

Moisture Management has one simple goal... Extend the life of your roof, avoid costly replacements, and protect the value of your building.



MOISTURE MANAGEMENT™

www.MoistureManagementLLC.com



Guarding your roof assets.

A key component to achieving this goal is our Moisture GUARD pro-active maintenance program. Combining a mix of information gathering, regularly scheduled inspections, and preventive maintenance, Moisture Management can extend the life of sustainable roofing systems by as much as 50%-100% for just pennies a square foot!

The Moisture GUARD program has been designed to be customized to fit the varying goals and needs of our valued clients. Whether you require only basic inspection services to keep your warranties valid or intensive, aggressive pro-active services, Moisture GUARD will provide a customized plan to reduce your time, money, and headaches spent on roof management.

Moisture GUARD can create a return on your pennies per square foot investment in several ways...

1. Increasing the service life of the existing roof.
2. Reduces the overall number of leaks.
3. Reduces the overall costs of the leaks.
4. Reduces energy costs. – (wet insulation doesn't insulate!)
5. Eliminates Mold issues and related expenses.
6. Eliminates Crisis Management expenses. (i.e. downtime, loss of space, clean up costs, etc.).
7. Pro-actively handles warranty claims and adjustments. (Completes all documentation necessary and expedites the process from warranty claim to warranty adjustment).
8. Increases the salvage value of your roof when replacement becomes necessary.

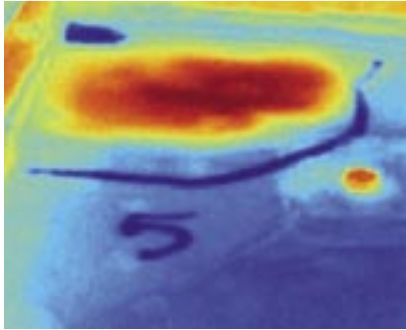
All of our Moisture GUARD programs come with our unique, proprietary presentation software, Moisture GUARD PC Plus™. This simple to use program allows you to view your roofing inventory in an organized fashion, while providing you with One-Click roof leak reporting. Each roof section in your inventory can be viewed with a simple click of the mouse, showing you the condition, age, size, type, and current deficiencies, accompanied with photos of each roof.

Moisture GUARD

Roof Asset Management Program



There are only two types of flat and/or low slope roofing; those that leak and those that will. Successful building owners and property managers have learned the best way to protect a building and its' interior assets is by adopting a pro-active maintenance approach. The concept is simple: Spend pennies now to save dollars later!



Protection under our GUARD!

Commercial flat and low slope roofs have experienced a gradual decline in roof life over the past few years, falling from 22 years to approximately 16. There are many causes for this decline (less stable buildings, cheaper materials, the prevalence of single-ply systems, etc.), but fortunately, there are ways to extend the life of your roof. The Moisture GUARD program offers an affordable way to maximize your roof's service life. With Moisture GUARD you can expect:

- 24 hour leak response
- Regularly scheduled roof inspections
- Preventive Maintenance
- General roof top house-keeping
- Detailed specifications and drawings for capital projects
- Management of all warranty claims and issues
- Moisture GUARD PC Plus™, our exclusive PC based information delivery system

Moisture GUARD Standard

- Comprehensive roofing inventory audits on all of your buildings to establish immediate needs and categorize their respective conditions
- Moisture GUARD PC Plus™ computerized inventory manager
- Documented database of all repair and inspection activities is archived
- Documented maintenance & repair guidelines are established

Moisture GUARD Premier

Includes **all** of the benefits from above plus...

- 1-800 leak service, available 24 hours a day, 365 days a year
- Annual preventive maintenance visits by qualified technicians
- Annual house-keeping visits to clear drains and gutters
- Manages and documents all warranty claims, adjustments, and issues

Moisture GUARD Elite

Includes **all** of the benefits from above plus...

- 24 HOUR emergency leak service
- Bi-Annual preventive maintenance visits
- Bi-Annual house-keeping visits
- Access to our staff architects who will provide specifications and detailed drawings for capital projects.

Moisture GUARD Pinnacle

Includes **all** of the benefits from above plus...

- Fixed cost management program, no surprises
- Guaranteed leak free environment. Your roof will be leak free - otherwise leak repairs are on us
- All project management services for capital projects

Note: Roofs in poor condition may require repairs or upgrades before the Moisture GUARD Pinnacle program can be implemented.



