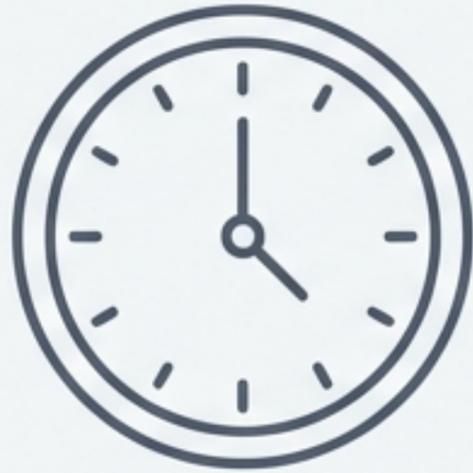




What Exterior Problems Do Contractors See on Older South Jersey Homes?

An educational guide to 1980s–1990s residential exteriors.

Key Takeaways



Age Milestone

Homes built in the 1980s and 1990s are now 30–45 years old, meaning original systems are past their expected lifespans.



Connected Systems

Roofing, siding, windows, and gutters function together. A problem in one area predictably affects the others.

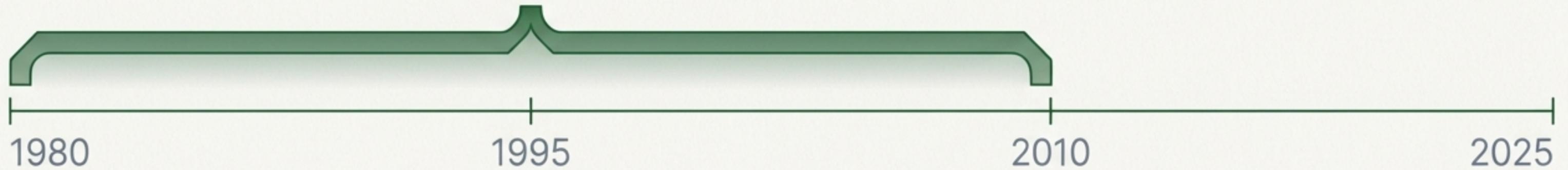


Gradual Wear

Issues develop slowly and stay hidden. However, condition rules over age—not every finding requires full replacement.

The 30–45 Year Milestone

The Wear Window



■ **Built to Last, But Not Forever:** South Jersey colonials and ranches from this era have solid bones, but original exterior materials are aging.

■ **Expected Lifespans:** Original 20–25 year architectural shingles and early double-pane windows are operating on borrowed time.

