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## **Design Review for Insurance Underwriting Information Requested from Building Owner/Developer**

*As of May 18, 2005*

### **Design Review Scope**

mSolve reviews project drawings and specifications using building science-based criteria: how buildings work in terms of air flow, moisture flow, heat flow and provisions for good indoor air quality. This criteria is used to assess the relative risk for the building to develop a substantial moisture/mold problem over time.

To conduct the review, mSolve requests the information outlined below. We complete a review of the building drawings and specifications, and then request phone interviews with a knowledgeable owner's representative to clarify our understanding of the project, and current stage of development.

### **Product**

mSolve provides the owner with a brief report outlining our risk opinion. This opinion is commonly used by owners to secure environmental insurance coverage on the building including a mold/moisture damage component. In this brief report, mSolve also outlines suggestions for the owner's consideration to further address mold and moisture risks based on design, prevention activities during construction, testing, and specific operations and maintenance information which should be provided to the building owner at the project's completion.

### **Requested Information**

To conduct the design review, mSolve requests the following information:

1. The most current Specifications Manual – what products are being used, quality control plans, sequencing of materials, industry standards being referenced, etc. The Specifications should include all divisions, including mechanicals.
2. If not already included in the Specifications Manual, please provide the owner or general contractor's written protocol for control of water and moisture during construction, protection of porous building materials during construction.
3. If not already included in the Specifications Manual, please provide what type of envelope air/water leakage testing is required by the owner/general contractor





during construction. For example: American Architectural Manufacturer's Association (AAMA 502-02 or 503-03).

4. The most current full set of Civil, Landscape, Architectural, and Mechanical drawings. Hard copy is preferred. If sending electronically, please inform mSolve about what software program has been used.
5. If not already included in full set of drawings, detailed flashing drawings for:
  - Windows
  - Doors
  - Curtain walls
  - Mechanicals
  - Balconies
  - Parapet walls
  - Roof intersections – flat roofs to walls, gable end walls to roof lines, etc.
  - Through wall flashing at wall terminations
  - Special provisions for EIFS
  - Special provisions for brick veneer

Drawings should be in enough detail so mSolve can understand what type of flashing material is being used, sequence of installation, any critical details that need to be executed (e.g. end dams used in conjunction with brick veneer)

6. If not already included with the Specifications Manual, a specific description of the exterior drainage plane / air sealing strategy – what materials are being used on exterior of building to shed water away from building assemblies and control air leakage
7. If not already included with the Specifications Manual What the owner is requiring for commissioning or other testing – building envelope, air sampling, HVAC -- prior to occupancy?
8. Project contacts: a) owner's representative, b) general contractor's site superintendent or construction manager, c) lead architect, d) lead HVAC designer, e) building envelope / waterproofing consultant. Please provide name, phone and e-mail.

### **Design Review Pricing as of May 18, 2005**

mSolve's design review services are lump sum, calculated for each project based on the size of the conditioned area (ft<sup>2</sup>) reviewed. The lump sum pricing assumes a full





submission of the information outlined above at one time. If information is submitted at a later date to complete the full review, that review time will be billed at a time and materials rate of:

- \$125.00 per hour plus expenses
- Direct Expenses (e.g. travel) plus 10%
- Subcontractors – if needed -- plus 5%

### **Questions**

Please contact Ed Carroll, Vice President of mSolve, LLC at:

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