



Fall 2011 Newsletter

President's Corner

Rick Croom prompts us to consider noteworthy anniversaries at our facilities.



Page 1

Deferred Maintenance: Keeping the Roof Over Your Head



Page 2

BOMA Members Gamble on Some Fun for Halloween



Page 3



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10 YEAR ANNIVERSARY

Each year we celebrate anniversaries of birthdays, marriage, or other special events, especially those at ten-year increments. Some anniversaries prompt us to reflect on significant or life-changing events of a serious nature. 2011 marked the 10th anniversary of the 9/11 attack on the World Trade Center. It hardly seems possible that ten years have passed since that tragic day.

As we roll through to the end of 2011, think about what facilities might be approaching ten, twenty, thirty year anniversaries, or more. In the world of property management a decade of years comes around all too quickly, but does not take an insignificant toll. Noteworthy anniversaries that frequently come to mind for facility and property managers are: the date the facility was built, date of purchase, a memorable weather event such as hurricane, flood, tornado, snow or ice storm, extreme summer heat or drought.

Age or weather related events are the constant factors affecting the condition of our built environment. Those of us in the exterior building restoration industry share a common concern with our facilities family when severe or extreme weather is predicted. It's during these times that we tend to call up thoughts like: when the last time the building was recaulked or weatherized; or whether the walls and windows will leak during a windy rain event. We can all breathe easier when these issues have been addressed at the appropriate intervals based on the life expectancy of construction materials that make up the building envelope.

In a down economy, deferring maintenance to "save" money can become a regretful course. Costs can actually increase due to loss of energy through faulty sealants and the resulting damage caused by water infiltration at windows and walls.

EDS appreciates the opportunities and relationships we have developed with our clients. Give us a call to discuss the impending anniversaries taking place at your facilities and to address immediate and long-term waterproofing and restoration needs. As we continue to work together we can help all breathe easier as we ride the ups and downs of the weather related and economic storms.

Rick Croom

President's Corner

Rick Croom



Central VA Branch
6290-H Warwick Road
Richmond, VA 23224
Toll Free: 877.303.0448
Local: 804.675.0540

National Accounts
811 Center St., PO Box 821
Apex, NC 27502
Toll Free: 877.303.0448
Local: 919.303.0448

Deferred Maintenance – Keeping the Roof Over Your Head

Few people thought, coming into this economic downturn, it would last as long or be as devastating as it has turned out to be. Property managers and facility operators across the country are struggling to keep up with necessary repairs to the assets for which they are responsible. There is an all too familiar theme to the questions they are asking. How can I get the most out of my limited budget dollars? What projects can I put on hold and what repairs can no longer wait? Is there any way to stretch the usefulness of existing structures without undergoing major renovations?

In answer to the last question, yes, there is. The roof is one such structure that can greatly benefit from a few well planned repairs. There are several steps a property manager can take that can extend the life of a roof by as much as fifteen years without undergoing a complete replacement.

Professional leak detection and repair technicians are able to offer remedies for aging roof materials and components that roofing companies often prefer not to undertake. By examining elements of the roof such as flashing, seam stripping, membranes, and coatings they can determine which areas are in need of immediate repair or replacement.

The most common cause of roof leaks is due to deteriorated seams from aging. The simplest way to repair this deficiency is to re-strip with larger seams. Preventing leaks in the roof is a good way to minimize interior/exterior air exchange that drives up energy costs, mitigate water damage, and help prevent mold and mildew.

Deteriorating or improperly installed flashing is another element of the roof structure that can cause leaks. Flashing is the sheet metal or waterproof membrane that is placed around mechanical objects and architectural features protruding from the roof such as ventilation pipes, air exchangers, and penthouses.

Coating a worn out EPDM roof serves to benefit the property owner two-fold. It offers superior waterproofing capabilities at a fraction of the price when compared to EPDM replacement. And covering a black roof with a white solar reflective coating will reduce cooling costs during the warm seasons. Coating an EPDM roof will not only extend your single EPDM roof for another 15-20 years, but also cause the least disruption to tenants.

While building owners continue to battle the elements as well as trying to stay afloat economically, cost effective solutions may be available. Water intrusion is a major problem when considering the effect it has on tenant satisfaction, damage to interior finishes, and mold development. The above steps will significantly improve the roof of a building, offer added energy conservation benefits and stretch those budget dollars until better economic times.

EDS is readily available to offer building owners and managers commercial waterproofing solutions delivered professionally, on time, and within budget. We offer eco-friendly products and services that qualify for LEED certified properties.



Proper caulking can prevent interior/exterior air exchange that drives up energy costs.



Deteriorated roof seams, a common cause of roof leaks, can be remedied by re-stripping.



Aged and cracked coating creates an entry for water that eventually leads to more costly damage.

Exterior Diagnostic Services

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NCHEA District III held their Quarterly Meeting and Fall Golf Outing on October 18 at Birchwood Golf Club in Nashville NC. The meeting featured "Minimizing Risks Threatening Hospital Operations." Turn-out was one of the best yet with approximately 150 members and associate members attending the meeting and participating in the golf tournament. The refreshment tent, sponsored and staffed by EDS and SBS, was a popular gathering spot throughout the day.



Darren Brown, Lewis Systems & Service; Kevin Dovel, Pro-forma; Tom McGrath, EDS; and Bruce Stanert, Honeywell, were one of approximately 38 teams participating in the District III fall golf tournament.



Parking Deck Inspections

Preventive maintenance to help avoid problems before they occur is the most sensible approach to maintaining large facilities. Parking structures, regardless of age and type of construction, require a comprehensive preventive maintenance program.

A well-planned maintenance program includes a walk-through survey, during which a visual inspection of the entire garage is performed. The survey will look for surface deterioration at the top and bottom surfaces of floors; cracks in floors, beams, columns or walls; evidence of water leakage or staining through or on floors, walls or other structural elements; and rusting of exposed steel.

Every two years, parking garages should be inspected by an expert in parking structure design and restoration to identify any potentially serious conditions.

Please call us for a **free inspection** of your parking deck structure.

877-303-0448



EDS proudly joined in the sponsorship and fun at BOMA/ Raleigh-Durham Halloween Casino Night at The Stockroom, 230 Fayetteville Street, Raleigh for a fun filled night of networking and casino games with our fellow BOMA professionals. Check out some of the costumes!



Top-Rick Croom, EDS; Winter Lofaro, PPM Global; Philip Galvan, Cary Reconstruction



Right-Chris & Joy Blount, Somerset Properties; Daniel Currin, Greenscape

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