

Mold 101

1. Dry everything out thoroughly, quickly.
 - a. Rent a dehumidifier
 - b. Rent turbo fans for blowing air under carpet
2. Remove wet sheetrock, flooring, carpet & pad two feet past where the last mold is visible. (When it becomes visible it is well progressed)
 - a. Do not try to save wet carpet pad, it hold too much water & takes too long to dry out.
3. Create a dust enclosure to prevent mold dust migration. Protect all humans from dust inhalation at all times
4. Physically remove all visible mold by sanding with a palm sander attached to a HEPA filter vacuum.
5. **Thoroughly** vacuum up all dust with a HEPA vacuum (Dust and micro-mold look the same)
6. Wipe down to remove fine dust
7. Sand again with a palm sander attached to a HEPA filter vacuum.
5. **Thoroughly** vacuum up all dust with a HEPA vacuum.
6. Wipe down to remove fine dust.
7. Caulk joints where mold could be trapped but not accessible by a sander.
 8. Spray with mold inhibitor
 9. Proceed with restoration..
 10. If in doubt, paint over stains with a shellac based, stain seal primer (Kilz, Zerolac, Sherwin Williams Pro Block)
 11. If using a restoration contractor, they should be mold certified.

If you have questions, need official specifications, need an impartial-third-party-trained-expert:

Call:
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