How To Restore Your Flooded Home

Addressing Mold & other health related hazards.











Agenda

- 1. Introductions
- 2. Survey of your situations
- 3. Outline of Potential Health Hazards
- 4. Using the NCHH Field Guide& the AHH Manual
- 5. Tools and Products
- 6. Resources

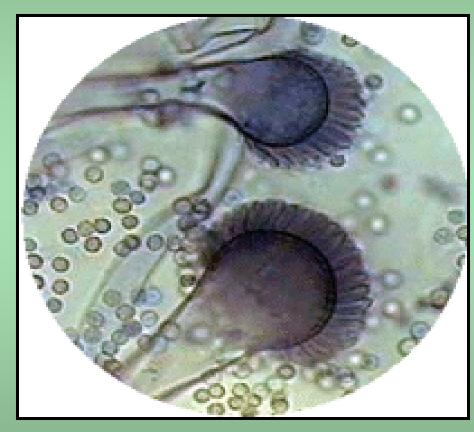






Health Effects of Mold Exposure

- Allergic reactions and asthma attacks
- Effects from toxins released by molds
- Most vulnerable are:
 - Young children
 - The elderly
 - People with respiratory problems
 - Immune-compromised individuals







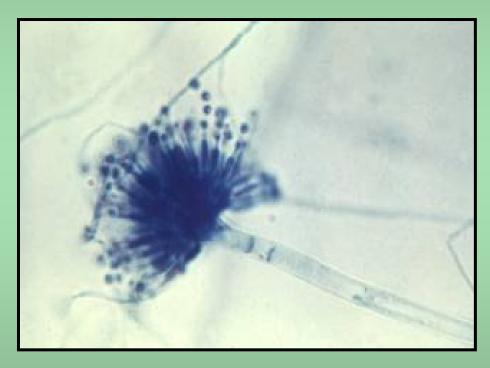




Health Effects of Mold Exposure

An example of mold - Aspergillus

A genus of mold which can be found within indoor environments. Certain species are pathogenic (harmful to human health) and cause Aspergillosis (an infection, a growth, or an allergic response)



http://www.aspergillus.man.ac.uk/









Examples of 2 Flooded Homes

- Three homes located in the Gentilly neighborhood of New Orleans. *
- Owner occupied
- Each experienced different levels of flooding





HOME #1

- 2 story home
- Built in 1987
- Slab on grade construction
- Received up to a foot of flood water
- 2-3 ft of mold growth on first floor











HOME #2



- 1 story home
- Approximately 100 years old
- Raised on piers
- Received at least 5 ft of flooding
- Mold growth to ceiling









Mold Sampling Results: Home #1 approximate live mold levels (CFU/m³)

Living Room 2nd Floor
Possession Removal 1,229,000 313,000
Before work next day 35,000
During demolition 594,000 15,000

CFU/m³ = Colony Forming Units/Cubic Meter









Mold Sampling Results: Home #2 approximate live mold levels (CFU/m³)

Living RoomOutsidePre-Work 11/134,000Pre-Work 11/1517,00024,000During demolition>6,000,00036,000









What's Safe?

The American College of Personal Hygiene Says:

< 500 CFU/m³ is ok

500 CFU/m³ = Colony Forming Units/Cubic Meter









Other Health Issues During Clean-up and Renovation

- Bacteria
- Lead Paint Hazards
- Asbestos
- Pests
- Termites
- Bird droppings –
 Pigeons





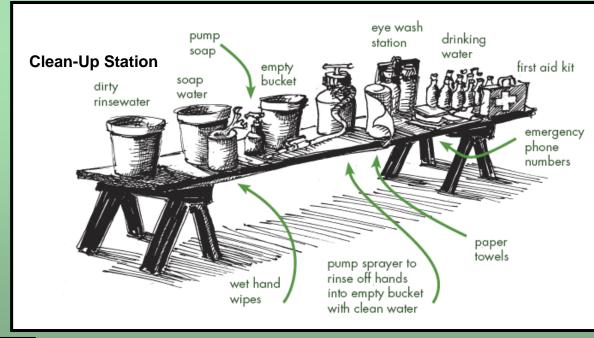




Personal Hygiene is Very Important!

