RE-OCCUPANCY STANDARDS FOR WATER DAMAGE AND FLOODED BUILDINGS

Reasons Why Mold & Odors Occur after Cleanup

1. **Not repairing the source of water infiltration:** Tracing all the possible pathways of water is critical in preventing mold and hidden moisture. Any roof, building envelope or plumbing/HVAC issue which resulted in moisture intrusion must be remediated prior to mold remediation and space build-back.

2. **Inadequate Mold Inspections:** All affected building materials must be identified and remediated. Failure frequently occurs where water impact extends into wall cavities and other remote/concealed locations.

3. **Inadequate Mold Removal**: Proper decision making to identify which items can/cannot be remediated/dried vs. being discarded is essential. Items/building materials to remain must be thoroughly dried and the extent of dryness verified by moisture measurement testing. The drying process can take several weeks and growth of microorganisms will continue as long as humidity levels are high.

4. **Building materials used in the reconstruction process** can also contain excessive levels of moisture if left unprotected to the outdoor elements prior to installation. Such materials include concrete or wood products where the exterior appears dry but may contain interior moisture.

Verification Steps to Decide when remediation efforts are complete:

1. All affected building contents/furnishings have been removed.

2. Building materials impacted have been removed.

3. Hidden, remote, concealed areas (such as wall cavities, chases, crawl spaces) have been exposed for inspection, clean and dried.

4. Moisture measurement testing completed on all building materials to remain to confirm the extent of dryness.

5. The HVAC system servicing the affected area have been inspected and remediated.

6. Final visual inspection confirmed no remaining dust, debris, dirt or suspect mold in the affected area.

7. Mold spore air quality sampling completed. Air quality completion criteria involves multiple samplings to compare the affected/remediated area to non-affected areas as well as to outdoors. Microbial data comparison includes total mold spore levels and individual mold spores found. Where mold spore air quality sampling fails to meet this criteria, additional inspections and remediation is necessary.

8. Depending upon the cleanliness of water which caused the impact, final clearance testing may also include additional wipe surface samples or air quality samples for bacteria or chemicals. Knowledge regarding any sewage or any chemical contamination from the water is needed.

AET specializes in rapid response to water damage events. AET's professional services are designed, implemented and supervised by Certified Industrial Hygienist (CIHs). We are committed to the health and safety of the current/future occupants of buildings we remediate where water damage/mold has occurred. Our solutions are proven and sustainable.

Please contact Mr. Roy Mosicant, CIH or Mr. Harris Brody CIH at 610-891-0114 or 1-800-9696-AET to answer your water damage/mold concerns.