



**CLEARITY**  
ENVIRONMENTAL

# WHY COMMP<sup>®</sup>?

Control of Moisture & Mold Prevention  
Saves Time & Money

# We get it. Time is Money!

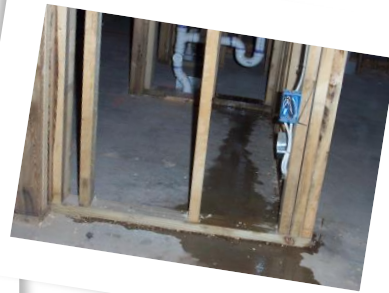
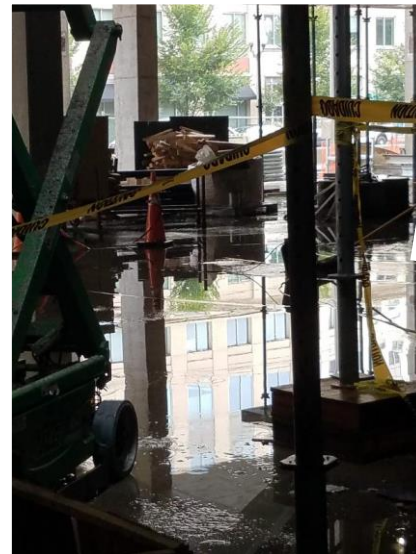


## Avoiding mold keeps projects on-schedule & on-budget.

- Every construction project experiences a water intrusion event at some point
- How a water intrusion event is handled can make or break your project

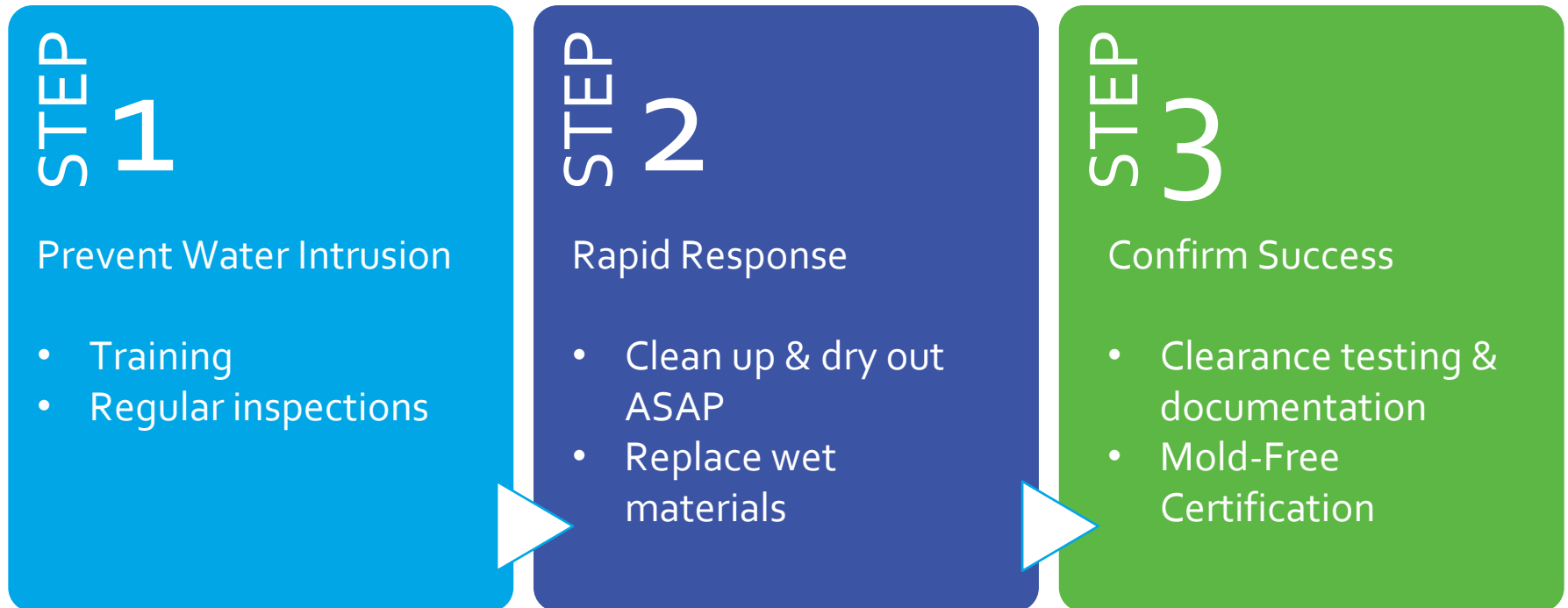
### Relative costs:

Prevent water intrusion	\$10
Clean up water intrusion	\$100
Cut out wet drywall	
Mold remediation	\$1,000+



# COMMP: A Proactive Strategy

## Clarity's Control of Moisture & Mold Prevention program:



# Mold Prevention Essentials



## Identify & Eliminate Moisture

## Clean Up & Remediate

## Test to Verify

Make every effort to prevent water intrusion.

When signs of moisture are detected, act quickly to eliminate it.

Inspect for mold. Remove & replace any moldy materials.

Inspect to confirm success.

Document everything.

1

2

3

4

5

### with COMMP:

Train project staff to spot signs of moisture & inspect often to identify concerns.

