Wynn L. White Consulting Engineers, Inc.
© 2010 by Wynn L. White. All rights reserved.

No part of this publication may be reproduced or distributed in any form or by any means, or stored in any database or retrieval system without the prior written permission of Wynn L. White Consulting Engineers, Inc.

The author has used his best efforts in preparing this document. However, the author makes no warranties of any kind, express or implied, with regard to the informational content, documentation, or files contained in this document or in any accompanying media files such as CDs or DVDs, and specifically disclaim, without limitation, any implied warranties of merchantability and fitness for a particular purpose, with respect to the techniques described in the document and/or the use of files.

In no event shall the author be responsible or liable for loss of profit, or any commercial damages, including, but not limited to, special incidental, consequential, or any other damages in connection with or arising out of furnishing, performance, or use of this document, program files, instruction, audio or video connected with this information.

Further, the author has used his best efforts to proof and confirm the content of the files, but you should proof and confirm information such as dates, measurements and any other content for yourself.

For more information, please contact:

Wynn L. White Consulting Engineers, Inc.
Post Office Box 83527
Baton Rouge, Louisiana 70884
Phone: 225.761.9141
Website: www.wynnwhite.com
Table of Contents

Section .............................................................................................................. Page

1. INTRODUCTION ............................................................................................. 1
2. PLAN COORDINATOR ..................................................................................... 1
3. PMMP TEAM .................................................................................................... 2
4. WALK-THROUGH INSPECTION OF BUILDINGS ............................................ 3
5. EVALUATION AND RESOLUTION OF MOLD AND MOISTURE ISSUES .......... 3
6. COMMUNICATION POLICY ............................................................................. 4
7. IAQ CONCERN REPORTING AND RESPONSE POLICY ................................ 5
8. PREVENTIVE MAINTENANCE AND OPERATIONS POLICY ............................ 5
9. CONSTRUCTION AND RENOVATION POLICY ............................................. 5
10. MOLD AND MOISTURE RESPONSE ACTIONS ............................................. 6
11. EDUCATION OF STAFF POLICY ................................................................. 6
12. ANNUAL REVIEW ............................................................................................ 6

Appendix A - Scheduled Walk-through Inspection Forms
Appendix B - Indoor Air Quality Concern Form
Appendix C - Preventive Maintenance Schedule
Appendix D - Response Action Data
Appendix E - Moisture and Mold Training Data
1. INTRODUCTION

Concern about indoor exposure to mold has increased as the public has become aware that exposure to mold can cause a variety of health effects and symptoms, including allergic reactions, irritant effects, and toxic effects. Molds can be found everywhere; they can grow on wood, paper, carpet, foods, and insulation. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, particularly if the moisture problem remains uncorrected.

Eliminating all mold and mold spores in the indoor environment is not feasible. However, mold growth indoors can be controlled by controlling moisture indoors. There are currently no local, state, or federal regulations that cover mold exposure.

The goals of this Proactive Moisture Management Plan (PMMP) are to identify mold-containing building materials (MCM) and water damaged materials (WDM), identify and correct moisture problem areas, recommend proper actions to reduce occupant exposure to mold, and prevent recurrence of moisture problems. Results of the program are expected to protect human health, the indoor environment, and building materials.

WLWCEI developed this PMMP as an outline for facilities like yours. This plan can be used for all facilities, including commercial properties, condominiums, and apartments.

2. PLAN COORDINATOR

Your plan coordinator will act as the PMMP Coordinator for your company and is committed to providing the necessary support to meet the PMMP objectives. The Plan Coordinator’s responsibilities include the following:

1. Acting as the key contact person within your company to respond to and address mold and moisture issues and concerns. Property managers will act as the on-site representatives.

2. Acting as the lead staff person to develop and manage the Proactive Moisture Management Plans. This includes assisting property managers in coordinating building walk-through inspections, building systems evaluations, investigations of reported mold and moisture issues and concerns, and modifying the PMMP to fit the specific needs and objectives for each property.

3. Assisting property managers and individual property PMMP Team in responding to reported mold and moisture concerns and issues.
4. Assisting property managers in communicating with staff, residents, and other parties regarding the progress made with the Plan and the process of reporting mold and moisture concerns.

5. Approving PMMP after every major revision.

6. Coordinating the annual review of the PMMP, which involves building walk-through inspections, building systems evaluations, and revising the PMMP to include the new information obtained.

3. PMMP TEAM

Your company shall establish a PMMP Team to represent each facility. The Team reviews information and recommends policies to reduce the potential for mold and moisture problems within buildings.

