

Contractor

Service & Industry

Bulletin

August 2010



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607-432-8391, Fax 607-433-6284



Otsego Ready Mix, Inc.
2 Wells Ave
Oneonta, NY
607-432-3400

Builders Lunch Program

Future Program List

Builders Lunch & Information Programs—Thursdays 11 am-2 pm

Aug. 19 Brockway Smith-Mike Fahrenkopf presenting

- Inter Composite & Vinyl Railing Systems
- Brosco Wood Window Products
- Roof Window Systems by Wasco

Sept. 2 Certainteed Products-Bill Marshall presenting

- Form-A-Drain Footing & Drainage Systems
- Platon Basement Foundation Wall Waterproofing Membrane

Sept. 16 Numax Tool Repair and Exchange Day- Kevin

Bring your tools for repair or replacement trade-in

Makita Tools-Steve Niles presenting

The latest features on Makita Tools

RAIN or SHINE! Being held in our new warehouse.

Additional suppliers may be added to this list as our programs grow. Stop in for free lunch and new product demonstrations.



Contractors enjoying a bite to eat



"If the work is done without extra expense to the Contractor, then the work will be taken down and done over again until the extra expense to the Contractor is satisfactory to the Architect."

Otsego Ready Mix



Removing Footprints

Q: One of my workers walked on a parking deck too soon and left footprints in the concrete. There are a lot of prints, and they are very shallow but still visible. The owner wants them repaired so they aren't noticeable. Is there any way to do this economically?

A: You might be able to remove the foot prints by shotblasting the affected areas of the deck. This will probably change the color and texture of the treated areas, but the owner might find the overall appearance more acceptable. Try consulting a contractor who does surface preparation for floor coatings. You can do a search for these contractors on the International Concrete Repair Institute's website www.icri.org.

Shotblasting could open the surface though, and allow chlorides to penetrate the concrete more easily. Patching the footprints would probably make them more noticeable, and ensuring bond for such a thin repair is difficult, if not impossible. Because the footprints don't impair the structure's function, and repairs would likely leave something just as conspicuous, offering the owner a credit rather than trying to obliterate the footprints may be your best option.

Concrete Construction / June 2010

CPP Concrete Pumping & Placing



Concrete placed right where you need it.

Call Jim or Sue at Otsego Ready Mix to schedule your next pumping job
607-432-3400

Can mold give you headaches? By Mac Pearce

We are sharing part of an article presented in the February 2010 issue of the Journal of Light Construction. The article is written by Mac Pearce who is an Environmental Health Consultant in St. Paul, Minn. The article points out the fact that because our society is so paranoid, it triggers a great deal of over reaction, quite often adding extra costs and wasting our resources. We hope you find it interesting.



Discovering Mold

The deal was done: A 5-year old house was being sold to a second owner for \$600,000 – contingent upon a home inspection. The buyer's expert climbed up into the attic, shined his flashlight at the gable end, and saw a stained area. He cried 'Mold!' and the deal was cancelled. The seller was saddled with a damning report that rendered his property unsellable. He called and asked me to come out and take a look.

A Close Inspection

This time there was no avoiding an August afternoon visit. I climbed into the attic, which I measured at 140°F. I teetered across the trusses, pouring sweat and getting groggy. When I reached the stained gable end, I observed a couple of neat, 2-by-4-foot rectangular patches of discolored OSB sheathing. I collected tape lifts and contact plates from the stains and from adjoining sheathing and framing and took lots of digital pictures.

It is said that nature abhors a straight line, and in this case the shape of the dark patch was an important clue. What would make fungus grow in such a neat shape? The explanation was simple: It wasn't mold at all. My friends at the wood-products lab at the University of Minnesota readily identified the growth as sap-stain fungus, a common cosmetic blight on OSB, especially when the wood mix is rich in birch and poplar. There was in fact no way that a fungus could have grown in this area of a blazing hot attic. The neat straight borders told the tale: The panel had gotten wet while sitting outdoors in the lumber pile, partially covered

by other pieces of wood. It was installed with the stain already on it—evidence of a careless carpenter, not a moisture or mold problem in the home.

Test Results

My culture showed the fungus to be dead, no doubt cooked long ago by the searing attic heat. There certainly was no indoor air quality problem related to this stuff. There was no blanket of spores waiting to be released; just a small patch of slightly flaky OSB that still maintained its structural strength. The needed repair was to apply a quart of antimicrobial white paint—not the 'cure' the problem, but to avoid panicking the next inspector.

lumber had been shipped damp, wrapped in vapor-retardant plastic, and had gotten moldy on the train ride to the lumber yard. The customer wanted everything removed. The builder balked at the cost of disassembly and suggested a bleach treatment instead. In the end, no matter how it turns out, no one is really happy.

Importance of Protecting Products

I recall once following a truck loaded with pallets of unprotected gypsum board, roaring down the highway in a driving rainstorm. When materials like that arrive on a job site, someone should take time to inspect them for mold and moisture damage. Use a simple, inexpensive hand-held pin moisture meter to evaluate the moisture content of both lumber and drywall; if the stuff is wet, send it back. No one likes delays, and no one likes returning products, but in the end it's quicker and cheaper to make sure that you are receiving good-quality materials.