- Hand washing towelettes
- Clean Break Areas
- Protective Clothing can spread all the

Bad Stuff











Dealing with Black Water (sewage)

- Protect yourselves
- Dry out the space
- Remove the mess
- Clean and disinfect

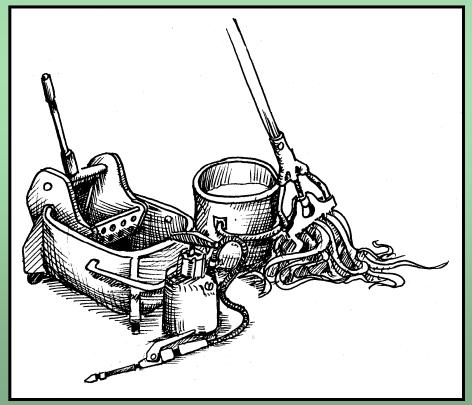




Creating a Healthy Home

A Field Guide for Clean-Up of Flooded Homes

Created by the National Center for Healthy Housing











Acknowledgements

Between October 2005 and March 2006, three national housing organizations—Enterprise Community Partners Inc, the National Center for Healthy Housing and NeighborWorks® America—teamed up with Neighborhood Housing Services of New Orleans to investigate how to safely and affordably decontaminate flooded homes in the Gulf Coast region post-Hurricanes Katrina and Rita.

Funding was provided by the Robert Wood Johnson Foundation.

These organizations wish to thank the four homeowners who volunteered their homes for this work.









We also acknowledge the important contributions of:

- Researchers at the Mailman School of Public Health at Columbia University and the Center for Applied Environmental Public Health at Tulane University for their scientific support with mold sample collection and documentation of the effectiveness of the work.
- Little Sisters of the Assumption Family Health Services, Inc. and Microecologies, Inc. for the invaluable advice that is included in this document, which they obtained from their own cleanup demonstration project in New Orleans. A copy of the flood clean-up DVD, "Mold Clean-up Guidance for New Orleans Area Residents Affected by Hurricane Katrina," co-produced by these partners and the National Center for Healthy Housing (NCHH) is available by contacting NCHH.
- URC, Inc. for assisting with the development of the clean-up specifications, the oversight of the clean-up work, and general expertise in housing rehabilitation.
- Community Resources for creating the fine illustrations in this document and assisting with its content.









Disclaimer

The information contained in this field guide was compiled to serve as a general informational guide for mold remediation and is not intended to address specific conditions that may be present at individual properties or to replace the services of a professional, accredited consultant. Persons who believe that their premises may contain mold should consult professional consultants to address their specific conditions. Several states, including Louisiana and Texas, license these professionals.









Disclaimer

As each reader's circumstances vary, this field guide is solely for informational purposes. The advice offered addresses some of the more general hazards resulting from mold. In no event shall any party that has contributed to this field guide, its underwriter, or any other party be liable for damages of any nature resulting from the use of or inability to use this field guide.









Who Should Use This Guide?

This guide is meant for do-it-yourselfers and contractors who need to clean up mold in flooded homes before starting to rebuild or renovate.

Housing Rehabilitation Specialists, and others who must contract for and supervise the clean up of flooded homes can also benefit from its content.

This booklet tells how to clean up after flooding, but does not describe how to rebuild.









What Can You Do Yourself & When to Hire a Professional

The U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control and Prevention (CDC) recommend that trained mold remediation professionals do the mold clean up if mold growth covers more than 100 square feet, or a 10 ft. by 10 ft. area.







