



Mold & Moisture Management and Maintenance Program

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OVERVIEW OF THE M⁴ PROGRAM

The M⁴™ Mold & Moisture Management and Maintenance Program is a four part proprietary mold and moisture management and maintenance program. Designed and written by Armour Applied Science, LLC (AAS), it will allow you to properly identify and eliminate building conditions that may lead or already have led to moisture and water intrusion or mold contamination.

Implemented correctly, M4 protects occupants, workers, the environment, the building and the owners/investors.

prevention, good working knowledge of moisture metering equipment, personal protection equipment (PPE) for workers, occupant protection, accepted guidelines and standards, legal requirements, and liability issues. All AAS training is available with optional hands-on training.

Your M⁴ program will be customized by AAS Consulting to fit your organization's specific size, culture, and style. It is important to view the entire M⁴ Program as a holistic approach to preventive maintenance and property management. M⁴ has four parts, including:

1. Investigate
2. Response
3. Clearance
4. Prevention

The M⁴ Program is designed to incorporate the knowledge of building science and leading mold clean-up guidance documents into preventive maintenance and typical building repair activities.

M4 will become a routine that will result in decreased complaint rates, increased awareness of the property, and lowered maintenance costs.

The program is designed to be implemented by trained maintenance personnel. It is very important that individuals using M⁴ have a solid understanding of building and construction technologies, construction techniques, and a basic understanding of building science. AAS Training is available to provide the highest quality training, designed with in conjunction with your M⁴ Program. AAS Training will provide all the tools and knowledge to safely and effectively respond to your moisture and mold problems.

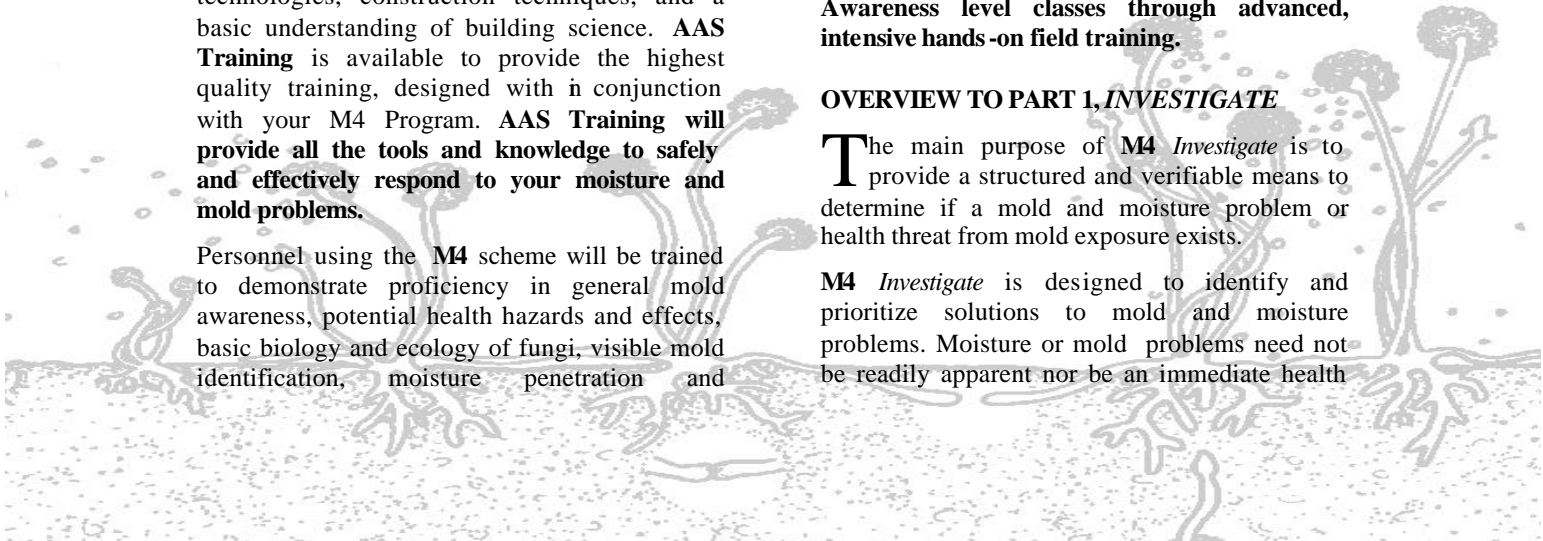
Personnel using the M⁴ scheme will be trained to demonstrate proficiency in general mold awareness, potential health hazards and effects, basic biology and ecology of fungi, visible mold identification, moisture penetration and