Avoid Installing Moldy Material

The take-home message is that you need to avoid installing moldy materials. I have had similar cases involving moldy dimension lumber. In one episode, the customer came to the job site and found green spots all over the framing. The



Landscape Report

Retaining Wall Clearance on Imperfect Units



Diamond Beveled Victorian Red
(Red / Black Blend)

\$4.25 ea

Great Value – Over 20 Pallets available – Great for Base Course Block

Slightly Imperfect – Every other block has a 'bad lip'. Otherwise, the blocks are grade A.

Things my mother taught me...

My mother taught me WISDOM.

"When you get to be my age, you'll understand."

My mother taught me about JUSTICE.

"One day you'll have kids, and I hope they turn out just like you!"

Finishing Basement Walls

The June Issue of the JLC has some useful information in the Q & A section on waterproofing, the use of vapor barriers and insulating existing basement walls that you may find interesting.



How should I Finish an Existing Basement Wall?

I am about to start a basement remodel project in a cold climate. I plan to apply a waterproofing product to the inside of the basement wall, then stick a sheet of polyethylene directly to the basement wall over the waterproof coating. Once that is in place, I'll frame a 2 x 4 wood-frame wall on the inside, insulate it with fiberglass batts, and staple a poly vapor barrier to the inside face of the studs. Does this seem like a good approach?

Paul Fisette, director of Building Materials and Wood Technology at the University of Massachusetts Amherst and a JLC contributing editor responds:

For the typical basement remodel, this is probably not a good plan. In fact, I think that in most cases it's a recipe for collecting moisture, and it has the potential to create an unhealthy level of mold and mildew. The first question to ask is: What moisture are you trying to control? The answer may be slightly confusing, because your wall assembly needs to control moisture moving from the outside to the inside as well as from inside to outside.

Unless you can verify that the basement was built with good moisture protection, I would proceed with caution. Your approach places an impermeable plastic vapor barrier on both the warm and cold side of the 2x4 wall you want to build. Insulating the 2x4 cavities with fiberglass batts will cause the space between the wood-frame wall and the foundation wall to stay much colder than the indoor space. This means that any warm air that leaks through the 2x4 wall from the tempered basement space will cool as it reaches the cold basement wall and condense on the plastic sheet. Also, if even a small amount of water finds its way in from the outside through the foundation waterproofing coating and the poly, that moisture will be trapped inside the 2x4 wall. There is virtually no drying potential.

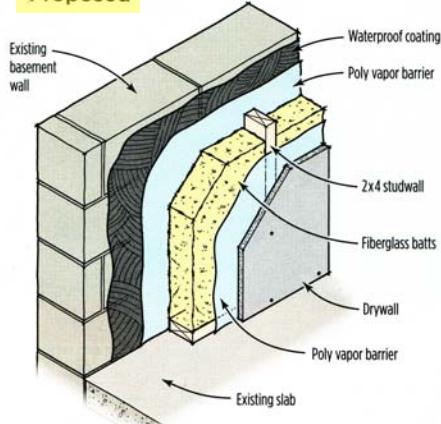
Instead, I would apply a coating of waterproofing to the inside surface of the basement wall, followed by a continuous layer of rigid foam insulation. Caulk the perimeter of the foam boards and tape the seams. Then build your 2x4 wall on the inside, leaving a 1-inch space between the studs and the insulation board. Don't insulate the 2x4 wall cavities and don't install a poly vapor retarder.

The waterproof coating will minimize moisture transfer from the outside into the basement, and any moisture that does get into the foundation wall from outside will be able to dry to the outside. If a small

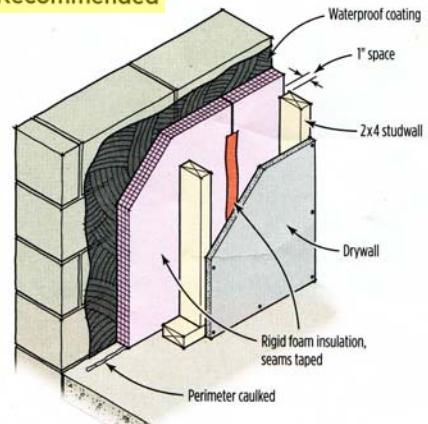
amount of exterior moisture does migrate through the waterproofing into the basement area, it will be able to dry to the inside living space through the open-frame construction.

And let's not forget the water vapor contained in the indoor air. Installed carefully, this method reduces the potential for condensation because the indoor air is not exposed to cold condensing surfaces. The un-insulated stud wall allows the face of the foam insulation to remain at roughly the same temperature as the indoor air. With little or no condensation, the likelihood of mold and mildew growth is very low.

