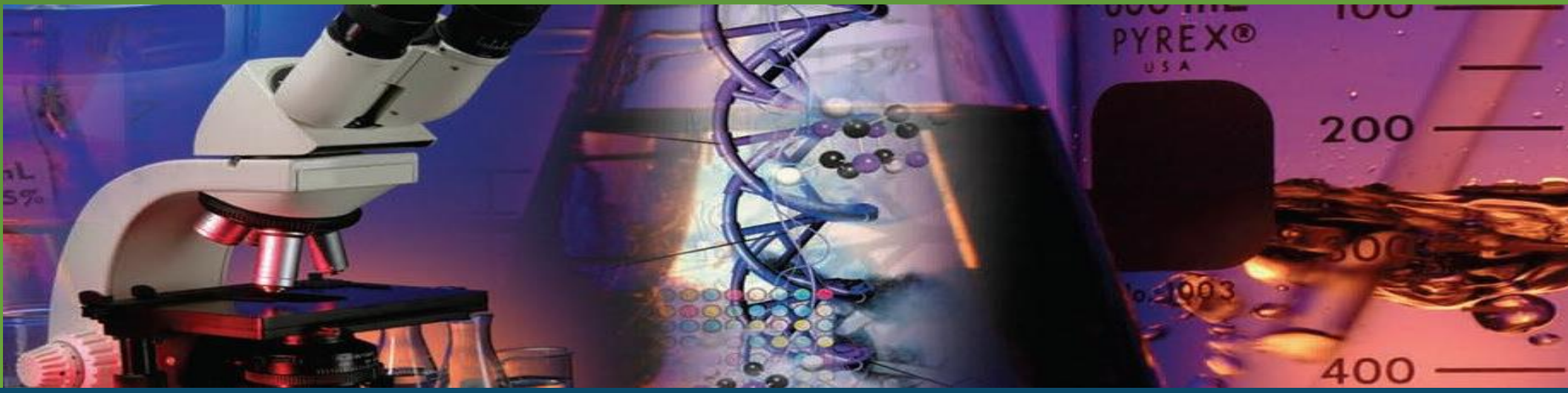
S500-2021: Why Dry? Part 2

Almost Always Unrestorable Materials Before Drying.



NAERMC

STATE OF FLORIDA APPROVED TRAINING

- Training provided by the National Association of Environmentally Responsible Mold Contractors (NAERMC).
- Meets training requirement for Mold and **Water** Damage for both Mold Assessor and Mold Remediator initial license as well as Continuing Education requirements.

Florida Department of Business & Professional Regulation

License efficiently. Regulate fairly.

We are remediation contractors and are skeptical of drying procedures.

After a water event, we rip it out and rebuild with new. Then you know it is perfect — good "as new" — because it is new.

When it is all new you can always provide a 100% Mold-Free Warranty as well as a Green Chemical-Free Guarantee. No biocides used!

Why Dry? Materials Are Almost Always Unrestorable Before Drying

IICRC S500-2021 STANDARD FOR WATER DAMAGE RESTORATION … DOES NOT USUALLY RESTORE.

- We are Green, Chemical-Free remediation contractors.
- We have found that restorative drying is generally a wasted effort because by the time you start drying, the materials are 99% of the time microbial contaminated — unrestorable by drying.
- We do not acknowledge that spraying/soaking microbial contaminated unrestorable materials with biocides is an acceptable procedure to restore materials to a pre-damage state.

IICRC S500-2021 COMPLIANT DRYING IS GENERALLY WORTHLESS

- If the materials are not microbial contaminated when drying starts, due to the elevated temperatures generated by the drying process, then certainly by the time drying is finished per IICRC S500-2021 procedures, the materials need to be replaced with new as a result of:
  - Extensive microbial Growth
  - Irreversible damage to pressed wood kitchen cabinets, bath cabinets, wall units, closet organizers.