Your company’s PMMP Team is composed of the following individuals:

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Phone Number</th>
<th>Team Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan Coordinator</td>
<td>Vice President</td>
<td>225-761-9141</td>
<td>Plan Coordinator</td>
</tr>
<tr>
<td>Property Manager</td>
<td>Property Manager</td>
<td>225-761-9141</td>
<td>On-site representative</td>
</tr>
<tr>
<td>Maintenance Supervisor</td>
<td>Maintenance Supervisor</td>
<td>225-761-9141</td>
<td>Day to day PMMP tasks</td>
</tr>
</tbody>
</table>

The PMMP Team is involved in the following efforts:

1. Team members contribute to the PMMP creation and implementation.

2. The Team meets as required to review mold and moisture issues.

3. The Team meets annually to review the PMMP, which includes the completion of walk-through inspections of buildings, key building systems evaluations, and the review of existing policies in the PMMP.

4. The Team meets to evaluate and respond to mold and moisture concerns that have been reported management. The Team takes steps or recommends measures to resolve the reported concern.

5. Team meeting minutes, reports and other documents are kept with the PMMP file at the facility and at your company’s offices.
4. WALK-THROUGH INSPECTION OF BUILDINGS

WLWCEI personnel shall perform a walk-through inspection of all buildings for your company. The walk-through inspections include observations made through the use of general human senses (sight, smell, touch, and hearing) as well as random temperature, relative humidity, photographs, and notes indicating observed conditions.

During the walk-through, observations will include the flooring or carpet, walls, ceilings, HVAC equipment, site drainage, and windows. The inspection identifies suspected mold-containing building materials (MCBM) and water damaged materials (WDM), as well as moisture problem areas.

Where appropriate, potential and existing problems are investigated and resolved; this is described in the “Evaluation and Resolution of Potential Problems” section 5 of the Plan.

The PMMP Team will perform or oversee the performance of a quarterly building walk-through inspection. The walk-through inspections shall be documented by completing the Walk-through Checklist included in Appendix A included in this PMMP.

5. EVALUATION AND RESOLUTION OF MOLD AND MOISTURE ISSUES

Observed mold and moisture issues may include:

- Floors buckling in buildings.
- Water observed in crawlspaces beneath buildings.
- Mold containing building materials in various locations at the facility.
- Suspect mold containing materials on HVAC diffusers.
- Condensation on windows during cold weather.
- Leaking windows.
- Leaking roofs.
- Leaking masonry walls.

Your company will investigate options to correct moisture intrusion at your facilities. WLWCEI recommends the following test approach in selected units:

2. Remove water damaged gypsum board wall materials. Perform water damaged gypsum board removal concurrently with interior wall paint removal since both require containment.

3. Perform air monitoring for lead and mold during water damaged gypsum board removal and interior wall paint removal.

4. Inspect for asbestos containing building materials (ACBM) and remove damaged materials in accordance with AHERA and State guidelines.

5. Install capillary break between masonry/concrete and water sensitive materials.

6. Install temporary dehumidification units & temperature & relative humidity monitoring equipment.

7. Set apartment HVAC for typical occupant settings during test interval.

8. During the test interval, install fans to direct dry air toward wall and window areas experiencing moisture problems.

9. Measure dehumidification (55 gallon drum with gradations to track water removal over test interval).

10. Observe walls/windows during or after rain events.

11. Evaluate test results and develop further options or settle on approach for renovation and renting units.

This work can be completed concurrently with other renovations/repairs underway at your company.

6. COMMUNICATION POLICY

Communication is a critical element in managing mold and moisture issues. The Team communicates with relevant parties in a prompt, courteous, and consistent manner until the issue is resolved to the greatest extent possible. It is the goal of your company to develop and maintain the trust of the resident community and staff.

Every time a concern is addressed or resolved, the Coordinator shall record the measures taken and the resolution of the identified concern to the appropriate parties. This will ensure that all interested parties know what action(s) have been taken.
In addition, the Property manager shall notify residents and staff about how to contact the Property Manager about mold and moisture issues and concerns and general information regarding mold and moisture in buildings.

7. IAQ CONCERN REPORTING AND RESPONSE POLICY

Your company should encourage the reporting of mold and moisture concerns, regardless of how trivial the issue may seem. The prompt reporting and resolution of issues has the potential to prevent serious problems from developing, which may prevent potential health effects, discomfort, and unnecessary costs.

