

**Client** Condominium Association  
**Location** Florida Gulf Coast  
**Completion** November 2006  
**Corrections Cost** ~\$60,000  
**Key Project Team** Timothy D. Toburen



### OVERVIEW

This building suffered seven-figure water and mold damage over the years due to plumbing supply line leaks which were not located and repaired quickly. IET was requested to design and oversee installation of a system that would minimize future such damage.

The system IET developed uses almost 500 moisture and humidity sensors installed inside wall cavities and HVAC systems in sensitive locations. These sensors communicate wirelessly with internet "gateways" that relay the data to the home office of the sensor company, where a computer continuously monitors them for readings exceeding preset parameters. When readings indicate that a leak may have developed, the computer automatically notifies building staff via email or instant messaging.

Within a month of the system installation, a plumbing leak was detected, located and corrected shortly after it started, for a total cost of <\$3,000. A similar previous leak had caused damage upwards of \$250,000 by the time it was discovered.