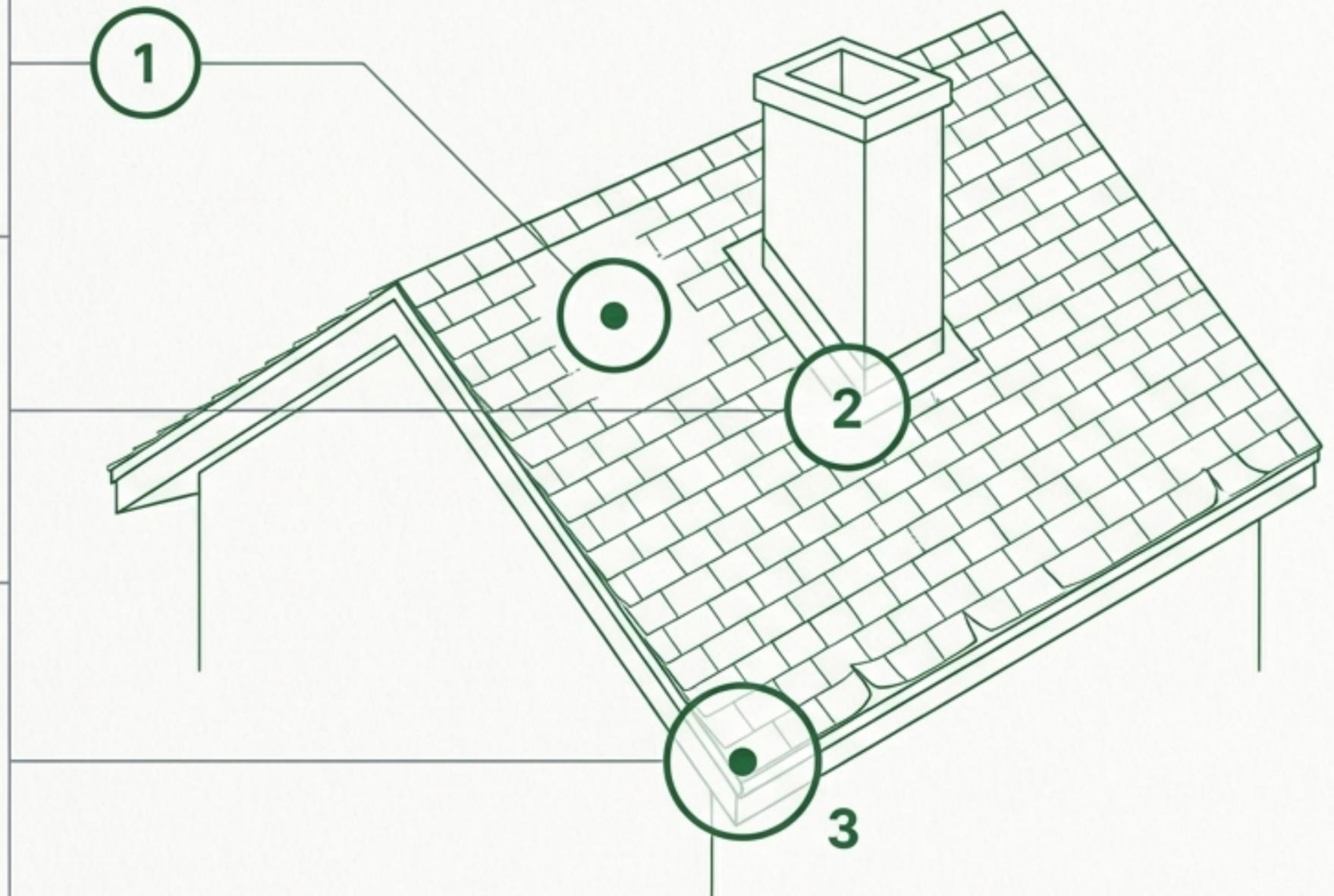
■ **Climate Impact:** Decades of regional heat, humidity, freeze-thaw cycles, and seasonal storms accelerate wear predictably.

Common Roofing Wear

Granule Loss: Protective coating sheds and washes into gutters, exposing the asphalt beneath to rapid UV deterioration.