NOTES:

- Based on 10,000 sq ft area on typical commercial building
- Based on initial roof cost @ \$2.50/sf
- In deferred maintenance scenario, roof is replaced at 10 yr. intervals.
- In proactive plan, same roof is put under a formal maintenance plan for all 20 years. (Service plan is more aggressive as the roof ages)

Authored by:
Robert W. Lyons, FRCI
GE Exteriors
609 West Lumsden Road
Brandon, Florida 33511
813-843-9578
lyonsrobertw@msn.com



MOISTURE MANAGEMENT™

Providing roofing and waterproofing solutions.

10142 Brook's School Rd. / Suite 204 / Fishers, IN 46037 / 317. 577. 0910 / Fax 317. 577. 0912
www.MoistureManagementLLC.com

Gaining the value of experience.

Moisture Management is committed to correctly diagnosing and solving the most demanding roofing and weather proofing problems. This commitment could never be met without the most experienced staff in the industry. Our professional expertise begins with an initial roof analysis for identifying problems and continues through on-site job inspection and management. Building owners agree the reason Moisture Management is best equipped to offer single-source responsibility for your roofing projects is because we've successfully done so time and time again.



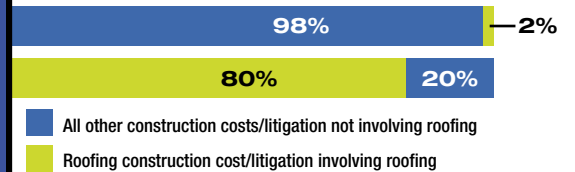
► Total quality management delivers total quality assurance.

The key to success for property managers or building owners in regards to facility maintenance and upkeep is long term strategic planning. The more facilities and square footage in an owner's portfolio, the more critical this planning process becomes. A Re-Roofing project is one of the most expensive and intrusive processes your building will ever undergo. Strategic long term planning allows relevant decision makers the ability to evaluate their inventory, begin budgeting processes, and ensure the allocation of their capital resources is done in the most advantageous manner, based on reliable, accurate, and independent data.

The ability to offer our clients a comprehensive roof asset management program is the core mission of Moisture Management and our staff of professionals. This plan addresses all aspects of our client's roofing activities, from a thorough evaluation of each roof section in the inventory, to the formulation of 5 and 10 year budgets. This planning is critical if you consider the following statistics:

Construction Costs vs. Construction Litigation

Typically, 2% of all construction costs are related to roofing.



Yet 80% of all construction litigation involves roofing!

Moisture Management's all inclusive Roof Asset Management program eliminates finger pointing, ensures independent design and construction oversight, and will deliver better roofs that last longer for less money.



MOISTURE MANAGEMENT™

www.MoistureManagementLLC.com

The key is process innovation and improvement.

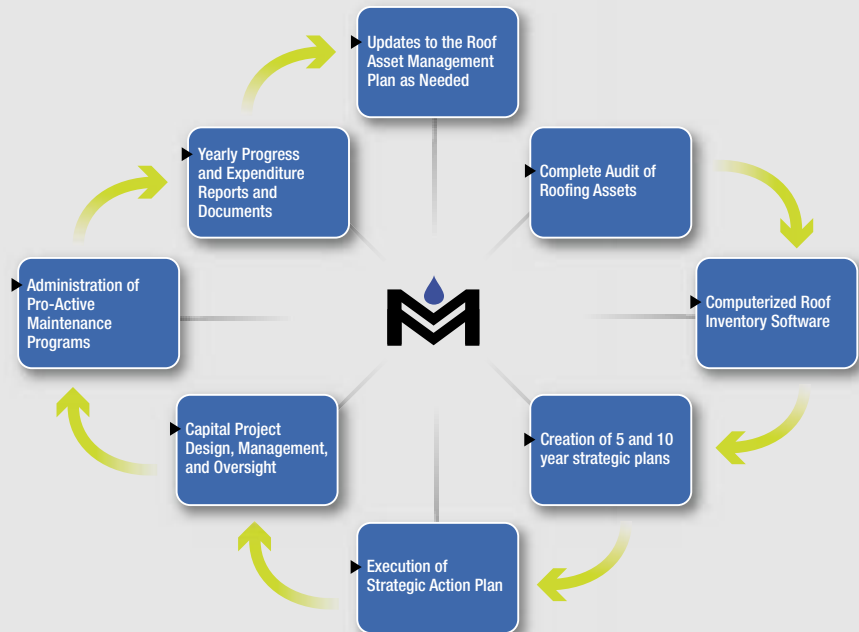
At Moisture Management, the way we do things is as important as what we do. Process innovation and improvement is a cornerstone of our success in the field of roof asset management. Our process typically includes:

- A full audit of all roofs in the inventory including visual inspection, specification review, and the compilation of any applicable warranty documents.
- A computerized planning tool is utilized to present the information gathered in a concise and visually effective manner, with complete photographic support.
- 5 and 10 Year budgets are developed to address the needs of the roofs in the most efficient manner, as determined by our experienced staff team.
- If replacements are necessary, Moisture Management will help you develop a

specification that will meet your expectations, needs, and budgets. Once roofing work begins, we provide independent oversight of the construction process to ensure you get a quality installation job according to pre-set guidelines.

- For the remaining roofs, a plan is executed to provide the level of preventive maintenance and housekeeping necessary to keep your warranties valid, as well as extending the service life as long as possible.
- Yearly reports are generated that allow you view your total expenditures, broken down into segments, for both the current and past years.

The benefits derived from an inclusive program such as this cannot be summarized easily into a single paragraph. Moisture Management's team of roofing consultants are ready and willing to meet with you to discuss the value this program can bring to your organization.



MOISTURE MANAGEMENT™

Providing roofing and waterproofing solutions.

10142 Brook's School Rd. / Suite 204 / Fishers, IN 46037 / 317. 577. 0910 / Fax 317. 577. 0912
www.MoistureManagementLLC.com

Protecting your facility from moisture penetration and mold requires a total building approach;

no part of the structure can be allowed to be deficient. All elements of the building must not only be in good repair, but must work together to withstand the challenges of climate, environmental factors, and the passage of time. Moisture Management has programs to maintain the vital components of your building envelope to ensure long term durability.



► We have reliable waterproofing solutions.

When it comes to protecting your building from water infiltration, Moisture Management is the single reliable source for comprehensive waterproofing services. Our total commitment to excellence in waterproofing ensures that Moisture Management consistently delivers the experience and solutions that will withstand the rigors of nature. Throughout the industry, Moisture Management is relied upon for its expertise in all types of situations, from new construction projects to historical restorations. From the resolution of the most intricate water problems to thorough building maintenance programs, Moisture Management delivers.

Why Waterproof?

Water is one of the Earth's most plentiful and powerful forces in nature. Keeping a force of this magnitude from entering and damaging our buildings and dwellings requires a combination of good design, vigilant maintenance, and quick action when moisture events occur.

Ensuring that your building is waterproofed correctly and "in the dry" is essential to maintaining structurally sound, mold-free building environments. Water infiltration, even in small amounts, can cause substantial damage to your building and its contents. Regular inspections and proactive maintenance to these vital building elements is critical to preventing moisture infiltration and the resulting interior damage.

In addition to mold exposure, building and roof leaks contribute to:

- The loss or damage of product inventory and/or expensive interior assets
- Compromising the structural integrity of the building
- Decreasing productivity and morale among employees
- Increasing your legal liability for injuries and mold exposure
- Lowering the life cycle of your buildings vital structural components



MOISTURE MANAGEMENT™

www.MoistureManagementLLC.com

Comprehensive Waterproofing Solutions

Waterproofing Investigations

When presented with an opportunity to assist a client with waterproofing problems, Moisture Management utilizes a series of defined and proven steps to help locate, diagnose, and remedy all types of moisture infiltration issues. Instead of focusing on just stopping the immediate leak, we look at the bigger picture to determine what component has failed and where future problems are most likely to occur. As we have repeatedly stated, it is *always* cheaper to prevent a problem from happening than it is to address it once it has occurred.

Moisture Management utilizes a wide variety of scientific, technical, and visual inspection techniques to determine the source and cause of water entry. Once our investigation is completed, a comprehensive report is generated; complete with photographs, easy to understand explanations, and options to address the deficiencies.

Finally, once repairs have been made, Moisture Management performs post-repair inspections to ensure water entry has been terminated and that the issue is resolved to our client's satisfaction. From that point, we recommend periodic inspections of all critical building components to prevent future occurrences and damage.