Tips for Hiring Mold Remediation Professionals

- Know your State regulations. Some states require licensing.
- Avoid contractors that recommend fogging or spraying
- Get more than one quote
- Get references on similar jobs & <u>check</u>
 <u>those references</u>







Tips for Hiring Mold Remediation Professionals

Require estimates that include

- A detailed scope of work (or provide a detailed written scope)
- A detailed plan for how residents, belongings, and the workers themselves will be protected
- An agreement that you will hold the final payment until the work passes an inspection by an independent professional
- Insurance certificate that names the property owner as insured, and gives proof that the contractor has commercial general liability, contractual liability, and pollution (mold) liability insurance







Tips for Hiring Mold Remediation Professionals

For the Final Inspection:

- Use a highly qualified person for the final inspection and testing.
- In some States, like Louisiana, that person must not work for the mold remediation contractor
- Require a written report of the inspection findings
- This report lets you know that it is safe to rebuild
- You should also save this report and show it to prospective buyers when you sell or rent your home









Tips for Hiring Mold Remediation Professionals

Other Professionals:

Asbestos must be removed by a certified professional.

In some states, contractors who apply borate solutions, like Termite Prufe or BoraCare, need to be licensed pest control operators.







Residents and Volunteers:

In emergencies and special situations, residents and volunteers may do mold clean-up work that would normally be done by trained mold remediation professionals.

No matter who does the mold clean-up work, be sure to wear the necessary personal protective equipment and follow the work practices and procedures described in this guide for a safe and effective mold clean-up.







Residents and Volunteers:

People with asthma, mold allergies or other respiratory conditions, people with weakened immune systems, children and pregnant women SHOULD NOT do this work and MUST remain out of these homes until the work is complete. They are especially vulnerable to the hazards found in flooded homes.









The Major Health Risks When Working on Water-Damaged Homes

- Structural Problems
 - Check the floors
- Mold
 - Health Effects
 - Symptoms
 - Breathing difficulties
 - Wheezing
 - Sore Throat
 - Flue-like aches and Pains
 - Fatigue (tired for a long time)
- Lead Dust
 - Often shows no symptoms
 - Watch for listed symptoms in Adults

- Carbon Monoxide
 - Fuel burning equipment (generators)
- Cuts and Punctures
 - Wear Protective Equipment
 - Current Tetanus Shots
 - Clean the Cut with Antiseptic
- Electric Shocks
 - Turn off the power

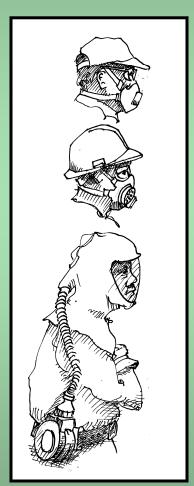








Protection from Environmental Health and Safety Threats



Wear a Respirator

- N95 or P100 only for < 15 min
 <p>Exposure when you are not disturbing mold
- Half-face Negative Air with a HEPA Filter (magenta)
- Powered Air Purifying Respirator (PAPR)
- Carefully follow instructions for the device you use









Respiratory Protection

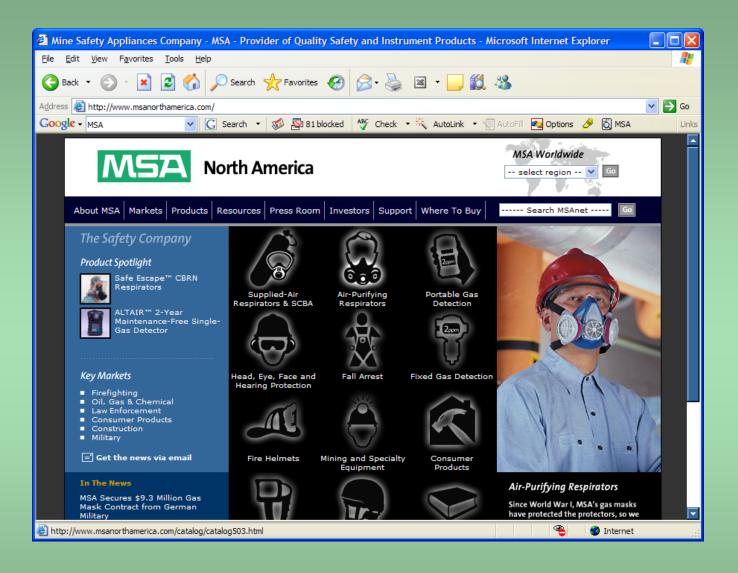
- P-100 respirators: Home Depot supplies a P-100 filter class respirator, MSA Safety Work Multi-Purpose Use Mask. Model # 00817663.
- N-95 respirators: Home Depot offers a package of 10 Dust and Mist Respirators (N-95) Model 8611 (about \$18.00)
- Powered Air Purifying Respirator (PAPR)
 MSA Mine Safety Appliances Company