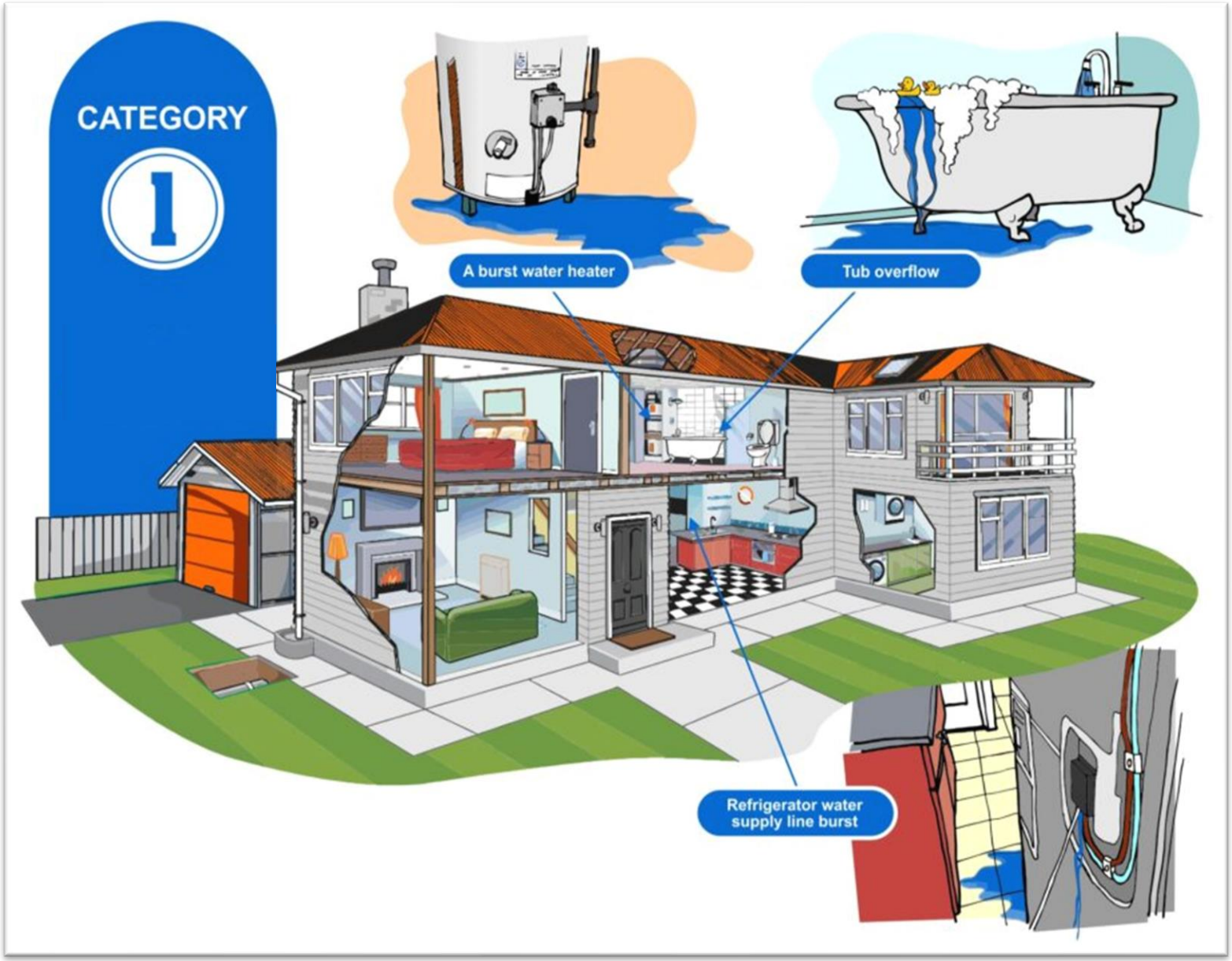
We are remediation contractors.

After a water event, we always rip it out and rebuild. Then you know it is perfect — good "as new" — because it is new.

