

## **Understanding Wood Moisture**

Wood Moisture Content (WMC) - Weight of water expressed as a percentage of dry weight of wood. These readings are taken by inserting a moisture meter device into the floor framing of the substructure.

\*Data from Clemson Extension: Residential Housing, Wood Moisture Content Document, HL255. www.cisllc.org/pdf/wmc.pdf

	25-30%	Actual, and often extensive, damage is evident when readings reach this level. The substructure may show decayed areas, ranging from small to very large, of rotten floor joist, sills, and subflooring. Often this is the "too late" level of reading for correcting problem situations without repair costs in the thousands of dollars.
	20-24%	Readings indicate a serious problem somewhere. The excess moisture source must be immediately corrected, and the situation carefully monitored until the WMC returns to the 12-16 range.
	16-20%	Readings indicate a possible elevated level of wood moisture. Such readings should alert the homeowner to look for a source of excess moisture in the crawl space, and to be sure that foundation vents are opened for continuous year round ventilation. The excess moisture source should be corrected if found.
S	12-16%	Readings are common to construction grades, air dried lumber and "healthy" residential substructures (beneath first floor in crawl spaces).
E	<12%	Readings in this area are gathered from kiln or oven dried woods and furniture grades of wood, and represent very dry conditions.
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