



CLEARITY
ENVIRONMENTAL

WHY COMMP[®]?

Control of Moisture & Mold Prevention
Saves Time & Money

We get it. Time is Money!

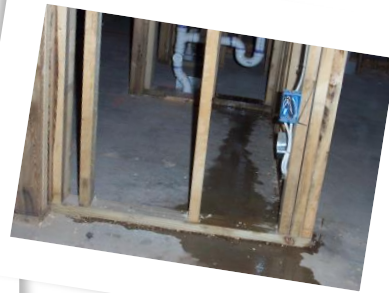
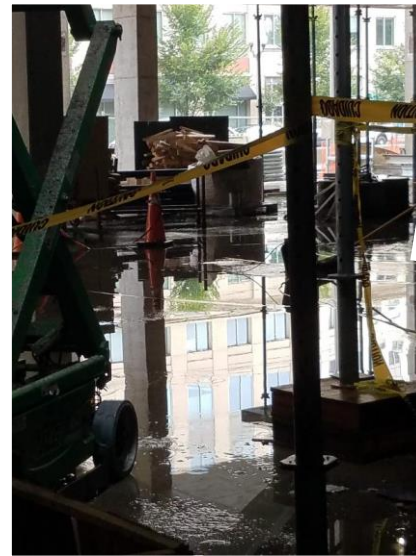


Avoiding mold keeps projects on-schedule & on-budget.

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

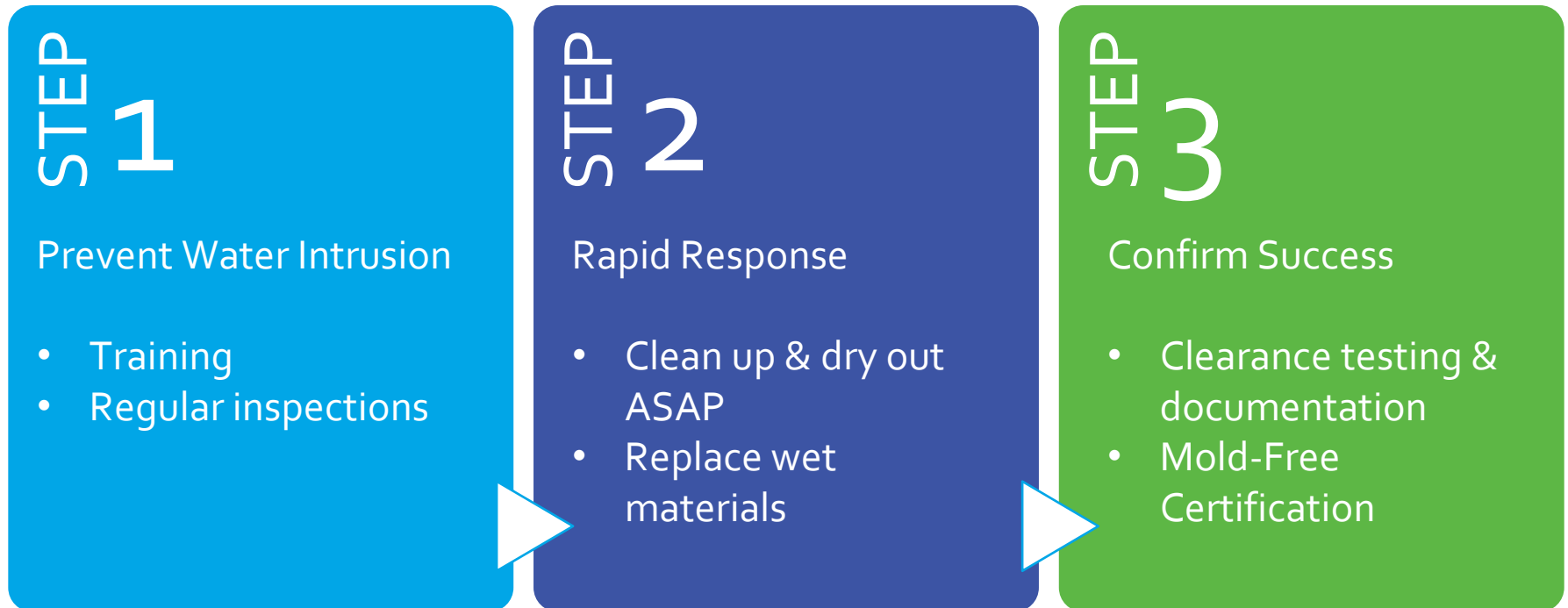
Relative costs:

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.
346		<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.
326		<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.
345		<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.
327		<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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339		<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.

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

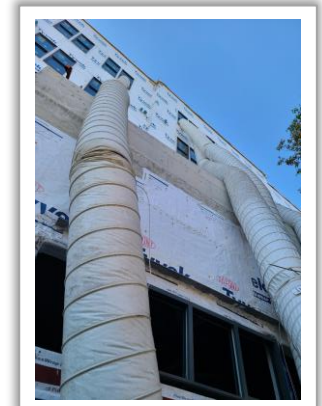
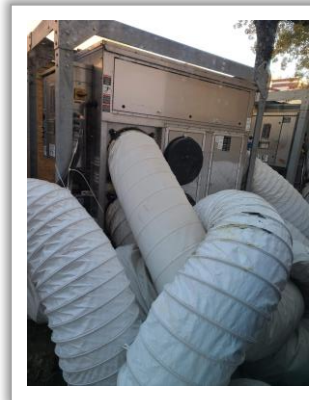


Aggressive & Thorough Response

 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