

## WEATHERING EXTREME CONDITIONS IN THE DELAWARE BAY

Advanced moisture management system helps new homeowners overcome potential long-term damage in nation's most volatile climate

**PRODUCTS FEATURED:** HydroGap Drainable Housewrap



## Introduction

Boasting the nation's second busiest waterway and a prime oystering habitat, the Delaware Bay area also claims some of the nation's most severe weather. From heavy snow during the winter to harsh thunderstorms in summer, the region endures its share of moisture and precipitation. With that in mind, many builders and remodelers in the region have adjusted their moisture management plans to include advanced systems from Benjamin Obdyke, a leading provider of performance roof and wall products for the residential and commercial construction markets.



## Eliminating Intrusive Moisture

When the client was ready to purchase a new home in the area, they were aware of the importance of a quality property inspection. And though they knew the property would need some work, they called James Stevenson and his team from Lewes, Delaware based OneCall Services for the assessment. Because the two parties had worked together previously, the client actually gave OneCall the approval to dig a little deeper than usual on the examination.

During the investigation, the OneCall team found a deeper element of intrusive rot and decay than initially expected. "The moisture issues with this home are something we see a lot of on the east coast," said Dominic Drummond, the project supervisor from OneCall. "Though the home is somewhat new – six or seven years old – the flashings weren't done properly. After we dug deeper into the issues, we were able to determine a timeline and cost for repairing the problem, which allowed the client to revise the purchase cost and fees."

The OneCall team found that many basic building practices were not completed properly with the original cedar shake siding. "What we noticed is a string of poor craftsmanship and questionable product placements," Drummond said. "The trim wasn't maintained. Salt air deteriorates caulk lines and allows water penetration. Because the housewrap used on the home didn't allow the wall structure to breathe, intruding moisture was able to sit in the wall assembly before it finally forced its way into the structural elements, causing rot and mold."

The repairs began with the removal of over 5,500-square-feet of cedar shake panel siding. As part of the plan, the team would install new housewrap, flashing and windows. Unfortunately, due to timing all work would be done during the harsh, unforgiving Delaware winter.



*Because the housewrap used on the home didn't allow the wall structure to breathe, intruding moisture was able to sit in the wall assembly before it finally forced its way into the structural elements, causing rot and mold.*

Dominic Drummond,  
One Call Project Supervisor

## It's All About The Gap

For the new cladding of their home, the client elected to use fiber cement lap siding. The team understood the home needed a good drainage plane to eliminate intrusive moisture from the wall cavity. Having used Benjamin Obdyke's HydroGap® Drainable Housewrap in a previous project, Drummond knew that the product was the ideal fit.

"We elected to use HydroGap because of its drainage capabilities," Drummond said. "For that type of installation, you need a good drainage plane. The drainage system of HydroGap eliminates that bulk water from the wall cavity. Much like in the practice of medicine, we incorporate new, advanced elements into our construction practices. Hence the use of the HydroGap product."

The integral component of Benjamin Obdyke's Moderate Protection Wall System, HydroGap, is a small gap for drainage performance, reducing the potential for mold and rot in the exterior wall. Its patent-pending one-millimeter spacers not only allow at least 100 times more bulk water to exit from a wall versus standard housewraps, but also provide a true drainage space between the sheathing and cladding material. Because it offers a low-profile drainage plane, HydroGap eliminates the need for design changes in the wall assembly. Its tri-laminate, nonwoven material provides superior strength and tear resistance so there's no need to worry about installing with 40 mph winds on the Delaware waterfront. The product requires no special tools for installation and is an effective means to manage moisture and air infiltration resulting in a better-built wall.

Despite the early struggles with unexpected structural issues, the new homeowners are eager to get into their refurbished house. "They are excited and enthused to see the results of the project," Stevenson said. And, with corrected flashing, structural improvements, and advanced moisture management systems from Benjamin Obdyke, the home should be around for awhile.

### About One Call Services

One Call Services is a full service home remodeling company serving Eastern Sussex County, DE. One Call Services' goal is to deliver high quality work in a timely, friendly manner utilizing advanced and efficient products and techniques. One Call Services is a one-stop source for all of your home remodeling, home improvement, and home repair needs. The name One Call Services and our motto "We Show Up!" reflect our desire to deliver something better. To learn more about our company please visit us at

[www.onecallservices.biz](http://www.onecallservices.biz)  
302 645-9008

### About Benjamin Obdyke

Since 1868, Benjamin Obdyke has been a leading designer and provider of moisture management solutions. Our founder, Benjamin P. Obdyke, pioneered the first-generation corrugated downspout. This innovation ultimately led to the modern day Benjamin Obdyke. Benjamin Obdyke's pioneering spirit remains the hallmark of our company today.

[www.BenjaminObdyke.com](http://www.BenjaminObdyke.com)  
215 672-7200