

## About Moisture Detection Probes

Given you are reading this we assume you have either been looking at moisture detection probes to help you solve a problem, or because someone recommended our probes to you.

### Solutions to Your Problems

The problems you might want to solve could be:

- You own a house with plaster cladding or monolithic cladding, and you want it to be safe – free from leaks and rot. You want to know if there are leaks now and if leaks start in the future.
- You are selling your plaster home and want to prove it's not a leaker to the purchaser
- You are considering buying a monolithic clad home and want peace of mind that it's safe, dry and not rotting (for your family, your bank, or your future tenants).
- You think your house has some problems, but you want to avoid the huge cost and inconvenience of re-cladding. Probes can tell you what is wrong and what is right with your house, leading to low-cost alternatives to a full re-clad.
- You have a commercial building or block of apartments and want moisture levels investigated or monitored.
- You have been told to get invasive moisture testing done on a house – and you want to avoid hugely destructive 'cut-outs' in the cladding or gib board.

This is what typical invasive testing can leave behind at your house.



Invasive Testing Cut-Out – Interior



Invasive Testing Cut-Out – Exterior

*Keep reading to see how small, discrete Moisture Detection Probes provide better testing at low cost - without damaging your house.*

### What Are Mdu Moisture Detection Probes?

Invented by Moisture Detection Company, our patented Moisture Detection Probes allow the actual moisture levels in the framing timber of your house to be accurately measured. Water can't hide from Mdu probes! We read the moisture level of the timber close to where it touches the cladding – which is where decay normally starts.

# Moisture Detection

Probes are installed throughout the house at any location where water from leaks is likely to accumulate. We know from probing thousands of houses just like yours, where those risk points will be. Other invasive testing is limited to inspecting just a handful of locations because of the cost and the mess it creates. Because our probes are small, discrete and cheap to install, we can invasively test dozens of spots around your house, so you know exactly what is going on. And the probes can stay as an early warning system in case more leaks develop in the future.

Extensive experiments show that water from leaks follows gravity and usually accumulates in the bottom plate of your walls. Here it is trapped and can't dry out because most cladding systems have no cavity allowing drainage and air circulation. Without enough timber treatment, the wood starts to decay and this spreads along and up the wall. The longer that this is left undetected and untreated, the greater the damage and repair costs.

Moisture probes placed in the bottom plate detect the moisture which could come from a number of building defects – defective gutters, roof flashings, deck and pergola connections, failed sealants, defective windows, cracks in the cladding, not enough ground clearance to the cladding and so on.

We sometimes also install probes directly under window sills, in soffits, under decks – anywhere we suspect there could be a leak and we want more information.

## What Else is Included in the Moisture Probe System?

Being able to measure the real time moisture levels at dozens of key risk points is absolute gold for assessing weathertightness. However, this doesn't give you the full story and doesn't give you all the evidence you need to make important decisions about your house.

*What if you are buying the house in the middle of summer and some of the leaks have dried out?  
What if there was a leak in the past, which has now been fixed – but the timber is still badly decayed?  
How do you know if your house has decay resistant timber or decay loving untreated timber?*

No other inspection techniques such as thermal imaging, surface moisture scanning, or invasive cut-outs are going to answer these questions.

Moisture Detection Company understand that you need more and that is why as part of the probe installation we extract, inspect, and test samples of timber from each location. From this, we tell you:

