



Better World Properties, LLC

September 9, 2017

RE: Flood Damaged Apartments

In our professional opinion, the following steps are required to properly restore an apartment that has been flooded. This is the process recognized by industry professionals and regulators as appropriate and has been successfully employed at other Better World communities. These procedures are intended for homes flooded with less than 36 inches of water, but much of this applies for higher levels as well.

1. Remove all porous materials from the unit that are wet or have come into contact with flood water. This includes, but is not limited to:
 - a. Resident personal possessions (many of which may be salvageable, but are not our responsibility)
 - b. Carpet/flooring
 - c. Sheetrock at two-foot intervals to a level beyond where moisture is found
 - d. Insulation
 - e. Baseboards
 - f. Cabinets and doors – unless they are solid wood and areas behind and underneath can be accessed and dried
2. In addition to carpeting, floor coverings other than ceramic tile, must generally be removed due to adhesive failure or water accumulation underneath. Ceramic tile may have to be removed if exposed to flood waters for an extended period of time, or if water has accumulated underneath.
3. Privacy barriers between units may be installed using green-board on one side of exposed studs. Such barriers must not interfere with the drying process.
4. If water was anywhere near electrical plugs and components they must at least be inspected by a qualified electrician or replaced.
5. Appliances whose electrical components may have been exposed to flood water must be inspected and accepted by a qualified technician or replaced.
6. Non-porous materials must be thoroughly cleaned.
7. All exposed surfaces must be thoroughly sanitized and treated with Micro-ban or similar product.
8. The structure must be completely dry inside and out. Check carefully for moisture under bathtubs, behind tile walls, inside air ducts and plenums and other areas where moisture may hide.
9. Drying can allowed to happen naturally if humidity is sufficiently low. Fans and dehumidifiers are recommended to speed this process. A/C units should be run at maximum cooling.
10. Moisture content in the sheetrock and structure must be measured with a professional moisture-meter at various points. The meter must show green or below 12% for all areas and components before rebuilding can begin.
11. Once the structure is completely treated and dry, normal construction procedures can be utilized to rebuild.

Find more complete procedures at:

https://www.redcross.org/images/MEDIA_CustomProductCatalog/m4540081_repairingFloodedHome.pdf