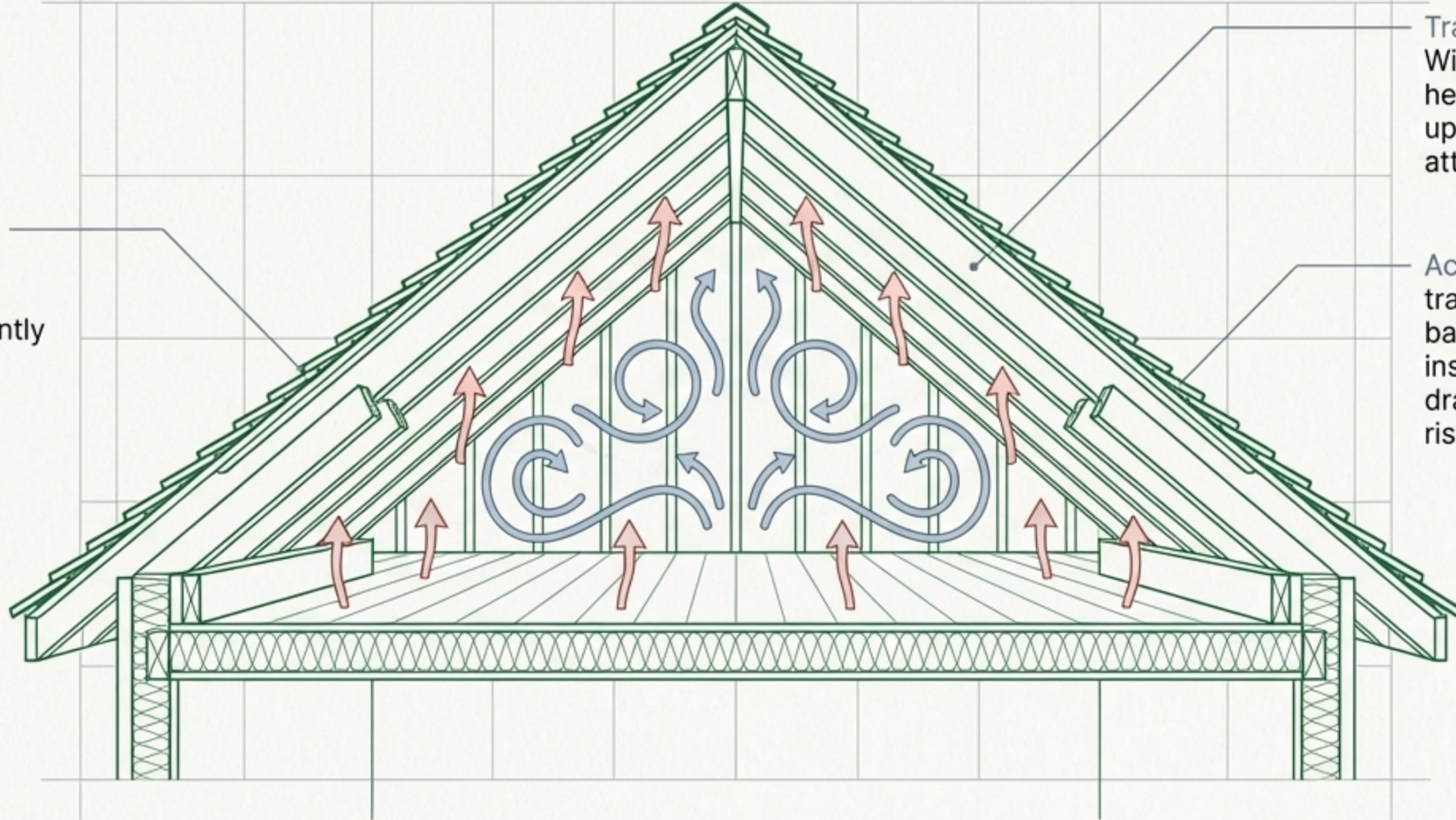
Flashing Failures: Metal seals around chimneys and vents dry out and separate, causing slow, hidden leaks.

Shingle Curling: Aging asphalt loses flexibility, causing the edges of the shingles to curl upward or cup downward.



The Hidden Role of Attic Ventilation

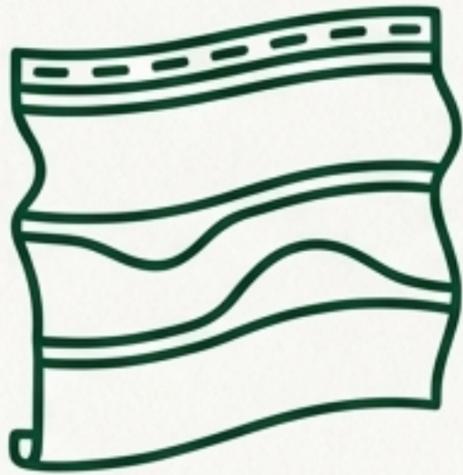
Outdated Standards: Ventilation systems installed in the 1980s-/1990s frequently fall short of modern airflow requirements.



Trapped Heat & Moisture: Without proper exhaust, heat and humidity build up significantly in the attic space.

Accelerated Aging: This trapped heat literally bakes shingles from the inside out and drastically increases the risk of winter ice dams.

Siding: Visible and Hidden Wear



VISIBLE WEAR

- **Warping & Buckling:** Older, thinner vinyl from the 80s/90s reacts poorly to decades of extreme South Jersey temperature swings.
- **Fading:** Color degradation is common and often prompts the call for an evaluation.



