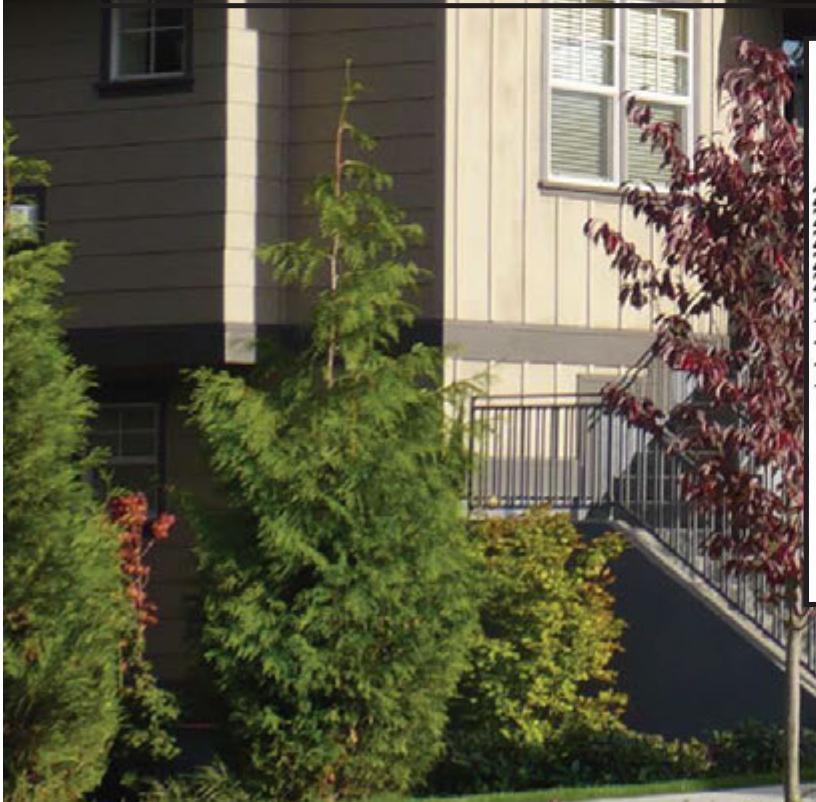
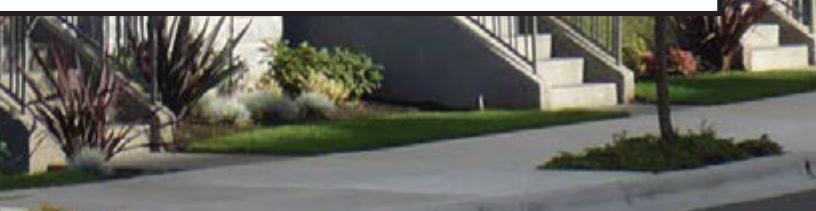
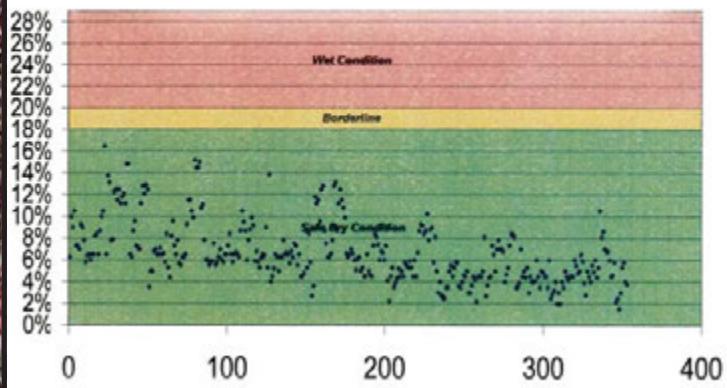


THE BUILDER'S JOURNAL™

Inside Story



Moisture Content Readings



Home Certified, Inc.
Providing a Solution to Building and Owning a Home in the
Sometimes Wet Pacific Northwest Environment



Typical stage for testing and drying of house under construction.

Home Certified, Inc. Providing a Solution to Building and Owning a Home in the Sometimes Wet Pacific Northwest Environment

By Marilyn Cauthen

To live in an area that consistently receives up to 30 plus inches of rain a year is a challenge for residents of the Pacific Northwest. But the great news is that the services provided by Home Certified, Inc. allow area builders and homeowners the luxury of constructing and living in a home with the lowest possible risk of moisture damage. Home Certified, Inc.

offers a thorough process of testing, drying, de-humidifying, and certifying the moisture content of a home.

Builders are very familiar with the cosmetic problems associated with high moisture levels in a home during and after construction; these problems include nail-pops and the cracking of sheetrock due to the twisting

and turning of the wall cavity wood as it dries.