Proposed



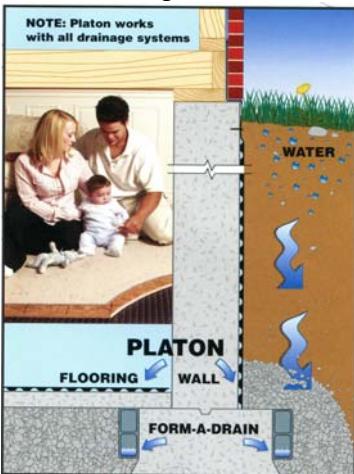
Recommended



Certainteed Platon Foundation Protector

Double Leak Protection for:

- Block Walls
- P F
- Ins. CF
- Existing Foundations



Easy to Install

Keeps water out, provides drainage

- HD Polyethylene
- Double dimpled constr.
- Flows to footing drain
- Bridges $\frac{1}{4}$ " foundation cracks
- Works—even when walls shift, crack or settle.

6'-9" x 65'-6" x 24 mil.
\$149.95 / roll

In Stock at



See this product demonstrated at our September 2 Builders lunch from 11 am to 2 pm

Stair Work Made Easy

Custom factory made KD Southern Yellow Pine

108" Floor to Floor – 13 Treads – 14 Risers

| | 36" | 42" |
|------------------------|-------|-------|
| • #2 Grd SyP KD | \$422 | \$475 |
| • Clr C Sel Grd SYP KD | \$895 | \$950 |

*Prices are delivered to your jobsite

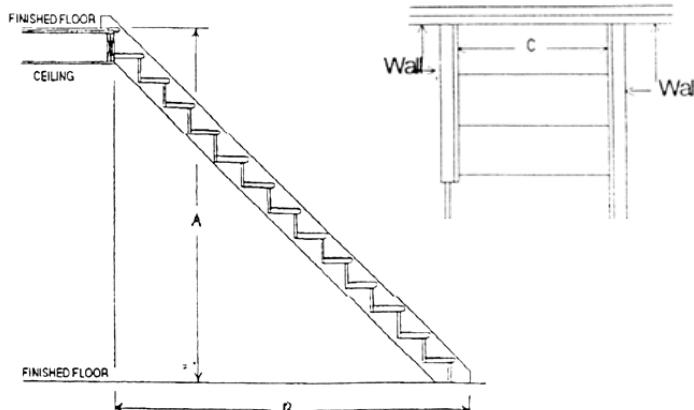
**Maximum Run for SYP is 123"

Boxed Design – Enclosed Stringer – Wall Attached
Routed – Glued and Wedge for Quality Tightness

Use this simple chart to place your order:

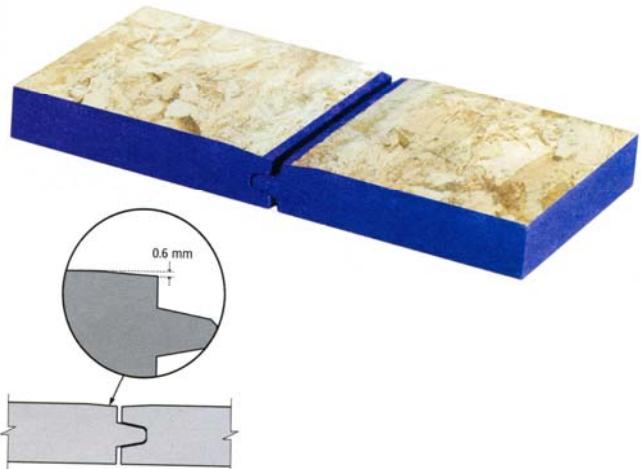
Take Measurements from Finished Wall to Finished Wall

- A. _____ Height – top of finished floor to top of finished floor
- B. _____ Overall run—maximum distance stringer can carry=123"
- C. _____ Width, open – outside of stringer to outside of stringer



Engineered Products OSB Subflooring

Edge swell in OSB subflooring has been a common occurrence experienced by builders in many parts of the country. When it rains on a construction project where OSB Panels are being used for subfloor, the edges typically swell when the water wicks into the edge. In wet climates edges swell causing extra work to edge sand. While less common in drier climates, when it does happen, it still costs time and money.



As we mentioned in our July Bulletin, several manufacturers have taken steps to eliminate this problem. Engineers at Ainsworth, an OSB mill in Ontario, Canada, have solved the problem by shaving a slight taper off each edge panel. Research trials and field tests have proven it to be a viable solution. Ainsworth offers a lifetime limited warranty against delamination and a 180 day no-sand guarantee.

We bring this information to your attention so that you are aware that the industry is constantly improving products that will provide quality and long lasting serving. For more information visit www.pointsixflooring.com

EPA Lead Safety Supplies in Stock at Pickett



If you work on a lead-paint site, you may need some of these.

| | | |
|---------|--------------------------------|---------|
| 9176488 | General Purpose Gloves, 100 pk | \$7.99 |
| 5435128 | Hooded Paint Coveralls | \$7.99 |
| 3678042 | Shoe Covers, 10 pk | \$4.99 |
| 0705186 | Instant Testing Kit, 8 pk | \$25.99 |
| 8696510 | Toxic Dust Respirator | \$27.99 |
| 7827280 | Replacement Respirator Cart. | \$12.99 |

