



# MOISTURE MANAGEMENT™

Providing roofing and waterproofing solutions.



## Moisture Management Quarterly



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### INSIDE THIS ISSUE

|   |   |
|---|---|
| UP THE LADDER:<br>HEATHER LEE                       | 2 |
| THE SALVAGE<br>VALUE OF YOUR<br>ROOFING ASSETS      | 2 |
| WATER DAMAGE<br>REMEDICATION AND<br>MOLD PREVENTION | 3 |
| NEW PRODUCT<br>REVIEW                               | 4 |
| CONTACT INFO  | 4 |

### The Universal Studios Fire: A Cautionary Tale



On Sunday, June 1st, Universal Studios in California suffered a massive fire that broke out on the famous NY sound stage area of the lot. Burning for over 12 hours, the fire destroyed the King Kong exhibit, over 40,000 videos, and nearly burned the classic town square set used in many movies including "Back to the Future".

Los Angeles Fire officials determined the blaze was caused by torches used by a roofing crew to apply asphalt roofing. While the investigation is only beginning, the contractor claimed the one hour fire watch had been performed.



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**PRO-ACTIVE  
MAINTENANCE**  
**VS**  
**DEFERRED  
MAINTENANCE**

...to save dollars later!



In late January, another major fire engulfed the roof on the Monte Carlo Hotel and Casino in Las Vegas, due to use of a blowtorch on the roof to cut metal panels. The contractor did not have the proper permits and used inexperienced employees, who failed to use protective mats to keep the molten metal from igniting the roof. While there were no fatalities, 17 people were injured and the contractor is facing both fines and possible criminal charges in the blaze.

Fire safety on the roof is critical and includes several steps and precautions. Any employee that is to be using a torch or other fire instrument must be qualified, trained, and prepared to respond to any incident that might arise. All fire extinguishers must be functional and within easy reach if needed. A plan needs to be in place to react to a fire at once, since many spread while roofing crews try to battle the fire themselves.

Finally, having professional project oversight can prevent unsafe practices by inexperienced crews from causing problems in the first place. With so much at stake, fire prevention and safety must be made a top priority.



## Up The Ladder: Heather Lee-Manager of Administrative Operations



Recently joining our quickly expanding office, Heather Lee will be responsible for overseeing all aspects of our day-to-day office operations and providing a single point of contact for our customers and vendors. Ms. Lee, having earned a marketing degree from Kent State, has extensive work experience in marketing and office management. In addition to her qualifications, Heather brings a wealth of energy and a positive attitude to her work. We believe Heather will be a valuable asset for Moisture Management, as we continue to experience growth and expansion.

In her free time, Heather enjoys playing and coaching soccer and volleyball, along with travelling to exotic locales on vacations, including her last trip to beautiful Playa De Carmen in Mexico.



Heather Lee

Mgr. of Administrative Operations  
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## Does Your Roof Have Any Salvage Value?

One of the most overlooked benefits of properly maintaining your roofing assets is the salvage value left over when the roof has reached the end of its service life. The salvage value of the roof refers to the amount of materials that can be re-used in the re-roofing process. This is different than the recyclable value of the roof, which for old copper installations may be more than the original price of the roof. If a roof and its related components (underlying insulation, metal details, etc.) have been well maintained, significant savings can be realized by re-using these materials in the new roof assembly.



The photo on the right shows a re-roofing job in progress over an pre-existing roof membrane. After the roof was scanned with an infra-red camera, the substrate was found to be dry and in good shape. Therefore, roof tear off was not needed and the remaining "R" value of the insulation was salvaged at a great savings to the customer. The lack of tear off also shortened the completion time and reduced construction mess and building disruption.

New advances in technology, particularly in the areas of infra-red and nuclear scanning, provide roofing consultants with the ability to much more accurately evaluate roofs and determine, before tear off, what percentage of the underlayment is saturated and will need to be replaced. In one specific case, Moisture Management was able to save a client over \$100,000 dollars by performing these scans and recommending a scope of work to re-use salvageable insulation.

