



**2.11.4a. Paint Failure** *The paint is cracking because it is not acting as a film to protect the sill. Water seeping in will damage the sill and brick molding. Paint failure has many forms and appearances.*

**2.11.5 WET ROT or SPLASH DAMAGE** Wood left damp or wet over a long period of time succumbs to fungus or bacteria and rots unless it is decay resistant or pressure treated. Rotted wood has no strength. Any structural or load bearing elements including beams, joists, sills, flooring, studs, columns, etc. should be repaired or replaced if damaged. Most rotting occurs when water leaks in where not intended. The source of the water should be found and eliminated to reduce the chance of a recurrence.



**2.11.5a. Wet Rot or Splash Damage.** *The picket on this rail is rotting. The cure is to replace it with a rot resistant material such as redwood or cedar. Also consider vinyl or aluminum railing systems.*



**2.11.5b. Wet Rot or Splash Damage.** *The window trim is rotting. If there are no gutters, it would be wise to add them. Awnings help keep windows dry, but can be maintenance problems themselves.*

Any rotting trim, brick molding, sills, jamb parts, etc. should be replaced. Replace the entire piece rather than cut away part and risk missing some of the rot. (See the Example above.) Cut