

EXECUTIVE SUMMARY

FreshAir Sensor: Enhance Compliance and Protect Your Property



FreshAir Sensor is the only solution that delivers legally admissible, tamper-proof evidence of smoking and vaping in residential environments. Our locking, outlet-mounted sensors accurately detect tobacco, marijuana, and vape use, providing precise time- and date-stamped data. This empowers affordable housing property managers to:



Enforce No-Smoking Policies



Execute Evictions with Scientific Evidence



Detect Mold-Friendly Conditions in Real Time



Reduce Turnover and Refurbishment Costs



Gain Tamper-Proof, Continuous Monitoring

At the same time, our molecular Indoor Air Quality (IAQ) monitoring sensors can also track and alert property managers when mold-friendly conditions emerge, providing proactive warnings as environmental conditions in housing units become likely to develop mold (i.e. high temperature + high humidity over time).

FreshAir matters

Addressing the #1 Tenant Complaint: Secondhand Smoke*

Reduce

smoking-related complaints and unit downtime

Protect

your property's reputation and hard and soft goods from smoking damage

Enhance

your ability to enforce no-smoking policies and eviction processes

Increase

tenant wellbeing through more safe and healthy property environments

**Source: U.S. Centers for Disease Control (CDC)*

The Leader in Indoor Air Quality (IAQ) Monitoring

FreshAir Sensor offers the only true sensor technology (not a guess-based algorithm or proxy detection) available today that can specifically identify active smoking events, making our data court-admissible and highly trusted by affordable housing authorities, multi-unit housing managers, and student housing providers of all shapes and sizes.

We hold 13 patents for our proprietary Polysens™ technology — a molecular receptor-based system that uniquely binds with and detects the chemical signatures of specific burning substances such as marijuana, tobacco, and vape aerosols.



National Institutes
of Health

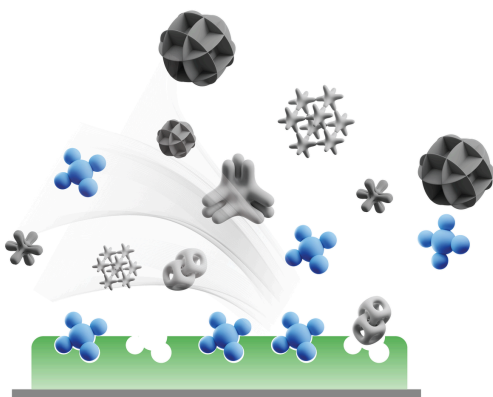


Molecular sensor technology
developed at Dartmouth College
with support from the NIH



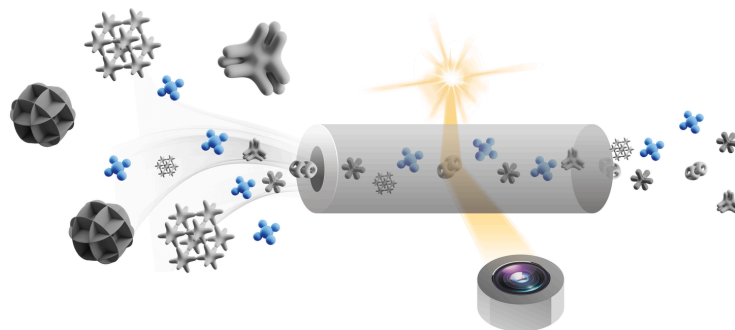
The Polysens™ sensor is the only
molecular-level IAQ monitoring
solution available today

Molecular Sensor (ours)



Molecular sensors monitor for and specifically detect only actively combusting tobacco/marijuana smoke and vape aerosols.

Particle Detector (theirs)



Particle detectors trigger smoking alerts when any type of particle of a certain size is detected.



= actively burning tobacco and marijuana smoke and vape aerosols



= common airborne particles (dust, candles, burning foods, sprays, etc.)

Trusted by Leading Housing Authorities and Providers

FreshAir Sensor is a proven and trusted partner to many housing providers across the U.S.:

- HRA of Bemidji (MN)
- Danvers Housing Authority (MA)
- Bessemer Wakefield Housing Authority (MI)
- Sonata Housing (NH)
- McKeesport Housing Authority (PA)
- Worcester Housing Authority (MA)
- Plymouth Housing Authority (MA)
- SPRINGFIELD Housing Authority (VT)
- Nutfield Heights Senior Center (NH)
- Georgetown/Topsfield Housing (MA)
- Putnam Housing Authority (CT)
- Medford Housing Authority (MA)
- Southern ME Affordable Housing (ME)
- Housing Authority of Santa Barbara County (HASBARCO) (CA)
- Advocates of Massachusetts (MA)
- Southern New Hampshire Services (NH)
- Sullivan McKinney Elderly Housing (CT)

Client Perspectives

Public Housing (124 Units)

"We realized that FreshAir Sensor could give us twofold value. 1) an in-unit deterrent to prevent unauthorized smoking, and 2) hard proof of smoking when it occurs. I recommend them because of the accuracy and the excellent customer service and support provided by the company. From my account representative, to accounting, to tech support, they are all genuinely kind, helpful, and understanding."

Senior Housing (80 Units)

"FreshAir gives us the evidence needed to follow through with our no-smoking procedure when someone is smoking in their apartment. If it's the first time, we give them a lease violation letter and let them know if it happens again, we will move forward with eviction, having the evidence we need."

Public Housing (120 Units)

"With FreshAir Sensor, I know exactly when and where smoking is occurring, with evidence, and can avoid turnover and cleaning costs. I definitely recommend you give FreshAir a call and tell them the way your commission is structured. FreshAir has been very helpful in getting us set up with their service."

Two Major Data-Driven Opportunities

1 Policy Enforcement and Eviction Support

- Know when, where, and at what frequency smoking violations occur with real-time alerts to enforce policies, deliver healthier environments, and reduce smoking-related dangers and damages
- Gain indisputable, court-proven scientific evidence of in-unit smoking with the only technology that can monitor for and specifically detect tobacco and marijuana smoke

2 Mold Risk Mitigation

- Gain real-time knowledge of temperature and humidity conditions in every housing unit 24/7/365
- Receive proactive alerts when in-unit environmental conditions change, helping reduce mold risk before problems develop