HIDDEN WEAR

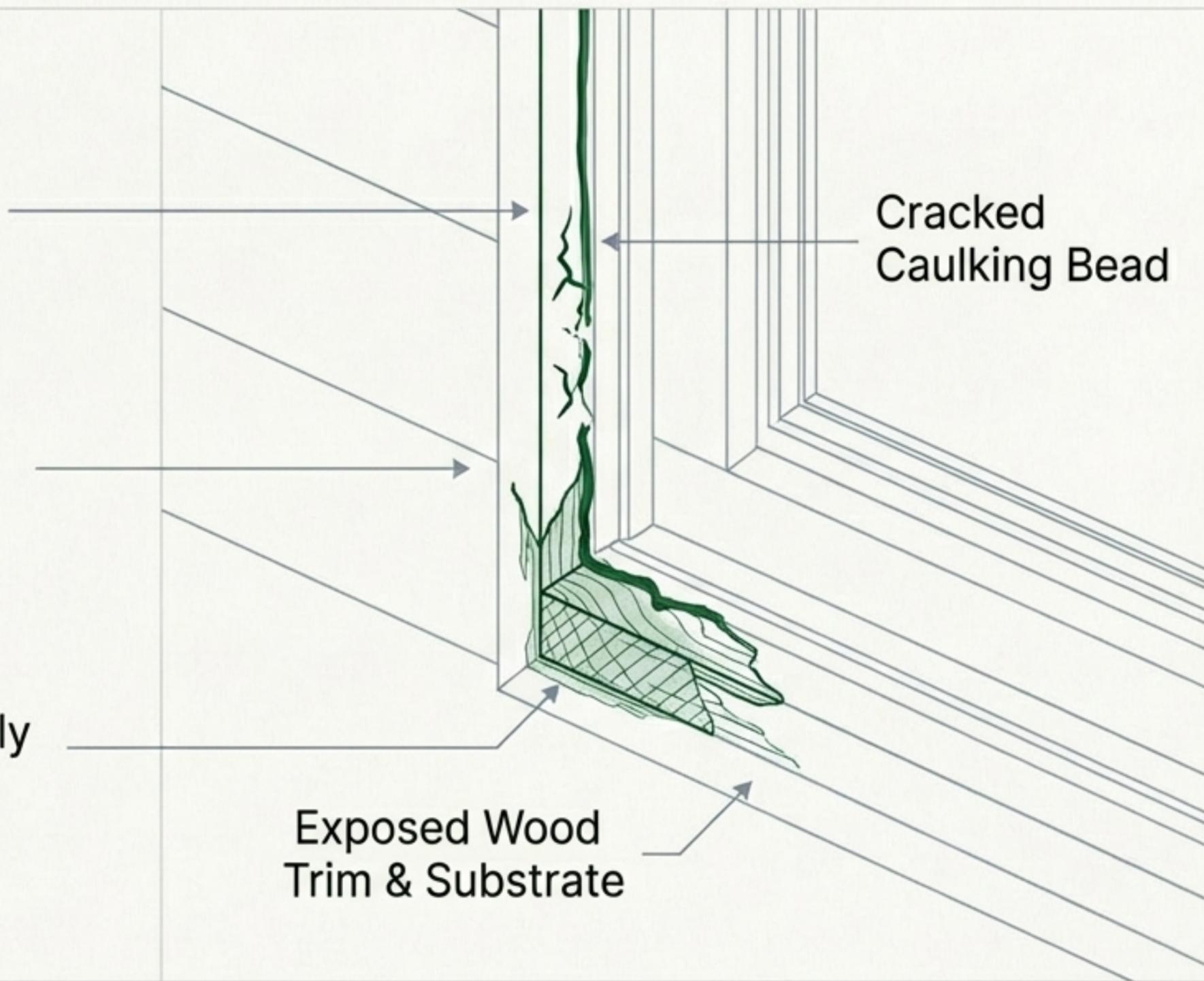
- **Trapped Moisture:** Degraded original moisture barriers let water behind panels, secretly affecting the sheathing underneath.

Vulnerabilities in Trim and Framing

Caulking Failure: 20–30 year old sealants reliably dry out, shrink, and crack over time.

Water Entry Points: Open gaps around doors and windows invite wind-driven rain—a common South Jersey weather event.

Concealed Rot: Wood absorbs this water over repeated seasons, frequently rotting from the inside out before it shows on the surface.



Window and Door Degradation



Failed Seals

Moisture enters between early double-panes, causing permanent, unrepairable fogging.



