



**DONT THROW YOUR HARD
EARNED MONEY AWAY**

CONDITION SURVEYS
PRECONSTRUCTION BUDGETS
OWNERS' & BOARD REPRESENTATION
ENGINEER PREQUALIFICATION & SELECTION
CONTRACTOR PREQUALIFICATION & SELECTION

CONCRETE PRESERVATION SPECIALIST

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By: Art House

If you live anywhere near the ocean, specifically within 2,500 feet of the shoreline, and or near the intercoastal waterway, you are among thousands of condo Owners or Managers held hostage to mind-boggling costs of concrete restoration associated with corrosion and deterioration of balconies, walkways and concrete structures. Unless Property Managers, Board Members and Owners are kept abreast of the emerging technologies in the concrete preservation and restoration industry, you may not be able to adequately conduct condition surveys and then plan a preventive maintenance program aimed at ensuring that a \$1,000 repair never becomes a \$100,000 special assessment.

For 28 years, I have been involved in the construction industry; specifically in the restoration field. As an Adjunct Professor at the Graduate Level, of the Engineering and Construction Management Department, at **Florida International University**, I have dedicated the last six plus years conducting research intended to lead to more productive and efficient means and methods to save owners enormous sums of money relative to this insidious problem. Concrete restoration costs Florida condominium owners of more than **\$2 billion** each year and the budget grows at an alarming rate of approximately 4% per year.

The disturbing reality is, these costs **can be cut dramatically** with very little effort. If owners would avail themselves to new and emerging information relative to the options available to them, their hard earned equity can be saved rather than squandered by postponing the inevitable until such time that construction costs for necessary repairs have become critical and the damages progressed exponentially.

Over the years, I have visited and interviewed hundreds of Property Managers and Condominium Board Members to discuss and review individual circumstances. I have provided free concrete inspection engineering reports and condition surveys, helped Owners to take charge of a problem that may not be totally eradicated - but substantially controlled. I have made recommendations that saved hundreds of thousands of dollars for owners regarding matters ranging from writing preventive maintenance programs, assisting in prequalification of engineers and contractors, consulting during their selection process, assisting in the writing of

material specifications, implementing owner's focused program management systems, offering new insights on project financing and initiating sound cost containment strategies.



For Property Managers, I developed three highly articulated **CONTINUING EDUCATION COURSES** approved by Florida's Department of Condominium Association Management, under the DBPR. These courses are provided to Property Managers and Condo Boards, either at regularly scheduled educational events and trade shows. I will even come to your office or facility to work either one-on-one, or in groups, to provide the course materials through an open forum and discussion format – and I will issue your Certificate for either the 5-hour program, or any one of my 2-hour programs. Even the certifiat program is **FREE**.



So, what do you have to lose? I come to you and listen to your issues. I conduct additional research that helps in my continued work as a Educator in the construction industry. I share with you an enormous amount of information that can help you save substantial monies in the future. Everything we discuss is confidential. The visit is **FREE**. An inspection and condition survey is **FREE**. And, I issue you between 2 – 9 CEU credits in the course of the entire day. All you have to do is call me to schedule a visit. I look forward to your call.

RESPECTFULLY;

CONSTRUCTION MANAGEMENT CONSULTANT
ADJUNCT PROFESSOR - FIU

Arthur House is, a Construction Management Consultant to the Construction and Property Management Industries, an Adjunct Professor at Florida International University (FIU), in the Construction Management department. He has taught at Lynn University, Notre Dame and Franklin Pierce Colleges, is completing a Doctorate in Marketing at Nova Southeastern University in Fort Lauderdale, Florida. Mr. House lectures extensively, is a nationally recognized speaker on construction management issues, marketing and business development topics and provides CEU's to Property Managers in Florida. He has published more than two hundred articles for the construction industry and is completing a Text Book for Property Managers. He can be reached at 561-744-0075 or by Email at drathous@gate.net and his Web Site www.arthurhouse.com