The PMMP Coordinator may request the concerned staff or residents to report their IAQ concern in writing. The “IAQ Concern Reporting Form”, located in Appendix B, shall be completed and sent to the PMMP Coordinator to initiate an official mold and moisture concern reporting process. The PMMP Coordinator shall investigate the concern. The resolution of the issue will be documented and the interested parties will be informed in writing about the measures taken. IAQ Concern Reports and associated documents shall be kept in Appendix B.

8. PREVENTIVE MAINTENANCE AND OPERATIONS POLICY

Preventive maintenance means the routine inspection, adjustment, and repair of building structures and systems, including the heating, ventilating, and air conditioning system (HVAC), unit ventilators, local exhaust, and fresh air intakes. Preventive maintenance plays a major role in maintaining the quality of air, by assuring that the building systems are operating effectively and efficiently. Moreover, it helps to maintain a comfortable temperature and humidity in occupied spaces.

A guideline for your company’s preventive maintenance schedule is located in Appendix C. This plan will describe the schedule of building and ventilation components that are inspected and maintained on a routine basis. The maintenance supervisor monitors its completion. All records of preventive maintenance are kept in Appendix C of this plan.

9. CONSTRUCTION AND RENOVATION POLICY

Your company needs to consider mold and moisture issues when planning construction and renovation projects. The PMMP Coordinator and design team should discuss facility changes and use the findings from the walk-through inspections and building systems evaluations when planning renovations.
10. MOLD AND MOISTURE RESPONSE ACTIONS

Because the easiest way to control mold growth is to control moisture, your company should emphasize moisture control to manage mold growth. When the property manager is informed of mold and moisture issues as a result of the walk-through inspections, buildings systems evaluations, or information from residents, the maintenance staff shall make or oversee the necessary repairs and adjustments in a prompt manner. Materials damaged by water (such as carpets, padding, ceiling tiles, sheet rock, and insulation) should be dried, within 24 hours, but no later than 48 hours. Materials known or suspected of containing mold should be promptly cleaned or replaced.

The in-house maintenance staff shall perform mold cleanup on work areas containing less than 30 square feet of mold containing materials. Remediation projects that cannot be handled by district staff are contracted to a professional environmental contractor. Contracted remediation projects follow the guidelines in the OSHA publication “A Brief Guide to Mold in the Workplace”. Records of completed Response Actions can be found in Appendix D.

11. EDUCATION OF STAFF POLICY

Wynn L. White Consulting Engineers, Inc. offers Mold and Moisture Awareness Training Session to help building owners assuage fears and gain credibility. We strongly recommend these courses to clients with moisture and mold issues. Training records can be found in Appendix E.

12. ANNUAL REVIEW

The PMMP Team will perform an annual review in order to make changes to the IAQ Management Plan. The annual review is necessary because changes may occur in the building systems, components, or facility’s use.

The annual review involves:
- Building systems evaluations.
- Walk-through inspections.
- Reviewing Mold and Moisture Concern Reports and other information.
- Discussing new issues with the PMMP Team.
- Changing the PMMP as needed.

A brief description of the changes to the PMMP shall be included in all future versions of the PMMP.
# APPENDIX A

## Moisture and Mold Inspection Form

<table>
<thead>
<tr>
<th>Project</th>
<th>Job #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspector</td>
<td>Date</td>
</tr>
<tr>
<td>Client</td>
<td>Phone #</td>
</tr>
<tr>
<td>Customer Contact</td>
<td>Time</td>
</tr>
<tr>
<td>Building Name</td>
<td></td>
</tr>
</tbody>
</table>

### Site Information

<table>
<thead>
<tr>
<th>What is the primary use of the building?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupancy?</td>
</tr>
<tr>
<td>Limitations of Assessment:</td>
</tr>
<tr>
<td>Nature of Problem:</td>
</tr>
</tbody>
</table>

### Description of Building Structure (Foundation, Walls, Ceiling, HVAC, Roof, etc.)

### Pre-Inspection Checklist

<table>
<thead>
<tr>
<th>When was the problem first identified?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complaints/Occupant reports?</td>
</tr>
<tr>
<td>Any areas inaccessible?</td>
</tr>
<tr>
<td>Any previous moisture, water intrusion events or mold issues within this structure? If so, explain.</td>
</tr>
<tr>
<td>Plans, construction documents, previous reports available?</td>
</tr>
<tr>
<td>Any previous sampling done?</td>
</tr>
</tbody>
</table>

### Investigation

<table>
<thead>
<tr>
<th>Weather</th>
<th>Is there an obvious musty smell in the building?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ventilation: Outside air dampers open? Windows/doors open?</td>
<td></td>
</tr>
<tr>
<td>Any visible water (or mold) damage in building, if so describe.</td>
<td></td>
</tr>
</tbody>
</table>