MSA Mine Safety Appliances

http://www.msanorthamerica.com/









Professional Equipment

http://www.professionalequipment.com/

MSA OptimAir PAPR Respirator, Advantage 3000 - Medium

Item #: A602-4150

Manufacturer: MSA

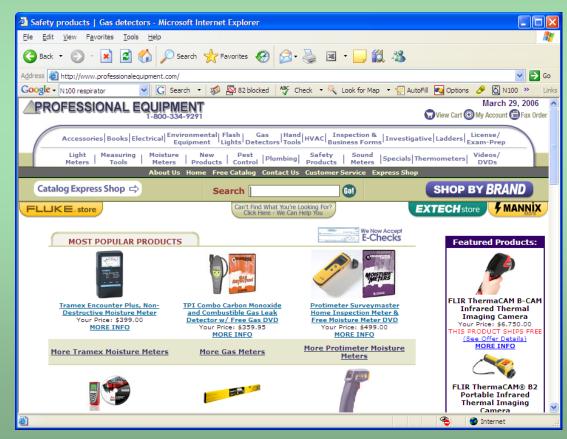
Manufacturer Item #:

MSA10034150

Product Type: Half Mask

Respirators

Price: \$589.95











Professional Equipment

http://www.professionalequipment.com/

MSA OptimAir PAPR Respirator, Advantage 3000 - Medium

Item #: A602-4150

Manufacturer: MSA

Manufacturer Item #:

MSA10034150

Product Type: Half Mask

Respirators

Price: \$589.95











Professional Equipment

http://www.professionalequipment.com/

•3M Full Face **Respirator 6000** Series - Large

•Item #: A406-6900

Manufacturer: 3M

Manufacturer Item #:

6900

Product Type: 3M Full Face Respirator

Price: \$129.95



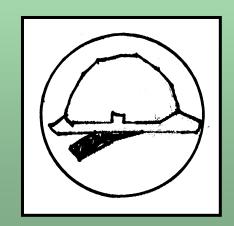






Protection from Environmental Health and Safety Threats

- Eye Protection
 - Wear goggles, safety glasses or full face shield
 - Wear a hat with a brim
 - Keep eyewash handy
- Ears
 - Use earplugs
- Feet
 - Heavy work boots
 - Not tennis shoes













Protection from Environmental Health and Safety Threats

- Head
 - Use coverall with a hood, and/or a hat with a brim
- Hands
 - Use heavy, waterproof, cut resistant gloves
 - Wash your hands and face before eating, drinking or smoking
- Protection for the people you go home to
 - Wear disposable coveralls
 - Clean all reusable equipment
 - Wash clothing in hot water & detergent separately









Pre Work Inspection

- Let's take a few minutes and examine a checklist
- The checklist should have a sequence that makes sense to you
- Each item ideally will have a check box to simplify using the tool, notes are ok.





Pre Work Flood Inspection Checklist

Y	N			Actions/Entry	Notes
		1	Is the building is secure?		
		2	If not, how will you secure it?		
		3	Is there structural damage?		
		4	Is there standing water in the home?		
5		5	How high did the water go?		
		6	How high is the mold growth?		
		7	Were any rooms unaffected by water of mold?		
		8	Has the electrical system been inspected?		
		9	Has the natural gas system been inspected?		
		10	Do you smell natural gas?		
		11	Is the domestic water supply working?		
		12	Is the DWV system working?		
		13	Was ductwork flooded?		
		14	Is there mold in the ductwork?		
		15	Is there an active roof leak or other sources of water entry?		
		16	Did you contact the insurance claims adjuster?		
		17	Was the home build before 1978? (Lead Based paint?)		
		18	Are there any materials that likely contain asbestos?		
			Are any of the following components salvageable?		
		19	Doors?		
		20	Windows?		
		21	Cabinetry?		
		22	Can any furnishings or belongings be salvaged?		
		23	How will you provide ventilation for drying?		