Rick Meyers, Vice President of Olsen Homes Inc., states, "Sufficiently drying each home has always been an integral part of our construction effort. Having the ability to partner with Home Certified, Inc. is of great benefit to our company and our homeowners."



Delivery and set-up of drying equipment.

We have seen efficiencies in both time and expense. ”

Due to environmental and public health reports, individuals looking to build or buy a spec or custom home may already be aware of the hazards unchecked moisture has in regard to mold growth leading to poor indoor air quality. Another burden a new homeowner does not want to encounter is structural damage to their home's walls, floors and ceilings.

Home Certified, Inc. provides third party expert service required to test, dry and certify the moisture content of new homes under construction, existing homes and multi-family complexes . The Home Certified team has provided services to 4,000 area homes in the past twelve months.

The process of detecting, reducing and eliminating moisture is a detailed one. Co-owner and President, Kelly Stelk indicates, “The first step in the process is the utilization of a moisture meter to detect hidden moisture in wall cavities, floors and ceilings.” Moisture content varies by the type of building

materials (e.g. drywall is typically 3% to 7%, whereas solid wood inside of a home should not exceed 18%). If high levels of moisture exist, then industrial air movers and de-humidifiers are used to dry the structureprior to installation of insulation.

Drying equipment operating inside of house under construction.



Builders rely on the company for inspection, drying, certification and the cosmetic improvements the service provides.Randy Sebastian, President of Renaissance Homes says, “We believe the quality of your home is evidenced in the way the home lives. To maximize the life of your home we have Home Certified, Inc. test each home for moisture content. This allows us to deliver the home without indoor air quality issues. Home Certified Inc. assists Renaissance by giving homeowners the security of living in a home constructed with the lowest possible risk of moisture issuesHome Certified, Inc. offers a thorough process and documentation of testing, drying, de-humidifying, and certifying the moisture content of our homes .”

This company is vital to the building industry, due to the emphasis on building “air tight” homes and the important element of time. The advancement of technology and skilled craftsmen have meant homes are being built not only in a shorter amount of time, but they are also much more energy efficient.

Although it has been aviable success

for contractors and subcontractors to produce a structure that saves money by reducing energy consumption, the compromise is a new home that traps moisture inside during both the construction and post-construction processes.

Mark Heimlich, Construction Manager at Quadrant Homes states, "As a company, we have always been proactive in our stance of reducing moisture levels of our homes during the construction process. **The services provided by Home Certified have definitely aided our efforts.**"

Home Certified, Inc. works with over 200 builders in the Seattle and Portland areas and continues to grow. Kelly notes the company was working with only 150 builders a year ago and the increase in clients is an indicator of the quality of service they provide to builders in fulfilling a much needed process due to new building techniques and processes. "I enjoy what I do. I love working with builders and homeowners and assisting in the education of moisture issues inside of homes." He also enjoys the challenge as new building processes and materials are introduced and provide new services and solutions to their customers.

When asked what sets his company apart from other companies who provide services to the building industry, Kelly says, "We focus on setting fees at affordable levels and developing long-term relationships." Most builders do not desire to have the staff, equipment, and available time to provide the testing and drying themselves.

Mike Goodrich, Vice President of Legend Homes states, "For over 40 years, Legend Homes has been building quality homes. This service complements our goals to ensure our homes are built to the highest standards. **Home Certified is a key component of Legend's construction process, keeping our homes on schedule and delivering quality.**"

Existing homes, which are often times at risk due to drainage prob-



Diesel powered temporary heat when HVAC is not available.

lems, water intrusion incidents, and poor maintenance, receive a complete inspection and certification. The results of the testing are provided in a detailed report and are evidenced by the issuance of a Dry Score Certificate of Moisture Content. In addition to the hazards of pre-existing mold, insects like termites thrive in moist environments. So when buying a home, a detailed moisture test should always be considered, in addition to a general inspection. **A Dry Score Certificate of Moisture Content issued by Home Certified, Inc., increases the value of a home.**

In addition to the industrial strength air movers and dehumidifiers used to dry wood framing, **Home Certified has a large inventory of diesel powered external heat sources.** These heat sources are positioned outside of the home and the heat is ducted inside the home. These diesel powered units and Home Certified's arsenal of electric units are great for drying drywall and other materials in a hurry if the HVAC is not available or if one does not desire

to operate the HVAC while the house is under construction.

In its mission to continually serve builders, **Home Certified also performs water clean-up and drying, inspection and drying of crawl spaces, drywall drying, and other related water and drying services.**

Home Certified, Inc. is a relationship-based company delivering a high level of customer service, which is what drives the owners of this reputable company. Says Kelly, "We want to do such a great job that our customers tell others about us. We respond quickly and do a thorough job in all we do."

For more information on Home Certified, Inc., call 866.379.4674, visit www.homecertified.com or email k.stelk@homecertified.com.

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