

MBC Services

Here are a few thoughts for homeowners who are affected by hurricane Harvey and are unable to get professional help at this time, there is a lot that can be done to mitigate future damage that you should be able to do fairly simply.

All these steps should be done once all water has subsided.

First it's very important to turn off the power before entering the home and verifying that there is still no standing water.

1. Before entering the property, wear breathing protection such as a respirator or paper mask.
2. Shut off AC in affected areas.
3. If you have a two-story home and only the lower level was affected here are a few tips. If there are unaffected possessions on the second floor. Seal up all access to the second floor using plastic and sealing the edges of the plastic with tape securely. A zip wall zipper can be installed for access if needed. Verify second floor AC unit only feeds unaffected area. Make sure all AC intakes for upper unit are within the sealed-up area. Remove the AC filter and install a cheap filter changing daily. Install an AC filter in the AC intake register. Make sure to turn the breaker back on for at least just for the AC. Air circulation is important in sealed off areas. If you have no electricity open a window.
4. All flood water in a storm like Harvey is considered Cat 3 water which is Contaminated water. All materials that water has touched should be demo-ed and disposed of.
5. Demo all affected drywall, insulation, flooring, trim, cabinets, furniture and any other items touched by contaminated water.
6. Growth may have started already on framing and other surfaces. Remove using a microbial cleaner. Make sure to follow all directions carefully.

7. If you have access to air movers, dehumidifiers and hepa filters, set them up and begin drying. Note: Make sure all growth is removed before setting fans on area; putting fans on these areas before this has been removed can spread spores throughout the dwelling, contaminating and potentially causing further problems. (If you do not have access to this equipment any fans will assist in drying out.)
8. Purchase a moisture meter and check surfaces; dry to recommended moisture content. Your instruction manual with the meter should give you these numbers depending on the surface.
9. If entire area is dried, a microbial sealer, such as Zinsser Bin xylene based primer, should be applied all surfaces. This will help with smells and so forth.

These are just a few ideas to help cut down on future problems. Methods vary throughout the industry.

Recipe for a Cleaner Bleach:

- 1 Cup Bleach to 1 gallon of water.

This can work in place of microbial cleaner.