Before Work Begins

- Purchase and order tools and supplies
- Plan for trash removal
- Set up a storage area for items to be saved
- Set up electricity
- Set up secure tool storage area
- Turn off gas
- Provide bathroom access
- Section 2 P. 8 of NCHH Field Guide









Site Preparation



Set up a safety and cleanup area

Put on your personal protection equipment

Section 3 - P. 9 NCHH Field Guide & Pages 26 – 31 of AHH Manual



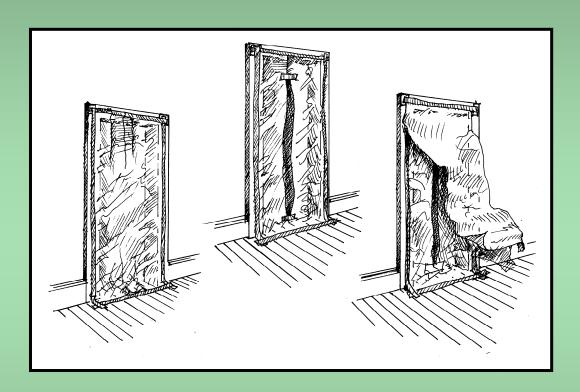








Site Preparation



Keep clean areas separate from the work areas

Set up a "things-tobe-saved table"

Lay a plywood path

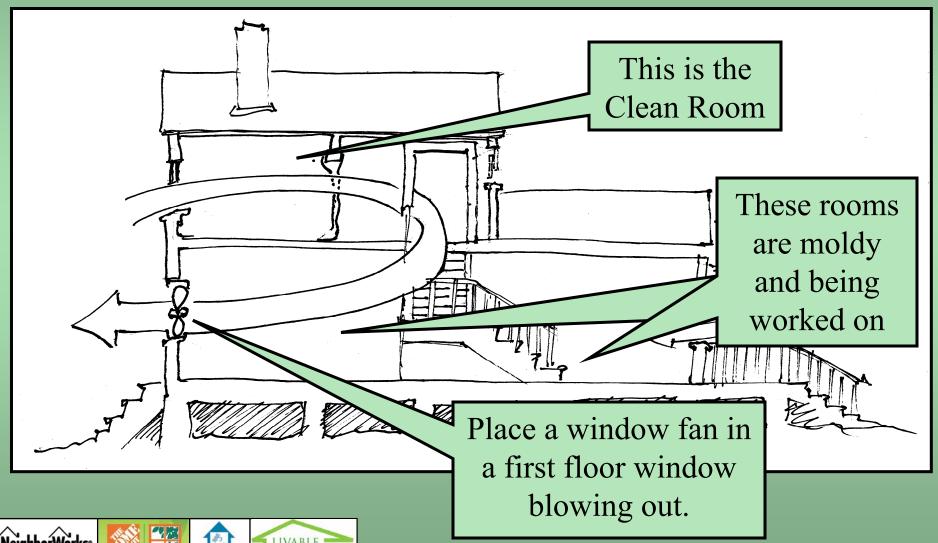








Site Preparation









Clean-Out

- Air Out
- Remove small furniture and objects on the floor
- Remove large furniture
- Remove appliances
- Cut and remove wall to wall carpet
- Clean out closets, shelves, storage areas, and kitchen cabinets







Gut Tear-Out

- Many damaged homes contain valuable historic materials
- These materials are usually of higher quality than what you can buy as a replacement.
- Saving historic materials that are in good condition and can be cleaned makes sense
- But, it may be cheaper to dispose of moldy building components.
- If you choose selective tear out, see Section 7.