Waterproofing Services

Moisture Management offers a vast array of waterproofing services in order to meet the needs of our clients. In addition to roofing services, we offer investigations, protection, and remediation of:

- Structural Walls
- Foundations
- Parking Structures
- Underground tunnels and hallways
- Basements

If you are experiencing waterproofing problems with any of these structures, Moisture Management has proven methods for diagnosing and remedying the problems in a professional and efficient manner. As with any moisture related issue, time is of the essence, since damages can begin affecting your building almost immediately.

The best defense in preventing water infiltration problems is to stop moisture from entering in the first place. Moisture Management advocates regular building envelope inspections by our trained professionals to locate current deficiencies, while identifying future areas of concern. Contact Moisture Management to arrange for a free consultation with one of our qualified professionals.



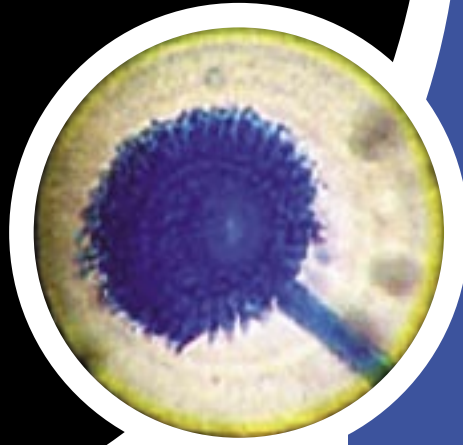
MOISTURE MANAGEMENT™

Providing roofing and waterproofing solutions.

10142 Brook's School Rd. / Suite 204 / Fishers, IN 46037 / 317. 577. 0910 / Fax 317. 577. 0912
www.MoistureManagementLLC.com

When is mold testing necessary?

Mold testing and inspection encompasses a wide variety of testing methods and protocols, some fairly minor, while some are rather intensive. So how does one know when to hire a qualified mold inspector? The most critical scenario is any time building occupants are suffering from unexplained health issues (respiratory and nasal problems, headaches are common) and there has been past moisture infiltration issues.



► What is Mold?

We have all encountered mold at one time or another. It might have been in the shower, or on a stale piece of bread, or even mildew on some wet drywall. Some forms of mold, like cheeses, are even consumed safely by human beings. Mold is a microscopic life form found in all parts of the world, comprising 25% of the Earth's biomass, acting as part of the natural decay process of organic materials. There are many different species of mold and while they are diverse, they share some common characteristics:

- Mold requires an organic food source. A common source is cellulose, found in building materials such as drywall.
- Mold requires oxygen to survive. As a result it does not grow under water.
- Mold requires a constant supply of water. In order to prevent mold, buildings must be kept dry.
- Molds are spread by tiny particles called spores. A spore can best be compared to a seed that can spread via airborne exposure.

Secondly, any visible mold growth should be addressed and scientifically tested to ensure toxic molds are not present. Finally, if you notice a prevalent musty, damp smell in a dwelling, a mold inspection should be conducted by a qualified professional.

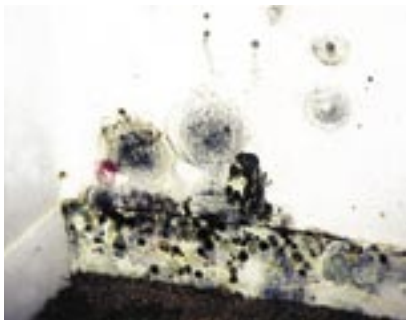
CERTIFIED BY:



MOISTURE MANAGEMENT™

www.MoistureManagementLLC.com

Mold: Fact vs. Hype



What is a reasonable response to mold?

The best way to deal with mold is to prevent it from happening. If wet building materials are dried or discarded within 24 hours (assuming clean water), the chances of preventing mold growth are excellent. If the area remains wet, mold will begin to grow. Therefore, addressing and eliminating the moisture problem is the most important first step to mold mitigation. However, once mold is present, drying is not enough. Any materials exposed to the mold must be either removed or decontaminated. This process is called remediation, and means “to remedy” or “to cure”. Proper remediation procedures are determined by the size, type, and nature of the mold contamination.