Worn Weatherstripping

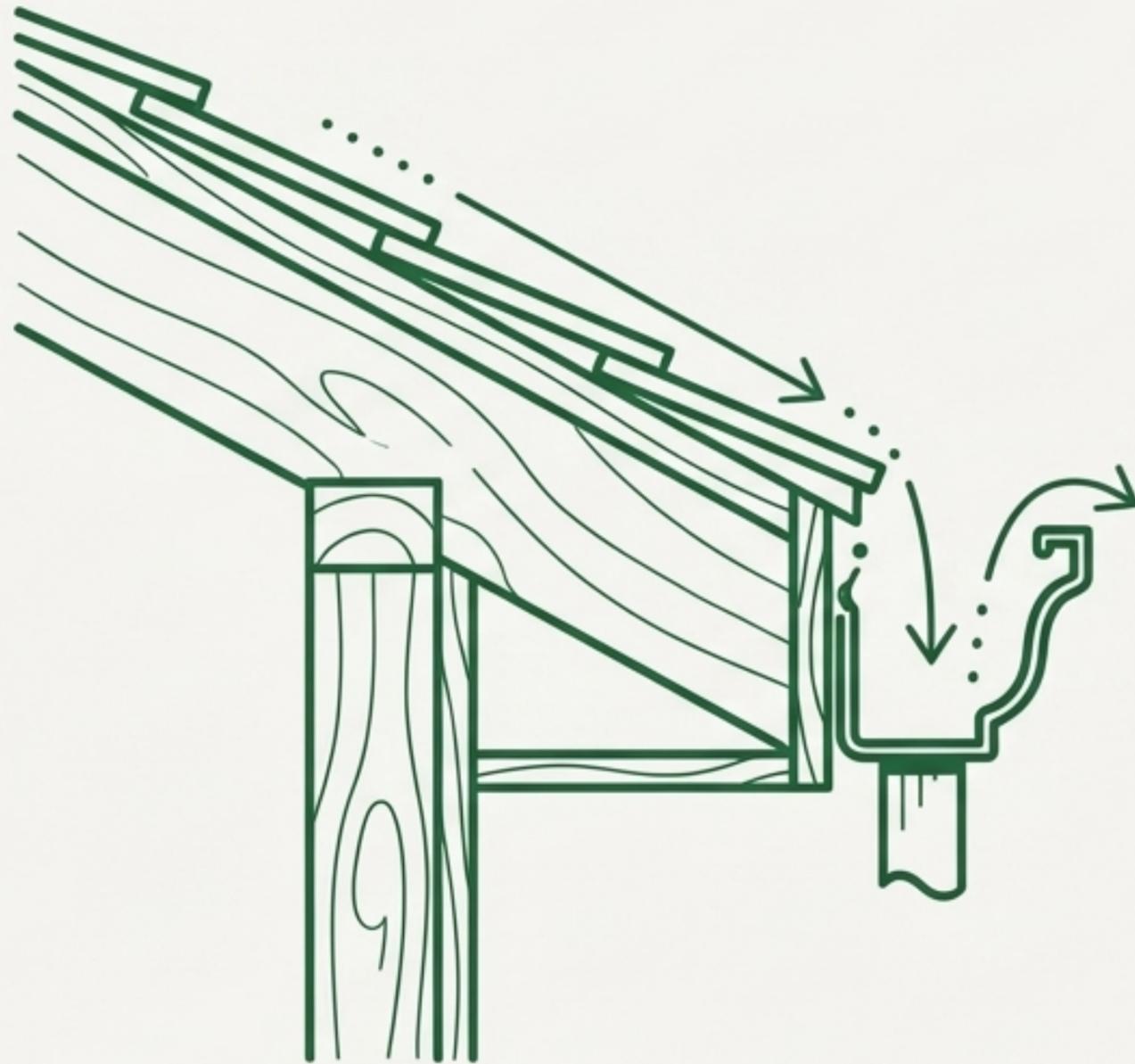
Degraded seals lead to noticeable seasonal drafts and year-round energy loss.



Operational Strain

Shifting frames and worn hardware make windows and doors difficult to open, close, or securely lock.

Gutter System Failures



Pulling Away:

Inter Regular

Decades of freeze-thaw cycles and debris weight loosen spikes, creating gaps where water overshoots the gutter. the gutter.