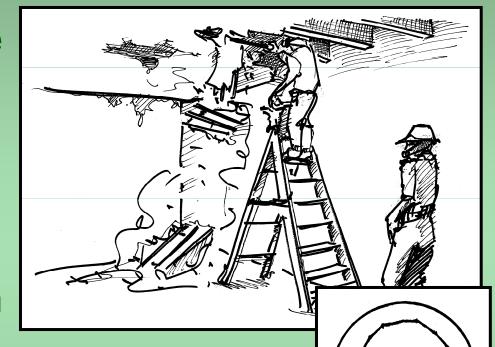






Gut Tear-Out

- Remove and dispose of cabinets, shelves, doors and trim
- Tear down drywall or plaster ceiling
- Remove drywall from walls
- Remove plaster from walls



- Remove insulation
- Remove layers from floor









Pre Construction Cleaning and Treatment

- Prepare surfaces
- Vacuum all surfaces
- Wet clean wooden surfaces if needed
- Disinfect all hard surfaces
- Treat surfaces with Borate solution
- Dry out the building
 - < 15% moisture content for wood



 Treat remaining wood studs with fungal coating (optional)

Section 6 - P. 13-15 NCHH Field Guide & Pages 41-43 of AHH Manual









HEPA Vacuum

- HEPA Vacuuming can be performed using a Wet-Dry Vacuum with a HEPA filter.
- Home Depot carries a 5-Layer HEPA Filter
 Model VF6000 \$29.97 which fits all
 RIDGID shopvacs except the model
- Similar products manufactured by Shop-Vac and Sears.



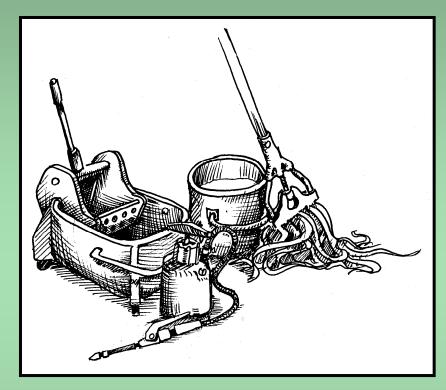
TV3000





Wet Cleaning Terms and Tips

- Wet Cleaning
 - Bleach may damage wood & some metals
 - Clean bare wood and metals with a non phosphate detergent
 - Allow surfaces to dry
- Disinfect hard surfaces with bleach & non phosphate detergent



 Use the 3 bucket system









- You'll need waders of some sort & respiratory protection
- Pump it out (methane is a hazard!)
- Shovel out the remaining solids
- Scrub down the walls (it will help if you have working floor drains at this point)
- Treat thoroughly with a bleach solution 1 cup to 1 gallon of water (keep your respiratory protection on & do not mix with ammonia)









- Ventilate basements <u>EXTREMELY</u> well (big fans and all access doors and windows kept open for a period before entry and the entire time during cleanup).
- Unfortunately, there are no air-purifying respirators that protect against sewer gas exposure.
- The biggest component is likely hydrogen sulfide, which has no adequate warning properties for Air Purifying Respirators (APRs),
- And additionally there may be insufficient oxygen.







- If there are few or no doors or windows in the basement and you can't ventilate, then the basement needs to be treated as a confined space with a high potential for oxygen deficiency.
- A self-contained breathing apparatus is recommended.
- At least one additional person would need to be present immediately outside the space in case the person in the basement needs help.





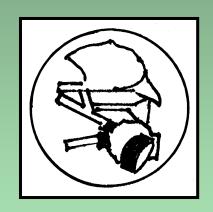
- One of the main hazards from sprayed bleach is eye irritation, so protective eye gear or a full-face respirator must be worn.
- There is a respirator cartridge that's protective for chlorine gas, which may be needed.
- The bleach spray itself isn't likely to give off chlorine gas, but may become a hazardous gas if it gets mixed with an incompatible chemical such as ammonia, which may be part of the sewage.

