

MOISTURE MANAGEMENT

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“THE NEED FOR INDEPENDENT CAPITAL PROJECT OVERSIGHT”

Selecting and purchasing a new roof system for your facility is one of the biggest decisions a facility manager will ever make.

With over 2,500 systems to choose from, the roof selection process can be confusing and overwhelming. Roof systems, even the highest quality ones, are not universally suited to perform in all situations. The first key to ensuring a quality, long lasting roof installation is to specify a system that meets your goals, objectives, and needs of the building. However, even the best roof system

will fail pre-maturely if not installed correctly and completely. This is where Moisture Management’s capital project oversight program can provide immense value to your organization.

In the realm of low-slope roof membranes, top building owners reported that 50% of these roofs have been deemed problematic, 25% of them from the day they were installed (Fig. 1)! In addition, while only **2%** of the buildings’ cost is related to roofing, **80%** of construction litigation is roof related (Fig. 2).

The answer to this problem lies in independent, professional oversight of your next roofing project. Moisture Management will ensure the specification is followed accurately and that our clients receive exactly what they have paid for. In addition, problems that would plague the roof, possibly for years, can be identified and repaired prior to the contractor completing the project.

For more information on the range and value of construction oversight services, schedule a free consultation with one of our qualified representatives.

3 KEYS TO A SUCCESSFUL CAPITAL PROJECT INSTALLATION

1. Selecting the roof system that meets the building’s needs, your budget, and long-term objectives
2. Impartial, independent monitoring of the roof project, from start to finish
3. Identify and rectify potential problems **before** the contractor completes the job

Figure 1

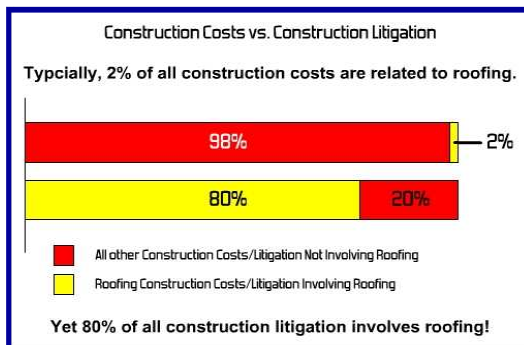
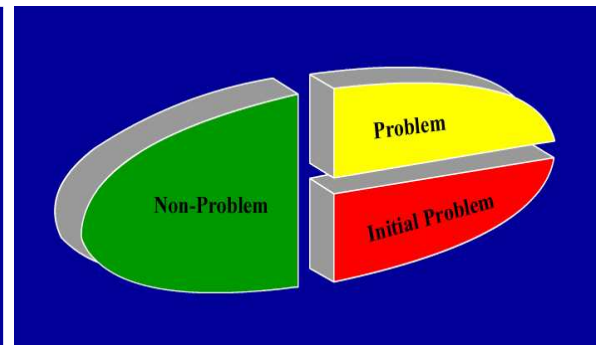


Figure 2



SPECIAL POINTS OF INTEREST:

- Looking for a way to gain a solid return on your investment in a building maintenance program? (pg. 2)
- Learn basic strategies to protect your facility from mold exposure and growth (pg. 3)
- Want to know more about the value of green roofing systems? (pg. 4)

MOISTURE MANAGEMENT—”SAVING ROOFS, SAVING MONEY”

Moisture Management is more than a company. It’s a collaboration of industry professionals dedicated to providing high quality, innovative roofing, waterproofing, and mold prevention solutions at reasonable costs. Our diverse team is comprised of individuals from sales, technical services, manufacturing, architecture, building repair, and installation backgrounds. It is this integrated professional team structure that

lets us to create superior solutions at reduced costs.

Moisture Management provides unbiased, independent analysis utilizing the latest in technology and scientific testing methods to accurately diagnose and solve all types of water infiltration issues. In addition, we offer a wide variety of capital asset management services including specification writing, long term

budget planning, construction oversight, and single source responsibility for all your roofing and waterproofing needs.

Utilizing our C.A.L.M. leak response program and our MoistureGuard preventive maintenance plan, our valued clients receive exceptional service and value.



The CALM After The Storm.

THE VALUE OF PRO-ACTIVE BUILDING MAINTENANCE

In these uncertain economic times, facility managers are increasingly asked to do more with ever decreasing capital resources. Material and labor prices are soaring, while capital budgets are continuing to shrink. How then does an organization realize its objectives for roof assets service life and performance? The simplest and most cost effective solution to this problem is a well planned pro-active roof maintenance program.

The basic concept behind these programs is that by spending pennies now, you can avoid paying dollars later. Several economic models have confirmed the vast financial benefits of pro-active maintenance can be significant, particularly with sustainable roofing systems, whose lives can be extended by 75% in some cases.

