

Don't wait! Protect yourself and your property from...

The 3 Calls Every Property Manager Dreads

From your staff...

"We just inspected that new vacancy and it looks like there's been a leak under the sink for months. We've got mold everywhere!"

From security...

"Sorry to wake you! The storm has taken out 19 windows and water is pouring in!"

From your boss...

"I'm holding a certified letter from an attorney representing one of your tenants. She claims severe respiratory distress resulting from the mold in her unit and is threatening...."

Water-Related Damage is a Given

It doesn't matter whether you've been managing properties for decades or if this is your first one, you know that it isn't "if" you're going to get these calls, it's "when". There's absolutely nothing you can do to prevent it. Dealing with water-related damage is a given.

Tenants will always fail to report leaks. Storms and the weather conditions here in southern California are simply a part of everyday life. And, legitimate or not, a commercial property may as well have a target painted on the sign for all the lawyers looking for their next lawsuit.

No, you can't prevent water-related issues. But, that doesn't mean that you can't take control and *even turn them to your advantage!*

Your Choice --- Hero or Scapegoat?

It's not easy doing what you do. Your time and energy are pulled in a hundred different directions every day. And, things have changed. Keeping the buildings full and the tenants happy used to be what mattered most. More and more it's becoming how the asset looks on paper to fit in with the plan to flip it sometime in the not so distant future. That translates to slashing expenses and still somehow getting good scores on those tenant surveys. Quite a balancing act!

Throw the "M" word into the mix and everybody panics! Few things can generate as much expense and tenant unhappiness as the presence of mold.

This can have a seriously negative impact on your next performance appraisal or it can be your opportunity to shine! It may be totally unfair but *you* are going to take the blame for the leak, the storm and the lawsuit --- unless you know the magic words.

Due diligence!

- You can't prevent leaks but you can have regular inspections done demonstrating that you make every attempt to catch them as soon as possible. You can also have a top notch mold and water remediation company on speed dial to take care of these issues as quickly as possible.
- Sooner or later, your property is going to suffer broken windows during a storm. You want to be the one to call your tenant and not only report the damage but also tell them that you have an experienced water remediation company already on site and taking care of it.
- Sadly, lawsuits have become a way of life. When that call comes you can take the bulls-eye right off your forehead by pulling out your calendar and reporting that the unit in question was inspected on such and such a date and you have documentation verifying that there was no indication of a mold or air quality issue.

**The key to successfully navigating water-related issues is to be pro-active.
If you are, you become the hero!**

Take the First Step

Hello, my name is Marc Allen with RAW Cleaning Services, and I'm here to make your mold and water damage issues *my* problem, *not* yours.

With nearly 20 years in the mold and water damage remediation business, I know how quickly a small problem can turn into a major nightmare that comes with a huge price tag. That's why we utilize the latest in advanced drying equipment and focus on early detection and readiness so that we can stop mold and water damage in it's tracks.

Put my experience and training to work for you:

- advanced structural drying
- high-rise commercial drying.
- moisture mapping
- fire damage clean up and deodorizing
- eco-friendly dry ice blasting for mold removal and fire damage restoration
- crawl space water damage
- sewage cleanup and sanitizing
- dead animal removal and sanitizing
- 24 hour emergency service

You Have to Stop It *Before* You Even Know It's There

Water-related damage and the spread of mold on your property is like cancer in the body --- catch it early and the treatment is far less invasive and costly. But, if you wait until it's had a chance to take root and spread...well, we all know the results can be tragic.

Like cancer, water leaks and intrusion can be doing considerable damage *right now*, long before you're ever aware it's there. And, anytime there's an accumulation of moisture, you can be sure there is mold, especially in a climate like ours!

So, how do you fight something that could be anywhere? Something that thrives in places that you can't see?

You could have your maintenance and engineering staff constantly searching for potential issues. Chances are, though, they already have a pretty full plate of other important duties. Besides, are they really trained to know what to look for?

You could wait for one of those phone calls but I think we know *that's* not a choice you want to make.

A better option is to get out ahead and make the call yourself.

Give me a call at **866-561-5187** and set up a time for me to visit your property. I know exactly where to look and what to look for. I take great pride in the service and peace of mind that my clients have experienced over the years.

"I own several buildings thru-out Southern California and on a Sunday morning I got a call from the fire department. They notified me that my 6 story building was flooded. When I arrived on site, sure enough there was water everywhere. I called raw cleaning services and Marc responded immediately. He had his trucks out there in a hurry and started the water removal process. They set up fans and other machine that helped the drying process. To make matters worse we were without power. So Raw provided the needed temporary power...I'm thankful and so was my insurance agent and adjuster that Raw Cleaning acted so quickly and resourcefully to start the drying process. Raw Cleaning Services uses the same estimating software that my insurance adjuster uses, so I knew their prices would be in line with my insurance company." **Mike Astella, Santa Monica, CA**

"I'm used to using the larger vendors that come into my office all the time dropping off magnets and flyers. However, one day I got a letter in the mail from Raw Cleaning Services introducing themselves. I've found the information that Marc gives me very helpful when dealing with water damage issues, and, of course, mold problems. I really like the practical, problem-solving, value-packed information that has saved our building owners thousands of dollars. It's my responsibility to protect the interests of my property

owners and Raw Cleaning Services has been an important resource in doing that.”

Marvin Hall, Hall Properties

"My tenant did not discover the problem until we could smell and see the mold that grew behind the washing machine. I feared the worst and sure enough there was mold growing on the cabinets. The RAW foreman was very thorough in explaining the process of getting rid of the mold and the additional work needed to be done and gave a complete break-down of the cost. I was really impressed from the first phone call to the timely follow up. They listened to what my needs were and gave the actual outcome I was looking for --- GET IT DONE QUICK. Raw Cleaning Services got rid of the headache and the heavy weight off my shoulders by working closely with my insurance agent and adjuster." Delores Constable

Go to the Front of the Line with VIP Service

Property management is far more demanding than most people realize. With the sheer volume of activity, day in day out, it's important to work with a professional with wide-ranging experience and capabilities. Someone that you can trust to do the job right *the first time*. And, you need someone that you can count on to put you at the front of the line when you really need it.

When you get that call about storm damage you can bet that property managers all over the area are hearing the same thing. Don't let response time depend on being the first one to make the call to a water-remediation service. Usually, I know about the storm long before my clients do and am alerting my crews to be ready.

Isn't this the kind of peace of mind that you want?

100% Guaranteed!

Our services are 100% guaranteed, so you have absolutely nothing to lose. Why wait? At the very least, you will gain the peace of mind in knowing that you have documented evidence that your property has been inspected by a professional and found to be free of any water-related issues.

Even more importantly, you may learn that there *is* a problem that is growing larger by the minute. By being proactive, you will not only greatly reduce the cost of remediation but also lessen the inconvenience of your tenants. Not to mention how impressed your superiors will be knowing that they have a manager they can depend on to be out in front of potential liability.

All it takes is reaching for the phone...

866-561-5187

I'll be looking forward to your call.

Marc

Marc Allen
Owner, RAW Cleaning Services

P.S. I've created a special report, *9 Disastrous Mold Mistakes Almost Everyone Makes And How To Avoid Them*. I'd like to send you a copy that you can take a look at before we meet or as soon as you can make the time. I know you will find information that will be useful, not only for the properties that are your responsibility, but also for your home.

You can get your own copy right [here](#).