### Additional Information

<table>
<thead>
<tr>
<th>Air infiltration testing required?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temperature/Relative Humidity screening required?</td>
</tr>
<tr>
<td>Moisture diagnostic screening required?</td>
</tr>
<tr>
<td>Water penetration studies required?</td>
</tr>
<tr>
<td>Exploratory demolition/inspection required?</td>
</tr>
</tbody>
</table>
# Moisture and Mold Inspection Form

## Areas to Inspect (note any items of interest or concern)

- Roof
- Furniture
- Flooring
- Windows
- Walls
- Bathrooms, including plumbing fixtures, under cabinets, ventilation.
- Kitchen- including plumbing fixtures, around appliances
- HVAC- filters, ducts, coils, dampers, registers
- Water Heater
- Attic and/or Basements
- Around Exterior

## Sampling (describe in detail on sampling form)

- Bulk (Sample #’s)
- As (Sample #’s)

## Describe any other important information
APPENDIX B
Indoor Air Quality Questionnaire

Date________

1) Complaints (check those that apply)
- Temperature too hot
- Temperature too cold
- Lack of air circulation (stuffy feeling)
- Noticeable odors or smells
- Dust in air or on furniture
- Other (specify) __________________________________________________________

2) When do these problems occur?
- Morning
- Afternoon
- Evening
- All Day
- Daily
- No noticeable trend
- Specific day(s) of the week
  Which day(s)? __________________________________________________________

3) Describe briefly each symptom or adverse health effect you experience more than twice a week. (Example: runny nose)

Symptom #1 __________________________________________________________
Symptom #2 __________________________________________________________
Symptom #3 __________________________________________________________
Symptom #4 __________________________________________________________
Symptom #5 __________________________________________________________
Symptom #6 __________________________________________________________
Symptom #7 __________________________________________________________

Do the above symptoms clear up within 1 hour after leaving work? □ yes □ no
If no, which symptom or symptoms persist throughout the week?
□ #1 □ #2 □ #3 □ #4 □ #5 □ #6 □ #7

4) Do you have any health problems or allergies which might account for any of the above symptoms? □ yes □ no
If yes, please describe: _________________________________________________
5) Do any of the following apply to you?
   ☐ Wear contact lenses
   ☐ Operate video display terminals at least 10% of the work day
   ☐ Operate photocopier machines at least 10% of the work day
   ☐ Use or operate other special office machines or equipment
      If so, please describe: ____________________________________________
      _____________________________________________________________
   ☐ Currently taking medication
      If so, please describe: __________________________________________
      _____________________________________________________________

6) Do you smoke?  ☐ yes  ☐ no

7) Do others in your immediate work area smoke?  ☐ yes  ☐ no

8) What is your office or suite number? _________________________________

9) What is your job title or position? _________________________________

10) Briefly describe your primary job tasks: ____________________________
     ______________________________________________________________
     ______________________________________________________________

11) Can you offer any other comments or observations concerning your office environment?
     ______________________________________________________________
     ______________________________________________________________
     ______________________________________________________________
     ______________________________________________________________

12) Optional Information:
    Name: _________________________________
    Office phone number: _________________
## APPENDIX C
Preventative Maintenance Schedule

<table>
<thead>
<tr>
<th>Areas to be checked:</th>
<th>Every 3 Months</th>
<th>Every 6 Months</th>
<th>Annually</th>
<th>Every 2 Years</th>
<th>As Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HVAC SYSTEM</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Filters Replaced/Fitted Properly</td>
<td>x</td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Fan/Air Flow Direction</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Belt Tension</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Drain Pans Empty/Clean</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overall Cleanliness of Ductwork</td>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supply Air Delivery</td>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Calibration of System</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Thermostats Functional</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No Material on Diffusers</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Overall Cleanliness of HVAC Units</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td><strong>CLEANING SCHEDULE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cleaning of Heating Coils</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Cleaning of Cooling Coils</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Cleaning of Drainage Areas</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Cleaning of Ductwork</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td><strong>AIR INTAKE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No Obstruction</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Flows into Duct</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No Nearby Pollutant Sources (garbage, idling vehicles, exhaust)</td>
<td></td>
<td></td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dampers Operational</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motors Operational</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>LOCAL EXHAUST SYSTEMS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Proper Exhaust Volume</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Air Direction Correct</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Fan Functional</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Outdoor Vent Checked/Cleaned</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td><strong>OTHER</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewage Traps Filled with Water</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chemicals Storage</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Walk-off Mat Cleanliness</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Carpet Cleanliness</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
<td></td>
</tr>
</tbody>
</table>
Appendix D - Response Action Data

