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Date: Fri, Nov 4, 2005 3:39 PM
Subject: Re: Haynes Attachments 1-6

TO: Construction Claims Task Force
FROM: Renee Haynes
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RE:November 1, 2005 meeting

I testified before you on September 21st.

My family built a new home in the winter 2001-2002. The walls were saturated with rain water during construction and not properly dried before sheetrock and insulation were installed. The resulting mold growth* caused us serious health problems which we continue to struggle with four years later. This could have been prevented had the builder dried the wetted framing lumber and floor decking before continuing construction.

Our builder, Adair Homes, Inc., was building on a four-month construction schedule, from foundation to completion(1). The home was insulated and finished within weeks of the photos you see attached(2-5). Adair built our home of green lumber and never used any dehumidifiers or drying equipment.

As you can see, the water pooled at the floor level, but Adair's moisture readings were taken (if at all) at waist level or higher. Even several months later, in mid July, the moisture readings at floor level were, by Adair's own admission, 32 percent. That is mill pond wet.

A brochure given to us by Pete Marsh, Adair's president, and published by the Western Wood Products Association, claims that "Reducing the moisture content of lumber to less than 20 percent will significantly decrease the opportunities for mold to form on the wood." (Mold, Housing & Wood, <http://www.wwpa.org/lumberandmold.htm>, page 7*). Mold experts I've talked with believe that mold can grow at a much lower moisture content, such as 17 percent.

Today's composite building materials, such as OSB, are composed of more of the tree, including exterior layers which contain naturally occurring mold. Therefore mold spores are entering houses impregnated in the building materials themselves.* Add to that the rapid all-weather building schedules of many builders, such as I described above, and the stringent energy codes which create airtight walls. The results can be disastrous. They were for us(6).

If we have inspections for insulation and other items which aren't considered safety issues, why is there no inspection for moisture content? In the northwest, where we have such wet weather in half of the year, consumers need to be protected from fast-moving builders hoping to churn out houses as quickly as possible in order to maximize profits.

Require inspectors to take moisture readings with penetrating moisture

meters, not the surface variety. Require that all framing lumber and decking contain 17% or lower moisture content before builders are allowed to install insulation and sheet rock.

*Although this brochure has an extensive bibliography at the end, there is no research cited to support this claim

1. Page of Adair's Construction Guide, showing four-month schedule
2. Photo of wet house
3. Photo of wet house
4. Photo of wet house
5. Photo of wet house
6. AAL Laboratory results on Michael, age 5

Renee Haynes, Oregon Representative, 503-668-0889
Homeowners Against Deficient Dwellings INC. (www.HADD.com)
A National Not for Profit Organization

"Because Sick Buildings Make Sick Children"

Whether you've been a victim (yet) or not, please sign this petition
requesting

a Congressional hearing concerning accountability of the home building
industry

<http://www.thepetitionsite.com/takeaction/322833272?l=1110496374>