

# Maintenance Schedule and Moisture Information

**For New Residential Structures**

ORS 701.335  
OAR 812-001-0240

# Purpose of the Maintenance Schedule/Moisture Information

The 2007 Legislature adopted a law (ORS 701.335) requiring contractors building ***new residential structures*** to provide ***moisture and water damage information*** and a ***maintenance schedule*** to the first purchaser or property owner. This is to help the purchaser or property owner take steps to protect their new home from moisture intrusion or water damage.

# Applies to New Residential Structures:

**If construction is completed on or  
after July 1, 2008.**

# A New Residential Structure is a:

- Site-built home
- Structure with one or more dwelling units less than 4 stories
- Condominium or other unit in larger building
- Modular home
- Manufactured dwelling
- Floating home



# A New Residential Structure is not a:



- Mixed use development
- Hotel or motel
- Dormitory, fraternity or sorority
- Jail or prison
- Juvenile detention center
- Nursing home
- Hospital
- Recreational use facility

# Explanation of Moisture Intrusion and Water Damage

- “Moisture Intrusion” means water – whether liquid, frozen, condensed or vaporized – that penetrates the home.
- “Water damage” means injury or harm caused by moisture intrusion that reduces the value or usefulness of the home.



# How Do Moisture Intrusion and Water Damage Occur?

Some causes of moisture intrusion and water damage are:

- Missing or loose roofing materials or flashing
- Window sills or door frames w/o adequate caulking or weather-stripping
- Lack of caulking in siding, mortar in masonry, or grout in exterior ceramic tiles
- Degraded paint on exterior siding or surfaces

# How Do Moisture Intrusion and Water Damage Occur?

- Overflowing or clogged gutters
- Gutter drains or downspouts that are not a sufficient distance from the structure
- Improper drainage slope next to foundation
- Plant materials too close to the structure or foundation
- Sprinklers that overspray onto the structure or foundation
- Non-working interior ventilation systems

# How to Tell if a House has Water Damage:



## Signs of Water Damage:

- Dampness
- Staining
- Mildew (blackened surfaces with a musty smell)
- Softness in wood (possible sign of dry rot)

# What to do to Fix Water Damage

If water damage is discovered, the source should be investigated. The homeowner needs to take steps to repair or replace any building parts or materials that allowed the moisture intrusion, and repair the water damage.



# Recommended Maintenance Schedule

The CCB has prepared a recommended minimum maintenance schedule that satisfies the Board's rule. **THE CONTRACTOR MAY SUBSTITUTE ITS OWN MAINTENANCE SCHEDULE SO LONG AS THE ITEMS IN THE BOARD'S RULE ARE INCLUDED.**

## RECOMMENDED MAINTENANCE SCHEDULE FOR HOMEOWNERS (ORS 701.335) (OAR 812-001-0240)

Maintenance Item	Description of Maintenance	How Often	Date	Date	Date	Date
<b>Caulking/ Weather-Stripping</b>	Check and repair missing, cracked, or peeling caulking or weather-stripping around window sills, door frames, and in siding gaps.	Twice yearly				
<b>Debris Removal</b>	Inspect gutters for debris blockage. Remove debris (for example, tree needles and leaves) from downspouts and gutters.	Yearly				
<b>Foundation</b>	Check soil around foundation to make sure that it slopes in such a way that water can flow away from the foundation. Fill soil in any areas that have settled around the foundation.	Yearly				
<b>Gutters &amp; Downspouts</b>	Inspect gutters and downspouts for leaks. Repair if necessary. Check alignment of gutters, downspouts, and splash blocks to ensure that water is properly diverted away from the structure and foundation. Repair if necessary.	Yearly				
<b>Landscaping Sprinklers</b>	Check landscaping sprinklers to make sure that they are not set so that they will soak siding or form puddles near the foundation. Adjust if necessary.	Yearly				
<b>Mortar</b>	Check and repair missing mortar in exterior masonry.	Yearly				
<b>Paint</b>	Check painted surfaces for cracking, peeling, or fading. Repaint if necessary.	Yearly				
<b>Roof</b>	Check roof for damaged, loose, or missing shingles. Check flashing around roof stacks, vents, skylights, and chimneys and in roof valleys for missing or loose flashing. Repair or replace if necessary.	Yearly				
<b>Trees &amp; Shrubs</b>	Trim back tree branches, shrubs, and other plants to make sure they are not in contact with the structure.	Yearly				
<b>Ventilation Systems</b>	Check to make sure that interior mechanical ventilation systems (such as bathroom, kitchen, and utility room vent fans) are in good working order. Repair if necessary.	Every two months				
<b>Water Stains</b>	Check for water stains in the roof of the attic and in the exterior overhangs or soffits. If water stains are present, locate and repair the cause of moisture intrusion.	Yearly				

# Must be Given by Contractor to:

- First purchaser, or
- Owner of property that new home was built on.

# When is it given?

- It must be given at the same time the offer of written warranty is given

# Copies of Information and Maintenance Schedule



A copy of the moisture intrusion and water damage information and a minimum maintenance schedule are available at [www.oregon.gov/ccb](http://www.oregon.gov/ccb) (or call CCB at 503-378-4621.)