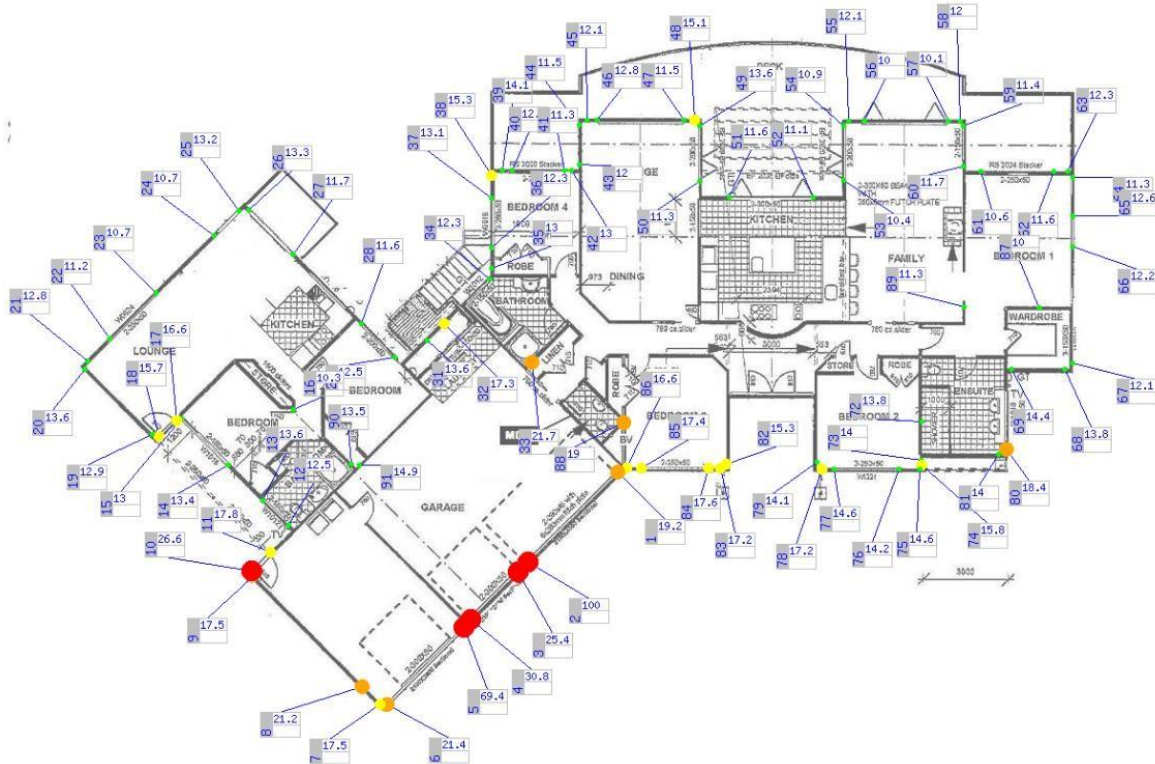
- If there is any decay in the wood and how bad it is,
- If your house is built with treated timber, what treatment was used and how good that treatment is.

The samples from your house are photographed, archived, and stored so we can compare with future samples to see if any decay is getting worse.

# Moisture Detection

All of your house results are available on your online user portal with colour coded results overlaid on your house plans, accompanied by full data tables of everything we have found.

We then give you a detailed debrief to ensure that you understand the results, the condition of your house and what your options may be going forward.



Colour Coded Moisture Reading Overlaid on Your House Plans

## **What Do Moisture Detection Probes Look Like?**

The probes look like small buttons along 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 probes before and after installation and how we read them.



Probe Colours



Installed Probes in the skirting



Measurement

# Moisture Detection

## **Who Are Probes For?**

- Owners of monolithic homes who want peace of mind knowing their houses are safe and dry (or diagnose and fix existing leaks).
- Owners wanting to sell their monolithic home for the best price possible
- Potential purchasers of monolithic homes who want real information on the house condition, before they buy, without ripping it apart

## **How Long Does It Take To Install The Probes?**

The probes are usually installed in a day. The data and on-line report are normally available within three to four days.

## **What Is Involved and How Much Does It Cost?**

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

- Inspect the house and identify potential leak points which should be monitored
- Install probes, anywhere from 35-80, at the most important locations
- Read the moisture levels for every probe individually
- 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 1992 – 2004 are most at risk of being built with undertreated or 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 the moisture probe system is usually between \$1,995 - \$4,500.00 plus GST. The price depends upon the size and complexity of the house, the number of probes installed, and whether the standard, or premium installation package is selected.

Timber testing and data upload typically takes five working days. Your timber testing report and access to your online portal showing the moisture levels and timber decay condition 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 understanding of how your home is performing.

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 weathertightness maintenance records all sitting in one place for you.

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. What is important is to find the leaks and resolve them before they cause damage.

# Moisture Detection

***An early warning system with Moisture Detection Probes can save you tens of thousands of dollars in repair costs.***

## **Should You be Worried about Getting Bad News?**

It's fairly normal to be afraid about getting the bad news that your home isn't as good as you hoped it would be. A lot of people put their house, their financial future and their family's health at risk by just sticking their heads in the sand and hoping that all will be okay.

Unfortunately, leaks and decay continue regardless of how deep in the sand your head is buried and the longer you leave it, the worse it will get.

Fortunately, Moisture Detection Company have developed processes and products that can repair leaks, stop decay and treat untreated timber without expensive re-cladding (in most cases). So together with your Moisture Detection Probe System, you will have a range of options for maintaining your house for the foreseeable future.



Find leaks in this



Before it turns into this

***The worst decision that the owner of a house with monolithic cladding can make, is deciding to do nothing.***

## **Your Next Steps**

If you think that moisture detection probes could be the solution to a problem you are currently facing, please email us today at [info@moisturedetection.co.nz](mailto: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)*