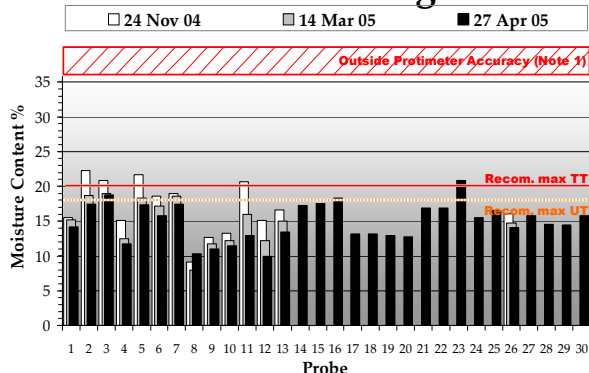


The house is now reclad. Due to the replacement of extensive rot to the main structural timbers the house has become costly to fix. Internal finishing was also required.

\$200,000 of repairs could have been avoided

Monitoring with Mdu Probe readings show repairs have worked and the house is drying out. This case shows that treated timber will not stop rot – it merely delays it. One probe under the scuppers would have alerted the owners to a problem well before rot had set in.

mdu™ Probe Readings



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