

Wood Rot

"What is Wood Rot?"

Wood rot is a fungus that feeds on most wood that has a moisture content of typically over 20%. It can be found anywhere in the home where excess moisture accumulates and there is inadequate ventilation. There are two types of wood rot. The first will have spots of decay that appear brown and crumbly. It is called Brown Cubical Rot as it will break apart into cubes if disturbed. The second is White Rot distinguished by a grayish-white to yellowish color and is soft and stringy.

Surface molds can sometimes be confused with wood rot. Surface molds grow on the surface of the wood but do not break down the fibers of the wood or cause structural damage. However, surface molds indicate the presence of moisture and can soften the wood and make it more susceptible to wood rot.

"How can Wood Rot be prevented?"

Wood rot requires three elements to develop and grow: a source of water, temperatures between 40 and 100 degrees, and oxygen. Remove any of these elements and the development of wood rot is diminished or eliminated. Temperature and oxygen are not easy or practical to control. Therefore, water proofing, good drainage, and ventilation are the most common and practical methods of preventing and reducing the growth and spread of wood rot. Gutters with downspouts directed away from a foundation and siding will help eliminate rain water from splashing up under siding. Proper grading around a foundation will also help reduce the access of moisture to siding and structural elements. The fungus causing the wood rot will not grow and spread further but the damage caused by the wood rot fungus will remain.

"What is Dry Rot?"

There is no such thing as dry rot. Dry rot is dried wood rot. Dry wood will not rot.

"Did the \$1,000,000 loan address Wood Rot?"

Yes. The \$1,000,000 loan of 2011 was used to repair all townhomes within Quivira Falls that have not been stucco'd by repairing wood rot and painting or giving the homeowner the option of having stucco applied to their unit after the wood rot was addressed. In addition, previously stucco'd townhomes had the trim repaired, if needed, and painted.

Wood rot is a major problem in our Midwestern climate. The Board of Directors and our Management Company strongly encourage our Association members to report any sign of potential wood rot so it can easily and relatively inexpensive to correct.

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