

Condition # 6: SIDING IS CROOKED**Can Affect:**

- ◆ Appearance

Performance Guideline: Siding boards should be within ¼ inch of level over 10 feet of length.

Builder Responsibility: Reinstall any non-performing siding to meet the Performance Guideline.

Homeowner Responsibility: None.

Condition #7: SIDING IS SOFT AND ROTTING AT WINDOW AND DOOR TRIM, RAILINGS, AND OTHER LOCATIONS**Can Affect:**

- ◆ Appearance
- ◆ Useful life of siding
- ◆ Integrity of underlying structural components

Performance Guideline: Siding should not be soft, rot, or deteriorate. Joints between adjacent pieces of siding, siding and trim, siding and rail caps, and other such components, should be assembled in such a way that siding deterioration resulting from water intrusion does not occur.

Comments: Water intrusion occurs for two principal reasons: 1) the materials and assembly methods used in the original installation are not correctly selected and integrated into a weather-tight system, and 2) joints and other potential entry points for water are not adequately maintained by the Homeowner. Where caulked joints are used, manufacturers generally specify joints 3/16-inch wide. Smaller joints are difficult to caulk effectively, and the caulk in larger joints will dry up, separate and deteriorate more rapidly. It is a good practice to protect vertical transitions from one type of material to another with metal or equivalent types of flashing.

Builder Responsibility: Builder should install siding-to-siding and siding-to-trim joints in a sound, waterproof manner that readily sheds water. Non-performing conditions from improper construction should be repaired.

Homeowner Responsibility: **Maintenance Alert!** The Homeowner is responsible for periodic maintenance of such items as caulked joints that are essential barriers to unwanted water entry into the siding system. **Refer to Trim and Siding section in the Homeowner Maintenance Summary.**