The rationale behind how these programs save firms money is multi-faceted and fairly intuitive. If you can extend the life of a roof or other building component by a significant period of time, savings will be realized through reducing costs associated with:

- Interest paid on loans procured to pre-maturely replace the building component
- Damage caused by moisture intrusion, including equipment, inventory, interior furnishings, related building components, and mold exposure.
- Energy consumption—wet components do not insulate and can raise energy costs to heat and cool the facility.

Additionally, preventing leaks before they happen reduces your risk for slip and fall liability, lost productivity and morale, indoor air quality problems, and the deterioration of otherwise sound building elements.

The question regarding facility maintenance is not whether you spend the money, but how and when will you be required to spend it. By performing preventive maintenance on your vital building components you can save money, reduce risks, and lower your stress. In essence, pro-active maintenance is a win-win proposition for you and your facility.



Moisture Management’s pro-active maintenance plan, MoistureGuard, allows you to begin enjoying savings and peace of mind for the modest investment of a few pennies a square foot. To learn more, schedule a free consultation with one of our maintenance special-

“The basic concept behind these programs is that by spending pennies now, you can avoid paying dollars later”.

UP THE LADDER: LYNN LEFGREN



Moisture Management is proud to introduce our new Director of Technical Services, Lynn Lefgren. Lynn will be responsible for overseeing our capital project department, utilizing over 25 years of commercial roofing experience. Lynn’s past work experience is diverse and distinguished, having participated in the construction and retrofitting of roofing over retail, manufacturing, and institutional buildings. His background in operations and project management brings great value to our diverse client base. We are pleased that Lynn has joined the Moisture Management team and look forward to utilizing the talents and expertise that he brings to our organization.



TOP 10 MOLD PREVENTION TIPS

1. Prevent moisture from entering the building by performing regular, preventive maintenance.
2. Eliminate any moisture source or leak into the building immediately upon identification.
3. Clean and dry wet areas and materials resulting from moisture events as soon as possible.
4. Ensure your building, attic spaces, and other areas have proper ventilation to prevent high humidity.
5. Remove damaged, wet organic materials such as ceiling tiles, cardboard boxes, and rotten wood.
6. Ensure gutters and downspouts are fully operational and moving water away from the building.
7. Keep roof drains and scuppers free of debris and operating normally.
8. Have your HVAC mechanical units and ducts periodically cleaned and inspected for mold growth.
9. Dry carpets thoroughly after wet vacuuming, ensuring good ventilation in the area.



GREEN ROOFING—A “COOL” NEW TREND

Popular in Europe, green roofs (roofs partially or completely covered by soil or vegetation) are becoming increasingly popular in urban areas. He Driving this movement is the concept of “heat islands”, where cities hold higher than average temperatures due to the amount of asphalt, black roof membranes, and the lack of available green space. Some cities, such as Chicago, offer companies tax incentives to install environmentally friendly roofs. While the price of these roofs are typically 2.5 times higher than traditional roofs, they continue to gain popularity, especially in those buildings where aesthetics are a priority. While the data is still inconclusive regarding the amount of energy savings, the green roofing movement will likely continue to increase as prices come down and building owners gain wider education as to the benefits they provide.





MOISTURE MANAGEMENT™

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10142 Brook's School Road
Suite 204
Fishers, IN 46037
www.moisturemanagementllc.com

Phone: 317-577-0910
Fax: 317-577-0912
Email: jbush@moisturemanagementllc.com

In our next issue:

- Waterproofing Strategies for the Building Envelope
- The Truth and Myths about Roof Warranties
- Overview of TPO Single Ply Roofing Systems
- Technical Corner—The Value of Infrared Scans
- Keys to Developing a Specification for your Next Roofing Project

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



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CLIENT CORNER

The "Client Corner" provides an opportunity for our valued clients to share some of their experience and knowledge on topics that affect school districts and administration officials. We welcome any submissions or suggestions from any qualified school personnel.

Featured Presenter: Bo Pheffer, Assistant Superintendent, New Castle Schools

"In these times of tight school budgets and what feels like endless paperwork tasks, one of the greatest challenges facing central office school administrators is dealing with our roofing needs. Whether it is a 'simple' leak problem, or a major tear-off and replacement, roofing issues take a significant portion of our school dollars and time."

"Moisture Management helped us with a major roofing project during the summer of 2006. We were promised that Moisture Management would take us from the detailed roof evaluation phase to installation completion, and this promise was kept. We are already making plans to work with Moisture Management on our 2007 capital roofing projects."



William (Bo) Pheffer

Assistant Superintendent

New Castle Community Schools