

VOLUME TWO ISSUE TWO



Protecting and Restoring Property with Integrity and Quality

2515 Cedar Hill Rd. Amanda, OH. 43102
Phone: 614-801-9230 Fax: 801-1325
Email: Mark_huffer@msn.com

www.utmostrenovations.com

D & B Rating is a 1 and Super Service Award Winners on Angie's List 2003-2005

WE ARE ALSO EXPERTS IN SMOKE, FIRE, WATER, & MOLD RESTORATION

Spring 2006 Newsletter

Building Envelopes:

Caulking and Wet-Sealing, What's the Difference and Why does it Matter?

As building owners, property managers, maintenance managers and contractors, we need to understand the importance of weather-proofing a building and what the best options are for our particular buildings. Hence, we will share some of our expertise to assist you in this endeavor.

Caulking is considered the application of any type of sealant, whether it be urethane, silicone, latex, etc., used to seal joints of adjacent substrates or surfaces of any types of materials similar or dissimilar.

Wet-sealing means specifically using a "wet" silicone sealant to "wet-seal" adjacent joints of similar or dissimilar types of materials.

Traditionally, most applications where silicone is used include glass to frame and frame to frame joints on curtain walls, storefronts, windows, skylights, etc. This is still the case today, but silicones have rapidly in the last decade become the preferred choice of many contractors, architects, building owners and managers for re-caulking or wet-sealing existing glass systems, entry ways, masonry (including stucco and exterior insulated finish systems (EFIS)) and concrete vertical and horizontal expansion and control joints.

The primary reason for this is that silicones do not break down as quickly as urethane sealants from UV rays and have a greater movement capability (elasticity) that allows better, longer lasting seals not subject to cohesion and adhesion failure as quickly as urethanes and thus less replacement costs in the long run due to less maintenance and they come with twenty (20) year manufacturer's material warranties from GE and Dow Corning among others. The down side is that it is more costly for the material (and you do pay for the warranty as well!) and it takes more labor to properly prepare the joints being re-sealed when opting for silicone in lieu of urethane sealants since they are incompatible materials, for they do not bond together. There are some hybrids on the market though that still need to establish a long-term proven track record that may work with either silicones or urethanes but I am not very comfortable, yet, using them for most applications.

So, we hope this brief overview helps you in your profession. Next time you have a re-caulking and/or wet-sealing project and/or leaks are upsetting your tenants and jeopardizing a renewal lease agreement or you simply need assistance in planning, budgeting, or inspecting, chasing, and stopping leaks contact the experts, Utmost Renovations, and we will be glad to assist you promptly.

What's New?

In our fifth year in business we had record sales of \$1.5M in 2005. We also acquired last year another company, Rainbow International Restoration & Cleaning that specializes in water, mold, smoke and fire restoration and incorporated it as a division of Utmost Renovations and is called Utmost Fire & Water. Hence, the change in our logo in 2005!

We have promoted Rob Brady (15 years experience in flooring and water and mold mitigation) to Manager of the division as well and the company is trained, skilled, certified and insured in mold, fire, smoke, carpet cleaning, stain removal, and water mitigation. The entity did over \$300,000 in revenues in 2005 and we expect growth of 50% this year.

This allows Utmost Renovations to be a full service in-house, one stop shop contractor, since we also have crews specializing in flooring, interior finishes, exterior finishes, and key strategic partners for roofing, asphalt/paving, stucco/EIFS, concrete, electrical, plumbing, and HVAC, etc. We are a licensed General Contractor and even have our Columbus GC Home Improvement License.



CURRENT PROJECTS

IN COLUMBUS, OHIO

Livingston Branch Library -- The one where in March some young mentally deranged kids ran a car into the Branch Manager's Office in an attempt to kill her. Yeah, that one! Well, the good news is that the manager is alive, well and back to work in a brand new custom painted office that she requested and the rebuilding is complete with just about every trade being performed on this one!

Lazarus Downtown Building Renovation -- We were the company selected from many caulking contractors in Central Ohio to perform this detailed challenging wet-sealing project with new window systems that require great attention to detail and care when sealing due to some highly unusual fabrication and installation of the windows and finishes, existing masonry conditions and extreme nature and degree of water testing for leaks.