Training with third party, national examination and certification is now available from Armour Applied Science for basic Awareness level classes through advanced, intensive hands-on field training.

OVERVIEW TO PART 1, INVESTIGATE

The main purpose of M⁴ Investigate is to provide a structured and verifiable means to determine if a mold and moisture problem or health threat from mold exposure exists.

M⁴ Investigate is designed to identify and prioritize solutions to mold and moisture problems. Moisture or mold problems need not be readily apparent nor be an immediate health



threat to be identified and solved. *Investigate* assures that many avenues will be pursued to determine if and where a mold and moisture problem exists or will exist. **AAS Training will make sure your personnel perform quality, effective investigations.**

M4 *Investigate* is designed to be used proactively. If implemented correctly, **M4** *Investigate* will become a routine activity that will result in decreased complaint rates, increased awareness of the overall condition of property, and eventually lowered maintenance costs due to the prevention of costly large mold and moisture problems.

AAS Consulting will show you how to design specific procedures for implementation that will become routine procedure in your organization.

Growth of mold must be prevented or eliminated. For this reason, *Investigate* is designed to achieve six goals. These six goals are outlined in detail in the Program. **AAS Consulting** can show you how your organization can achieve all six.

OVERVIEW TO PART 2, RESPONSE

M4 *Response* is the second part of the program. Used together with **M4** *Investigate*, **M4** *Response* will assure that each case is handled in the safest, most cost effective manner.

The intention of the **M4** *Response* SOP is twofold. First, it is a blueprint for project planning and execution. Second, it provides instructions and specifications for the individual tasks necessary to complete each of these unique activities.

The goal of **M4** *Response* is first and foremost to prevent and control exposures to mold contaminants in the quickest most expedient way possible. Implemented correctly, the **M4** *Response* SOP protects occupants, workers, the surrounding environment, the building structure, and the owners and investors. **AAS Consulting** can help design the implementation to suit your specific requirements.

During project preparation as well as all on-site activities, occupant and worker safety are considered before all else. **AAS Training** will train your personnel in all the requirements for safe and effective response. Whether it is simple mold awareness or respiratory protection, mold clean-up or emergency management, **AAS**

Training can provide all your safety and environmental needs.

OVERVIEW TO PART 3, CLEARANCE

Clearance is necessary to protect liability and prove the job was done right. The SOP is designed to assure that the proper methods and tools have been used and that the required project documentation is completed and filed according to office requirements. Clearance is a multi-step process. Merely completing the project is never sufficient when it comes to mold and moisture. **AAS Consulting and Training provide the forms and procedures to assure your occupants return to safe and healthy conditions.**

M⁴® USAGE AND INTENT

The **M4** Program documents are designed to supplement the U.S. EPA, NYC and other widely recognized recommendations for dealing with mold contamination. The program is an affordable method building managers and owners can use to proactively respond to the threat of serious mold contamination. It provides them the means to prevent mold growth before it becomes necessary to call in outside, and often costly, special remediation contractors. The program SOP's help you decide when a professional may be needed. The procedures include all the steps for necessary documentation and implementation of such a need.

The M4 goal is first and foremost to prevent and control exposures in the quickest way possible.

The use of any of the **M4** Program SOP's requires the commitment to continual improvement to the processes herein, including employee training and consistent documentation.

AAS Consulting can help your organization through all the development steps needed to assure safe, healthy living conditions for your buildings. Please call us for more information on how we can help you prevent the costly mistakes others across the nation have already made.

M4 is an affordable method, building managers and owners can use, to proactively respond to the threat of serious mold contamination.