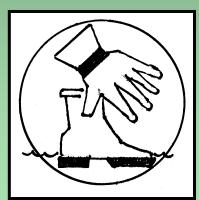




Selective Tear-Out & Prep Pre-Restoration

- Clean up as you go
- Open attic
- Open crawl space
- Drywall
- Plaster walls
- Insulation
- Kitchen cabinets and countertops
- Kitchen and bathroom fixtures





- Wood flooring
- Ceramic Flooring
- Wood windows, doors and trim
 - Repairing T & G Floor
- HVAC



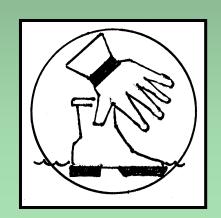


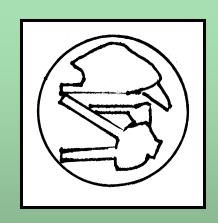




Restore Possessions

- Wood furnishings
- Clothing, drapery and other cloth
- China, glass, jewelry, porcelain and metal possessions
- Electric appliances
- Small valuables





Sect. 8 - p 17









Moisture Meters (IICRC*)

- Most commercially available moisture meters have a scale that is calibrated on wood and covers a range of 6% to 40% moisture content (MC).
- When testing the moisture content of materials other than wood, the reference scale must be used by testing material samples that are known to be dry. These readings are then used as benchmarks against which other readings are compared.
- There are two different types of moisture meters.
 - Non-penetrating moisture meters allow the users to test large areas quickly without penetrating the material. It is possible to get false positive readings when metals or certain chemicals are present behind the material being tested, and non-penetrating meters cannot detect moisture to a detection depth over 3/4 inches.
 - Penetrating moisture meters with their different attachments, provide information about moisture content in hidden areas such as wall framing materials, insulation behind drywall and in floors and sub-floors.

* The Institute of Inspection, Cleaning and Restoration Certification







Borate Treatment Products

- Termite-Prufe: Copper Brite, Inc., P.O. Box 50610, Santa Barbara, CA 93150-0610, 805-565-1566 (www.copperbrite.com). Each container contains 1 pound of product, which makes one gallon of treatment solution. This solution will cover about 200 square feet. About 14 pounds is needed for an average house, at a cost of \$126.
- Bora-Care: Nisus Corporation, 100 Nisus Drive, Rockford, TN 37853, (800) 264-0870.
 (www.nisuscorp.com). The Nisus Corporation website lists local distributors.







http://www.copperbrite.com/termite.html

Termite Prufe











http://www.fosterproducts.com/default.aspx?PageID=details&pid=238

Foster's 40-50











Cost Estimates - NCHH

Decontamination:

\$3.40 to \$4.10 per square foot of floor area or \$4,400 for average 1200 square foot home

To complete repairs:

Home flooded 18 inches deep: \$32,000 to \$47,000

Homes flooded 6 feet deep: \$78,000 to \$120,000









Resources

Here are some web sites for future reference.









The National Center for Healthy Housing

http://www.centerforhealthyhousing.org/



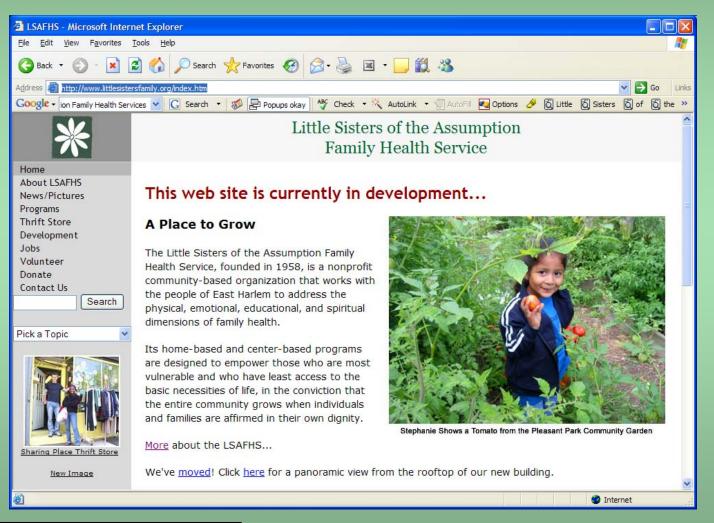








Little Sisters of the Assumption Family Health Services http://www.littlesistersfamily.org/index.htm