### with COMMP:

Promptly clean up water & dry out wet materials.

### with COMMP:

Isolate moldy areas!  
THEN:  
Direct efficient & thorough mold remediation while construction continues

### with COMMP:

Definitive, independent testing to prove there is no mold concern.

### with COMMP:

Third party Mold-Free Certification.

# Without COMMP: Milestones of a Mold Emergency



## The Case of a Multifamily Project Gone Bad ...

- 226 Apartment Units
- 3 Buildings
- Repurposed 7 story concrete building
- 4 story wood frame building
- Retail building – grocery store
- Built during a period of record rains

### APRIL

#### Building started out of the ground

- Record rainfall from June-Sept
- No effort made to dry out building or keep it dry.



### JULY

#### First inspection

- Minor areas of mold detected & documented.



# The Result? A DEFINITE project delay!



Remediation attempted **AFTER** a carpet of mold was present.



 **AUGUST**

## Mold is prolific.

- Lack of action caused a major mold problem!



 **SEPT**

## Remedial action begins

- Close in windows
- Bring in a desiccant dehumidifier to dry the structure.
- Start mold remediation



 **OCT**

## Drying efforts still underway

- Structural engineer determines that wet OSB has lost structural integrity.
- Owner is concerned about ongoing liability from mold.

**Decision made to  
demolish &  
rebuild.**

# LESSONS LEARNED



1 Report for Mold Inspection Report - 4 Pages, Glover House, Main Bldg, by Teymur Schwartz Prepared on: 08/16/2018  
 Inspection Status: In Progress

**CLEARITY ENVIRONMENTAL** **MOLD INSPECTION LOG (First, Final, Change Order, or Re-Inspection)**

Date: 8/17/2018 Weather Conditions: \_\_\_\_\_  
 Project Number: 23084 Project Name: Glover House  
 Bldg. #/Sect./Area/Floor: Bldg C Inspection Type: August Monthly Page: \_\_\_\_ of \_\_\_\_

Unit # or Area	Walls (Moisture Content)	Water Intrusion Yes/No	Visible Mold Growth Yes/No	Remarks /Comments/Issues
324		<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	No visible water intrusion. Visible mold growth 1 to 4sqare ft.
347		<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	No visible water intrusion. Visible mold growth 1 to 4sqare ft.
325		<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	No visible water intrusion. Visible mold growth 1 to 4sqare ft.
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Superintendent Name: \_\_\_\_\_  
 Prepared in Oracle iAuditor - Field Management © (www.iauditor.com)

## An ounce of prevention is worth a pound of cure.

- A failure to be proactive resulted in **TREMENDOUS** cost.
- Money and effort spent on prevention can save **HUGE \$\$\$** in the end.
- Monthly inspections can help identify concerns before delivery
- Owners value third party documentation

# COMMP Delivers Value: Milestones of Successful Project



## A Case Study about Prevention ...

- Multifamily construction project during the summer of 2020
- 2 Apartment Buildings
- 1 Condo Building
- 390 Units Total
- 2 levels of concrete podium
- 5 levels of wood frame above podium

## APRIL

**Contractor is prepared before construction begins!**

- Job starts with COMMP in place



## AUG

**Rain has created problems.**

- Significant water event due to unfinished roof
- Detected quickly & acted quickly to dry wood framing & remove mold





# COMMP Activation Prevents Costly Delays

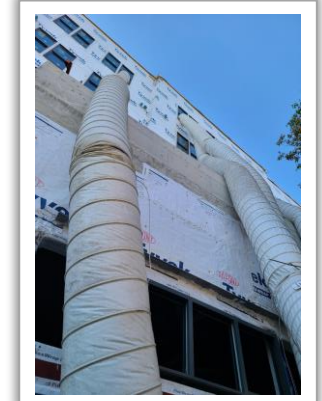
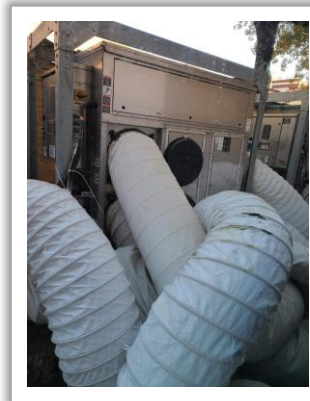


## Aggressive & Thorough Response

 AUG

Remedial action begins  
**IMMEDIATELY**

- Aggressive actions to dry out building
- Start mold remediation



 SEPT

**SUCCESS!**

- The building is dry!
- Construction continues uninterrupted during drying of wood frame
- Building schedule is intact

# The Result?

## SUCCESS despite the inevitable...



### DEC

- New water issue activates COMMP
- Removed drywall before it became moldy



### APR

- Completed building delivered
- Owner receives third-party documentation
- Clarity Mold-Free Certification



# The Value of COMMP®



Mold-Prevention Protocols Proven to Save Time & Money Over the Life of a Project.



## REACTIVE APPROACH

- Huge cost overruns
- Missed delivery deadline
- Lost 16 months

## COMMP PROACTIVE APPROACH

- Building delivered on time
- Building achieved third party mold free verification
- Building sold before it was occupied





Contact us to discuss how COMMP can be customized to protect your bottom line.

941-866-2355 | [www.clearityenv.com](http://www.clearityenv.com)