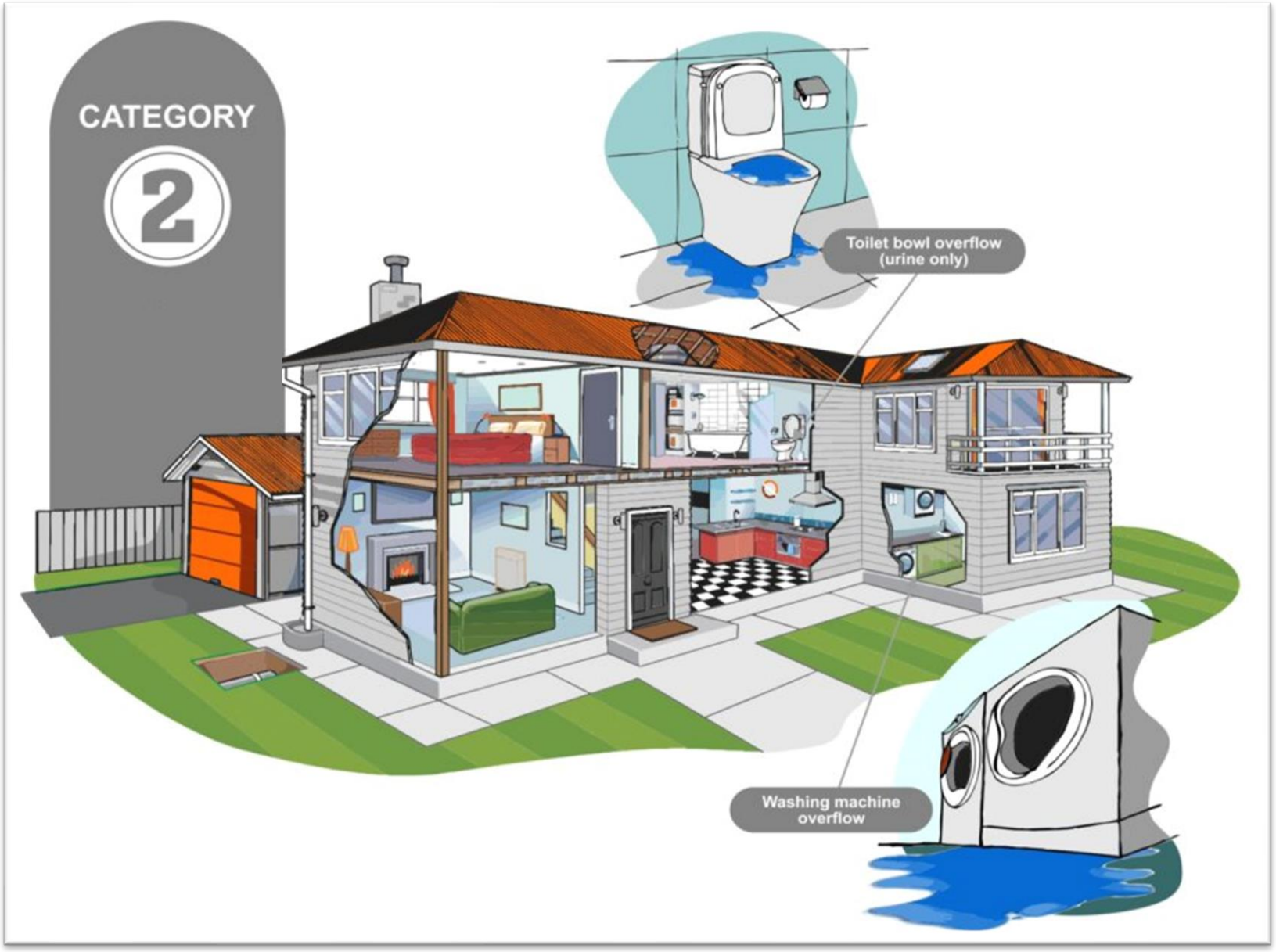
And you can always provide a 100% Mold-Free Warranty and that work was Green, Chemical-Free. No Biocides