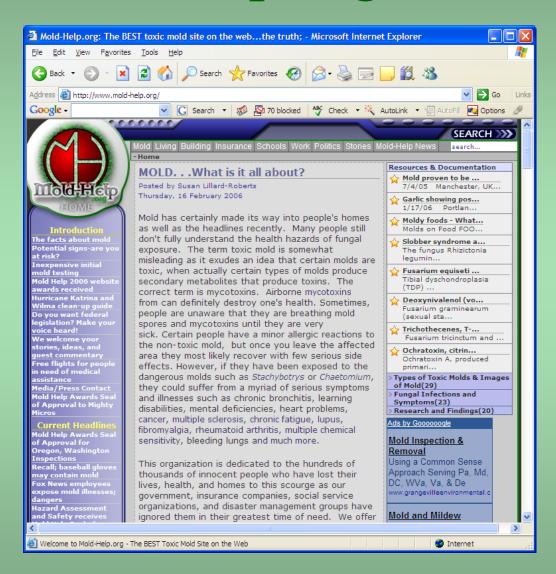






http://www.mold-help.org

Mold-Help Web Site







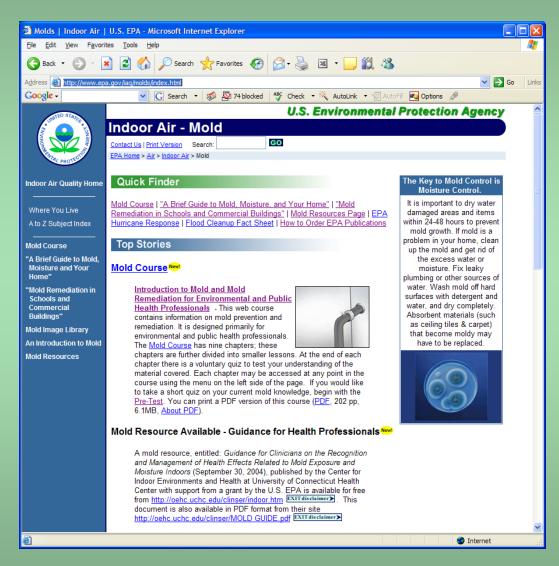




http://www.epa.gov/iaq/molds/index.html

EPA's Mold Web Site

Check out the Mold Course





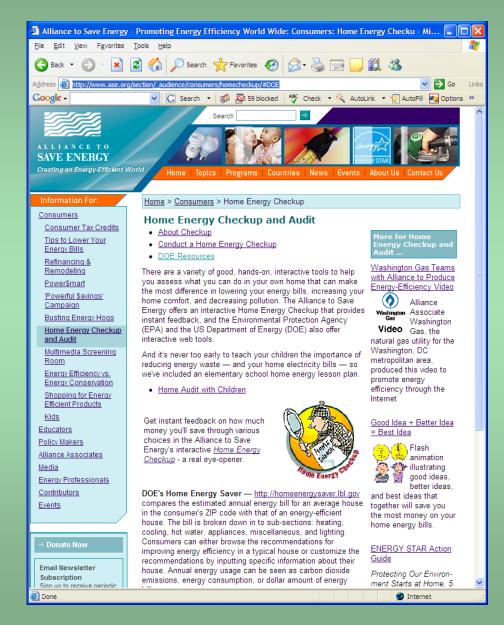






http://www.ase.org/section/_audience/consumers/homecheckup/#DOE

Alliance to Save **Energy** Home **Energy** Checkup











http://www.copperbrite.com/termite.html

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http://www.fosterproducts.com/default.aspx?PageID=details&pid=238

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