Place Response Action Data here.
Appendix E - Moisture and Mold Training Data

Place Moisture and Mold Training Data here.
About the Authors

**Wynn L. White, P.E.**
As a second generation engineer, Wynn founded Wynn L. White Consulting Engineers in 1987. Over the last 30+ years, he has worked with schools, hospitals, utilities, municipalities, industrial facilities, and businesses across the country to help them protect their employees and cut environmental, health, safety, and facility costs. Wynn developed the firm’s master asbestos and mold remediation specifications and is the Principal Engineer on the firm’s engineering projects. He is an accredited training provider and has trained professionals throughout the country, including engineers, architects, contractors, and facility managers.

He is a Registered Professional Engineer (Louisiana, Mississippi, and Texas) and a member of many professional organizations, including the National Society of Professional Engineers, Louisiana Engineering Society, International Code Council, American Society for Testing and Materials (ASTM), and National Institute of Building Sciences. Wynn is also a member of the ASTM Committee D22 on Air Quality, Committee E30 on Forensic Sciences, Committee E50 on Environmental Assessment, Risk Management and Corrective Action, & Committee E58 on Forensic Engineering.

Wynn specializes in solving and preventing indoor environment problems in buildings and constructed projects.

**Chris White, P.E., LEED AP**
Chris White, Project Manager at Wynn L. White Consulting Engineers, Inc., is a Professional Engineer and Leadership in Energy and Environmental Design (or LEED) Accredited Professional. He is a third generation engineer and over the past 20+ years, he has worked with clients, both locally and nationally, to help them solve their environmental construction and operating problems.

Chris is an accredited training provider, who has taught over 200 courses and is a member of the American Society of Civil Engineers.
Chris specializes in solving indoor air quality problems, managing asbestos, air monitoring, lead abatement, and environmental projects. As a LEED Professional, Chris helps building managers and building professionals save money and increase efficiency by developing energy and waste cutting solutions.

About Wynn L. White Consulting Engineers, Inc.

Looking for professional engineering, environmental, health, and safety management services? You’ll find that our experience includes all facets of engineering and environmental work from funding applications and investigations through administration of construction and remediation. A brief list of services offered:

- **Environmental**
  - Environmental Training (Asbestos, Lead, Mold, Air Monitoring)
  - Environmental Audits & Assessments
  - Asbestos and Lead Inspections (Surveys & Exposure Assessments)
  - Asbestos & Lead Air Monitoring
  - Asbestos & Lead Abatement Design
  - Air Quality Permit Applications
  - Indoor Air Quality Surveys
  - Mold & Indoor Air Quality Remediation Design
  - Wastewater & Stormwater Permit Applications
  - EPA & OSHA Audits

- **Engineering**
  - Building Envelope and Building Systems Commissioning
  - Wastewater & Stormwater Treatment Plant Design
  - Water Treatment Plant Design
  - Water Storage & Distribution System Design
  - Water Well Design
  - Forensics

You’ll benefit from our staff which is proficient in civil engineering, environmental engineering (including hazardous wastes), energy audits, project management, environmental audits, asbestos, underground tank remediation, building design, and cost estimating. Our main emphasis is on helping our clients safeguard the health, welfare, and safety of building occupants. Expand your knowledge with our specialized training, including NIOSH 582 (microscopy), Asbestos Inspection, Management Planning, Project Designing, and Project Supervision; Lead Inspection, Abatement Supervisor, and Abatement Design; Underground Tank Remediation; Environmental Assessments and Audits; and Mold and Indoor Air Quality Assessments.
You’ll only get the highest quality service and expertise from us. Here’s what just one of our clients said about working with us:

“I’ve found that some engineers shoot the moon, giving me recommendations that feel (from a non-engineer’s perspective) out of left field. But WLWCEI is grounded--their recommendations make sense and their ability to communicate clearly and act as a resource by educating us sets them apart. I trust WLWCEI because I need an expert, not just a transfer of risk.” --Tim Barrett, Director of Finance

**Note to User:**

This Plan is meant to serve as a guide for your own Proactive Moisture Management Plan.

Use the forms and the language as a start for developing site (and building) specific plans.

Yes, I know you must do the field work and read this document. You can’t just use it as it is.

For example, you may find several areas to be remediated or repaired as you do the PMMP.

Best regards,

Wynn