

Cover Letter – Monitorix® ROOF IOT

The smart moisture monitoring system for flat roofs

Dear Sir or Madam,

With **Monitorix® ROOF IOT**, we offer you a smart moisture monitoring system that goes far beyond simply detecting water ingress.

Monitorix® ROOF IOT is not just a leak detection system—it's a diagnostic system for flat roofs.

While many systems merely report the presence of water, ^{Monitorix®} continuously analyzes the moisture conditions of the entire roof structure. Through a combination of comprehensive monitoring, automated data evaluation, and detailed damage analysis, operators receive not just an alert, but a solid basis for decision-making regarding maintenance, repairs, and damage management.

1. Comprehensive monitoring with intelligent moisture analysis

Unlike traditional point-measurement systems, **Monitorix® ROOF IOT** is based on an intelligent evaluation of moisture conditions throughout the entire roof structure.

By continuously measuring the **relative humidity** within the insulation layer, changes in moisture are detected not only at the sensor itself. Moisture significantly influences the climatic conditions throughout the roof structure and alters the relative humidity long before visible damage occurs.

As a result, a single sensor—depending on the roof structure—can monitor an area of **up to 100 m²**. Monitoring is therefore not limited to specific points but **covers the entire area**.

This measurement method enables significantly earlier detection of moisture developments than systems that react exclusively to direct water contact. As a result, **Monitorix®** provides exceptionally high reliability for early damage detection and supports a reliable assessment of the roof's actual condition.

2. Meaningful measurement data instead of simple alarm notifications

Monitorix® provides far more than just the information that moisture is present.

The system continuously records several relevant parameters, including:

- Material moisture
- Relative humidity
- Temperature
- Water level
- Moisture trends over time
- Long-term trends

Combining these measurements provides a comprehensive picture of the actual condition of the roof structure.

It is possible to determine not only **whether** moisture is present, but **also its severity, how long it has been present, how the damage is progressing** , and **which areas are affected**.

3. Maximum Informative Value in the Event of Damage

In the event of damage, Monitorix® provides crucial information for a well-founded technical assessment.

The continuous recording of all measurement data enables complete traceability of moisture development.

For example, it is possible to determine,

- when moisture first penetrated the structure,
- how it has developed,
- whether there is merely a short-term moisture problem,
- or whether sustained moisture penetration of the roof structure has already occurred.

This information provides a reliable basis for building owners, operators, insurance companies, appraisers, and contractors, and enables targeted remediation measures.

4. Intelligent Real-Time Monitoring with Automatic Assessment

Monitorix® monitors the roof's condition **24 hours a day in real time**. All measurement data is continuously analyzed and automatically evaluated.

The operator does not need to interpret measurement values or evaluate charts.

Monitorix® handles this task entirely on its own and automatically detects critical changes. In the event of an incident, the system automatically alerts operators to relevant moisture trends and provides the necessary information for a quick and informed decision.

This allows operators to rely entirely on the system's findings without needing specialized knowledge to interpret the measurement data.

5. Easy Integration – Minimal Installation Costs

Monitorix® was specifically designed for simple and cost-effective installation.

Integration into the roof structure requires **only the installation of a monitoring port**.

There is no need for extensive modifications to the roof structure, complex wiring, or extensive installation work.

This significantly reduces both the installation effort and the time required.

The system is equally suitable for new construction as well as for the cost-effective retrofitting of existing buildings.

6. Monitoring Even During the Construction Phase

Monitorix® can be activated immediately after installation. This means monitoring begins as early as the construction phase.

Moisture effects caused by weather or subsequent construction work are documented and can be clearly traced.

This provides additional assurance even before the building is completed.

7. Easy to maintain and reliable in the long term

Another advantage of Monitorix® is its permanently accessible sensor system. Sensors and connection components remain accessible and can be inspected, expanded, or replaced at any time.

As a result, the system remains flexible, easy to maintain, and reliable for many years to come.

8. Future-proof and scalable

Monitorix® can be used in both new construction and existing buildings. Individual buildings or entire real estate portfolios can be gradually integrated into a centralized monitoring system.

This creates a unified platform for continuous monitoring of all roof surfaces.

Conclusion

With **Monitorix® ROOF IOT**, you're choosing an intelligent moisture monitoring system that continuously analyzes and evaluates the actual condition of a flat roof.

The combination of **comprehensive moisture monitoring, multidimensional measurement technology, automated real-time analysis, minimal installation effort**, and **high diagnostic value in the event of damage** provides significant added value compared to conventional monitoring systems.

Monitorix® detects moisture trends early on, automatically evaluates them, and provides reliable decision-making data for operators, planners, building owners, and insurance companies. This prevents unnecessary renovation measures, reduces consequential damage, and sustainably supports the preservation of the building's value.

Monitorix® doesn't just issue a warning—Monitorix® provides certainty.

We are always happy to answer any questions or provide project-specific consultation.

Best regards