Tips to Increase the Salvage Value of Your Roofing Assets:

- Select higher grade and strength materials when installing your initial roof assembly
- Replace your roof membrane before failure affects the underlayment and related components
- Make repairs to the roof immediately upon discovery of a leak or defect before damage is done.
- Pro-actively perform preventive maintenance to prevent leaks before they occur.
- Prior to re-roofing, perform scientific scans to determine the condition of the roof assembly



## Water Damage and Mold Restoration—What You Should Know

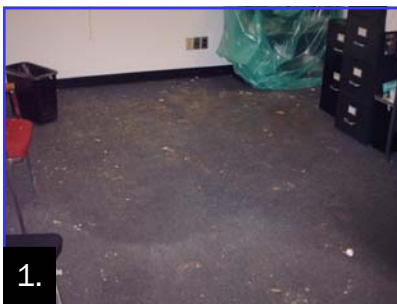
Major water intrusion can occur from a variety of sources and often strikes with no warning, often as the result of a broken pipe, roof failure, or flood. Of course the first step in mitigating water damage and preventing the growth of mold is to completely stop the water source as soon as physically possible. Once this has been accomplished, a professional restoration company, such as Moisture Management, should be consulted to determine the correct course of action.

The first step any professional restoration firm will do is both classify and categorize the water intrusion in scope and severity. Typically there are four classifications of severity in water damage cases:

- Class I Damage—water intrusion is limited to the floor surface
- Class II Damage—water damage exceeds the floor and has affected baseboards and other components
- Class III Damage—water damage exceeds the floor, has come from above, and/or the walls have been affected
- Class IV Damage—same as class III, but materials requiring specialized drying techniques have been affected

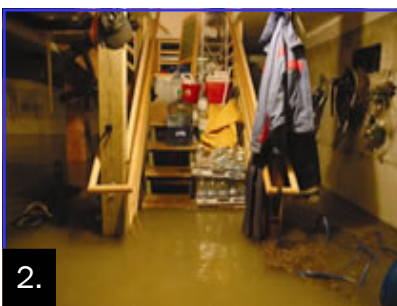
In addition to the class of damages shown above, the type of water that has entered a structure is categorized as well, in order to make sure the right steps are taken during cleanup. These categories are:

- “Clear” Water—water damage caused by clean water, such as a broken water line or a tub overflows.
- “Grey” Water—refers to damage caused by water that contains a significant amount of contaminants, such as sump pump failures, roof leaks, or water discharges from dishwashers or washing machines.
- “Black” Water—the most difficult category to remediate, black water contains unsanitary agents such as raw sewage, rising water from rivers and streams, standing water, or “Grey” water that has been stagnant for more than 72 hours. Black water clean-up is highly discouraged by anyone except a trained and certified professional.



### Photo Log:

- 1). Class I water damage on floor
- 2). Class II water flooding in basement
- 3). Class III damage from ceiling above
- 4). Class IV remediation, drying a hardwood floor



In the event that a water intrusion accident occurs, speed and efficiency are the keys to minimizing the damage and preventing mold growth. For example, it is 400 times quicker to extract water than to dry it later. A professional restoration consultant can help coordinate the leak response, determine the class and category of the water intrusion, and develop a protocol to remove ruined materials, and dry out the furnishings that can be salvaged.

Water damage, while certainly destructive and potentially expensive to deal with, can be successfully remediated with professional equipment, expertise, and planning. The key to minimizing damage from water intrusion events is quick action to stop the water source, remove as much liquid as possible, and beginning a thorough drying-out process. Failure to do so can potentially lead to mold growth, damage to structural components, and a much more costly remediation process.



## MOISTURE MANAGEMENT™

...has moved to larger offices in Fishers.



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### Offering a full range of services including:

- Complete building envelope moisture solutions
- Scientific roof analysis and surveys
- Pro-active roof maintenance programs
- Specification and design development
- Capital project management and oversight
- Water damage restoration
- Water damage equipment rental
- Mold testing and remediation services

- In our next issue:
- Comparison of Roofing Coatings
  - Protecting Your Roofing Assets During Summer
  - Analysis of Roofing Bid Auctions
  - ...and much more!

## Innovation Station: New Product Reviews

The products shown in this section are not endorsed by Moisture Management, but are presented in order to further our clients and contractors product knowledge. Moisture Management receives no compensation from any material manufacturer or roofing contractor, in the interest of impartiality. This information is presented for informational purposes only.

**The Mini-Curb Kit**



**Priming**



**Filling with Sealer**



**Completed Curb**



ChemLink Construction, a Michigan based architectural products company, has designed the Mini-Curb Penetration Seal kit that is shown above. Ideal for use as flashing around small pipes and supports, the 3 step process of priming, connecting, and filling the mini-curbs is both easy, effective, and can be installed in less than 5 minutes. The pourable sealer is self leveling and cures quickly, while the curbs can either be surface mounted or flashed in with roofing materials. Products such as this are useful in that they eliminate measuring and fitting and add a level of ease to the installation that is both efficient and functional.