

About Moisture Probes

Given you are reading this I assume you have either been looking at moisture probes to help you solve a problem, monitor a plaster clad home, or someone recommended the probes to you.

Solutions To Your Problems

The problems you might want to solve with the probes could be:

- You own a plasterclad house (monolithic home) and you want to know if you have any leaks (or you want to find where the leaks are occurring)
- You are selling your plaster home and want to prove it's not a leaker to the purchaser
- You are considering buying a monolithic home and want peace of mind that it's safe and sound (for your bank, your tenants, or your family)
- You've just reclad your home, or built a new one, and want to ensure there are no issues before your warranty period ends.

What Are Moisture Probes

Invented by Moisture Detection, these patented Moisture Probes are designed to detect the moisture levels in the baseplate of your home. Gravity would show us that water will pool at the bottom of your house – the baseplate. This could be as a result of a leak from silicone that's failed, an internal guttering system that's overflowed inside the cladding, or a window or door that's letting moisture in.

Moisture probes are the best solution to see what's going on inside your walls behind the gib board. The probes reach into the skirting boards, through the wall and to the outside timber near the cladding, a place often missed or miscommunicated by scanners and thermal imaging techniques.

From here we plug in a moisture meter and take a reading of moisture level in the timber. There are four categories of results – 'Ok, Watch, Warning, or Danger'. We can monitor the readings in summer and winter to know what's really happening and to build up a record of your home's history. This can help with your sales activities.

A sample of the timber is removed and taken to a laboratory for testing to determine treatment levels and types of treatment.

What Do Probes Look Like?

The probes look like a small button in your skirting boards. The buttons can be white, timber coloured, or you can even paint over them. After a while you will hardly notice they are there. See photos below showing the before and after view and what the monitoring looks like.

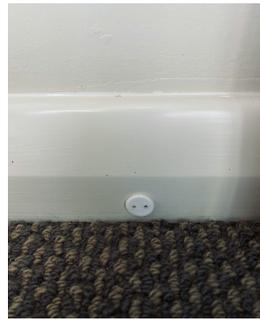




Probe Colours



Monitoring



Installed Probes in the skirting

Who Are Probes For?

- People wanting to sell their monolithic home
- Purchasers of monolithic homes
- Homeowners of a new building or recladding project (to monitor the builder's work)
- Owners of monolithic homes who just simply want peace of mind that their home is safe and dry.

How Long Does It Take To Install The Probes?

It usually takes two of our technicians a day to install the probes and we work with you to undertake this inside a week of your enquiry. The ideal time to install probes is when the house is empty, before you move into your new home.

What Is Involved and How Much Does It Cost?

When installing moisture probes here's what we undertake for you:

- Inspect the house and identify potential leak points which should be monitored
- Install a number of probes, anywhere from 40-60, at the most important locations
- Read the moisture levels for every probe individually
- Measure remaining timber strength at each location (if we think there could be a problem)
- Analyse and retain of all the timber samples for future use and report on any existing decay
- Analyse selected samples to determine what timber treatment, if any, has been used in the house (note houses built from 1998 – 2004 are typically built with untreated timber)
- Discuss our findings and initial recommendations verbally with you (and if required provide a written report with all your results and our recommendations)
- Set up and provide access to your house data on our online portal for your use and to provide to potential future purchasers.

Including travel time around the Auckland metro area, the cost of installing moisture probes is between \$2,495.00 - \$3,200.00 plus GST. The final price is depending upon the number of probes installed and the time taken to complete everything above.



Moisture Detection

Timber testing typically takes about three days. Your timber testing report and access to your online portal showing the moisture levels at each location will be released upon full payment of the invoice.

How Often Are The Probes Monitored?

We recommend a summer and winter reading to give you the best results.

These results help the homeowner with ongoing maintenance and provides a full house history for the next homeowner. Imagine showing a potential purchaser five years, or more, of dry timber behind your walls or showing the maintenance records all sitting in one place for you.

What Is The Cost For Monitoring and How Does This Work?

Our technicians come to your home six months after the initial installation and plug a moisture meter into the pins that sit just inside the cap on the probe. They record this reading manually then our admin team load your information into your online portal. This portal is your home's record for the life of the home, even long after you have sold.

A reading costs \$260 + GST and generally takes about one hour. We ask that furniture is moved away from the probes to provide easy access for our technicians.

If a high moisture reading is detected at the time, the technicians will look around and try to find the source or will contact you to arrange a follow up with a more thorough inspection. We can even fix small repairs at the time of doing the reading, should we be forewarned.

It's important to note that a high moisture reading does not constitute a 'leaky home'. All homes and buildings are likely to leak at some point during their lifetime – it's a fact of life.

An early warning system with Moisture Probes will save you thousands of dollars in repair costs.

Your Next Steps

If moisture probes are the solution to the problem you are currently facing, please email us today at info@moisturedetection.co.nz or call us directly on 09-271 0522.

What Others Are Saying About The Probes

"I installed probes in my house because I wanted peace of mind. Now they let me know whenever I need to do some maintenance like resealing around the windows." Murray (Milford)

"I installed moisture probes in 2009 because I wanted to know that my house wasn't leaking. I am so grateful I did because the probes showed my shower started to leak which saved me thousands of dollars of extra repair costs." – Ruth (Howick)