Mold Remediation Operating Procedures

Three integral principles form the framework for mold remediation: containment, removal, and safety. Containment is the practice of sealing or separating the affected area to keep mold spores from spreading and causing growth in previously uncontaminated areas. Temporary walls of plastic or plywood may be erected to separate the affected area from the rest of the building. This area is called the containment zone. Air machines equipped with high efficiency particulate arresting (HEPA) filters are used to pull outside air into the containment zone and exhaust filtered air to the

outside. These machines are sometimes called air scrubbers and this process is called negative air flow pressurization. Removal of mold and mold-contaminated materials must also be done in a manner that prevents further contamination. Most importantly, these procedures must be performed in a way that protects the remediation technicians, as well as the occupants of the building from potentially harmful exposure.

Mold Conclusion

While there is much we don’t yet know about mold and its effects on the human body, the facts are that mold growth results in damage to your buildings structural elements and poses a potential health hazard to all that are exposed to it. If you suspect mold infiltration, immediately contact Moisture Management to schedule a consultation.

“Steps in the Mold Investigation and Remediation Process”

Visual Inspection

Scientific Analysis

Containment

Remediation

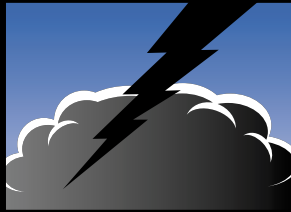
Clearance Testing



MOISTURE MANAGEMENT™

Providing roofing and waterproofing solutions.

10142 Brook’s School Rd. / Suite 204 / Fishers, IN 46037 / 317. 577. 0910 / Fax 317. 577. 0912
www.MoistureManagementLLC.com



CALM

COMPUTERIZED ASSET
LEAK MANAGEMENT

The CALM After The Storm.



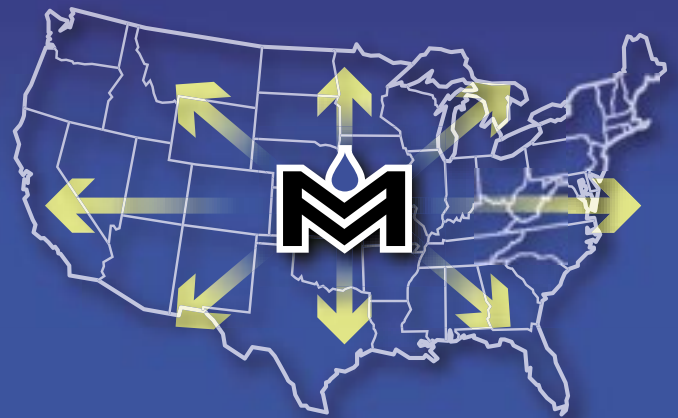
MOISTURE MANAGEMENT™

www.MoistureManagementLLC.com

▶ The CALM after the storm.

Moisture Management has developed a specifically designed program for corporations and organizations with multiple facilities, particularly those with locations spread out in multiple states. Our CALM program offers some unique benefits to corporations with roofing, waterproofing, or mold remediation needs.

MANAGING MULTIPLE ROOF LEAKS ALL OVER AMERICA



The CALM after the storm.

Moisture Management has developed a specifically designed program for corporations and organizations with multiple facilities, particularly those with locations spread out in multiple states. Our CALM program offers some unique benefits to corporations with roofing, waterproofing, or mold remediation needs such as:

Centralized billing—receive one bill from a single vendor for all your water infiltration service needs!

Single Source Responsibility—whether you need service in one state or 50, Moisture Management is your one call problem solver.

Increased Buying Power—Moisture Management is able to negotiate preferred pricing labor rates (due to volume) which we then pass on to our clients, saving them money.

24-48 Leak Response—available anywhere in the continental U.S. utilizing our qualified contractor network.

Professional Oversight—all repairs are reviewed by a licensed, professional roofing and waterproofing consultant to ensure quality.

Pro-Active Leak Management—beyond repairing the immediate issue, Moisture Management looks for ways to save firms money by eliminating common issues before they become leaks, a key to preventing interior damage and mold.

Uniform Repair Reports—all repairs and proposals are substantiated by photos and are delivered digitally in an easy to understand format.

The CALM program has delivered substantial benefits to our clients, including reduced administration costs, enhanced cost tracking, standardized payment terms, and better long term results. For pricing and availability, call Moisture Management to discuss your needs with one of our qualified senior consultants.



MOISTURE MANAGEMENT™

Providing roofing and waterproofing solutions.

10142 Brook's School Rd. / Suite 204 / Fishers, IN 46037 / 317. 577. 0910 / Fax 317. 577. 0912
www.MoistureManagementLLC.com