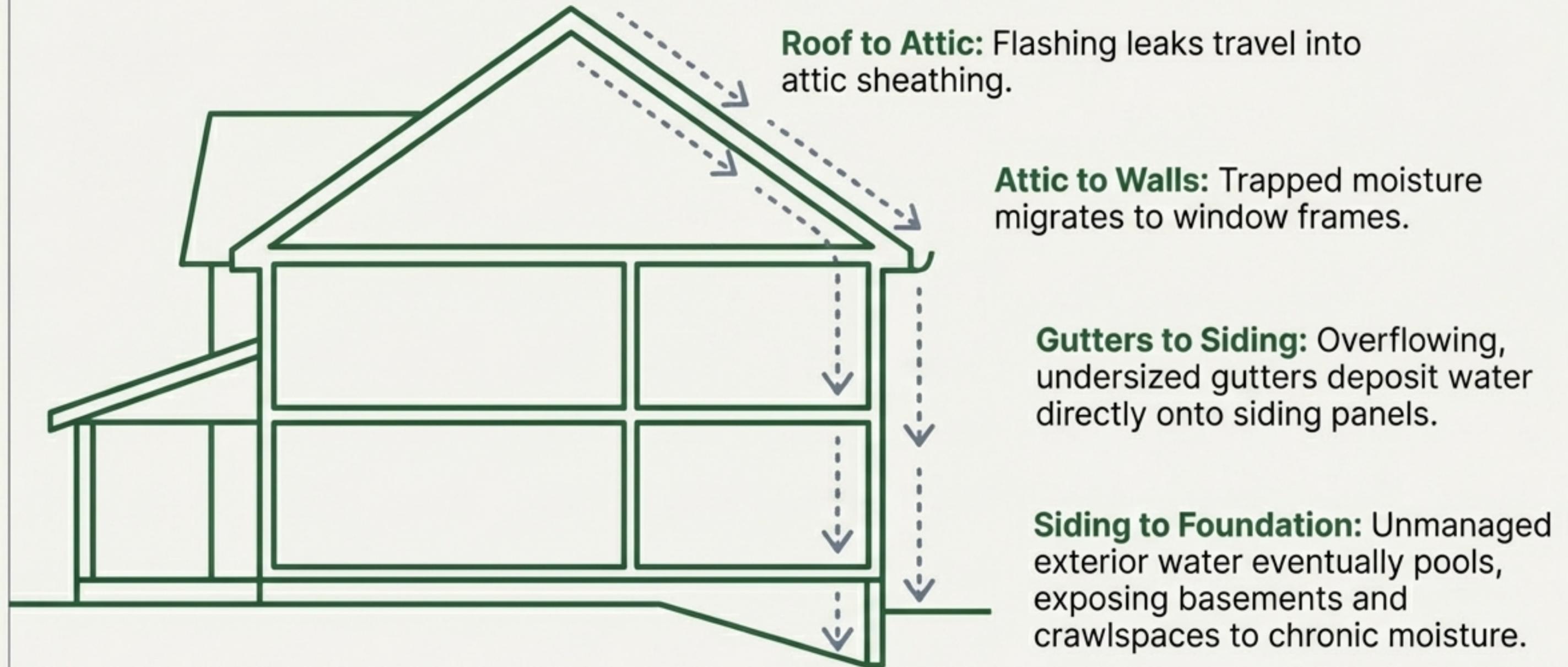
Improper Pitch:

Sections settle over time, causing standing water that accelerates corrosion rather than draining.

Undersized Systems:

Many original systems were built to older standards and cannot manage the volume of modern storm events, leading to overflow.

Systems Do Not Fail Independently



Navigating Repair vs. Replacement

When Repair Makes Sense	When Replacement is Recommended
<ul style="list-style-type: none">- Minor flashing gaps around chimneys- Worn weatherstripping causing drafts- Early-stage caulking failure around trim	<ul style="list-style-type: none">- Total granule loss or curling shingles- Failed window seals (fogging)- Extensive concealed rot- Undersized, improperly pitched gutters

Condition determines the right approach—not age alone.
A realistic inspection identifies what actually needs attention.



Clarity Brings Peace of Mind

No Guesswork: A professional exterior evaluation provides a clear, accurate, and documented picture of your home.

Honest Assessment: Know exactly what needs attention now, what is worth monitoring, and what is performing perfectly fine.

Zero Pressure: Free, no-obligation inspections designed to educate, not pressure.