IICRC CATEGORIES OF WATER

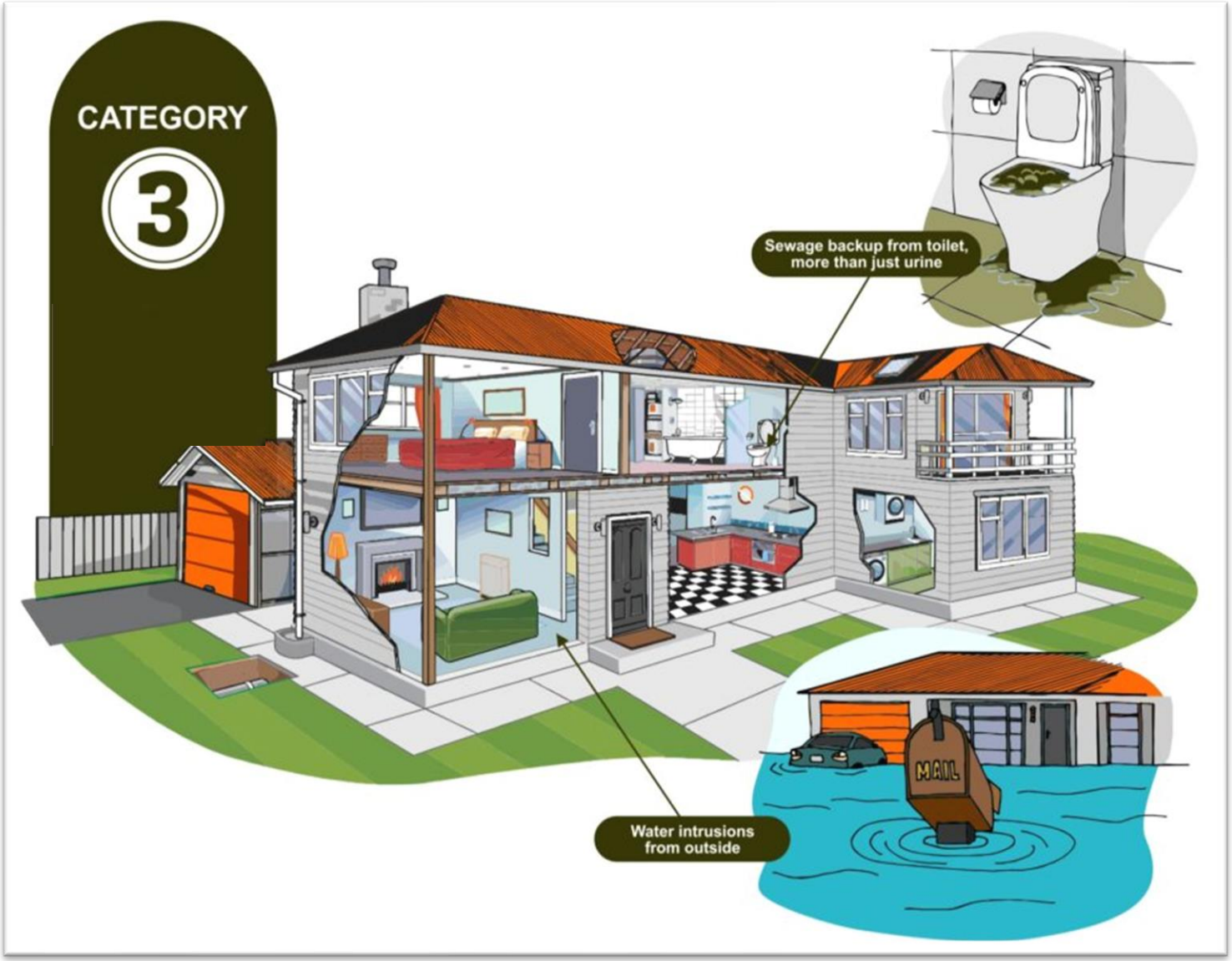
IICRC CATEGORY 1



IICRC CATEGORY 2



IICRC CATEGORY 3



IICRC S500-2021: MICROBIAL GROWTH CAN BE QUICK

2 Microbiology of Water Damage

2.1 Introduction

Indoor and outdoor environments naturally harbor a variety of microscopic life forms termed microorganisms or microbes. After a water intrusion event, the normal indoor ecology can quickly shift as microorganisms and microbes grow. Restorers should have a basic understanding of the normal and shifting ecologies of water damage events.

IICRC S500-2021: Uses the term "quickly shift" for describing how long it takes for microorganisms (mold/bacteria) to start to grow.

IICRC S500-2021: CATEGORIES CHANGE

10.4.1 Category of Water

Category 1 water can deteriorate to Category 2 or 3. Category 1 water that flows into an uncontaminated building does not constitute an immediate change in the category. However, Category 1 water that flows into a contaminated building can constitute an immediate change in the category. Once microorganisms become wet from the water intrusion, depending upon the length of time that they remain wet and the temperature, they can begin to grow in numbers and can change the category of the water. Odors can indicate that Category 1 water has deteriorated.

IICRC S500-2021: Water that starts out clean (Category 1 water) … that flows into a contaminated building can immediately change to Category 2/3.

If there is odor… the Category of the Water has already changed.

AND WHAT IS QUICK, IMMEDIATE? DAYS? HOURS?

What is quick? What is immediate?

Is this measured in hours or days or weeks or months?

How long does Mold take to grow?

How long does Bacteria take to grow?

In THE REAL WORLD, is there ever a clean water loss by the time the Dry-Out Contractor arrives?

The answer is statistically only about 1 out of a 100 Dry-Out jobs are actually clean water losses by the time the contractors arrive.

IS IT A CLEAN WATER (CATEGORY 1) LOSS OR NOT?

2.2 Microbial Amplification

Bacteria and fungi of concern in indoor environments are those that utilize a variety of organic materials as nutrient substrates, to include a spectrum of building, finishing, and furnishing materials. Both bacteria and fungi, along with their various components and by-products, constitute a major portion of indoor dusts.

Per IICRC S500-2021: Bacteria and Fungi/Mold Spores are a major portion of indoor dust.

Doesn't a water release/intrusion/event always flow over floors that have at least some (contaminated) dusts?

Or under wall assemblies or below built-in cabinets, areas that have never been cleaned of dusts?

In THE REAL WORLD, is there ever a clean water loss by the time the Dry-Out Contractor arrives?

The answer is statistically only about 1 out of a 100 Dry-Out jobs is actually a clean water loss by the time the contractors arrive.

IS IT A CLEAN WATER (CATEGORY 1) LOSS OR NOT?

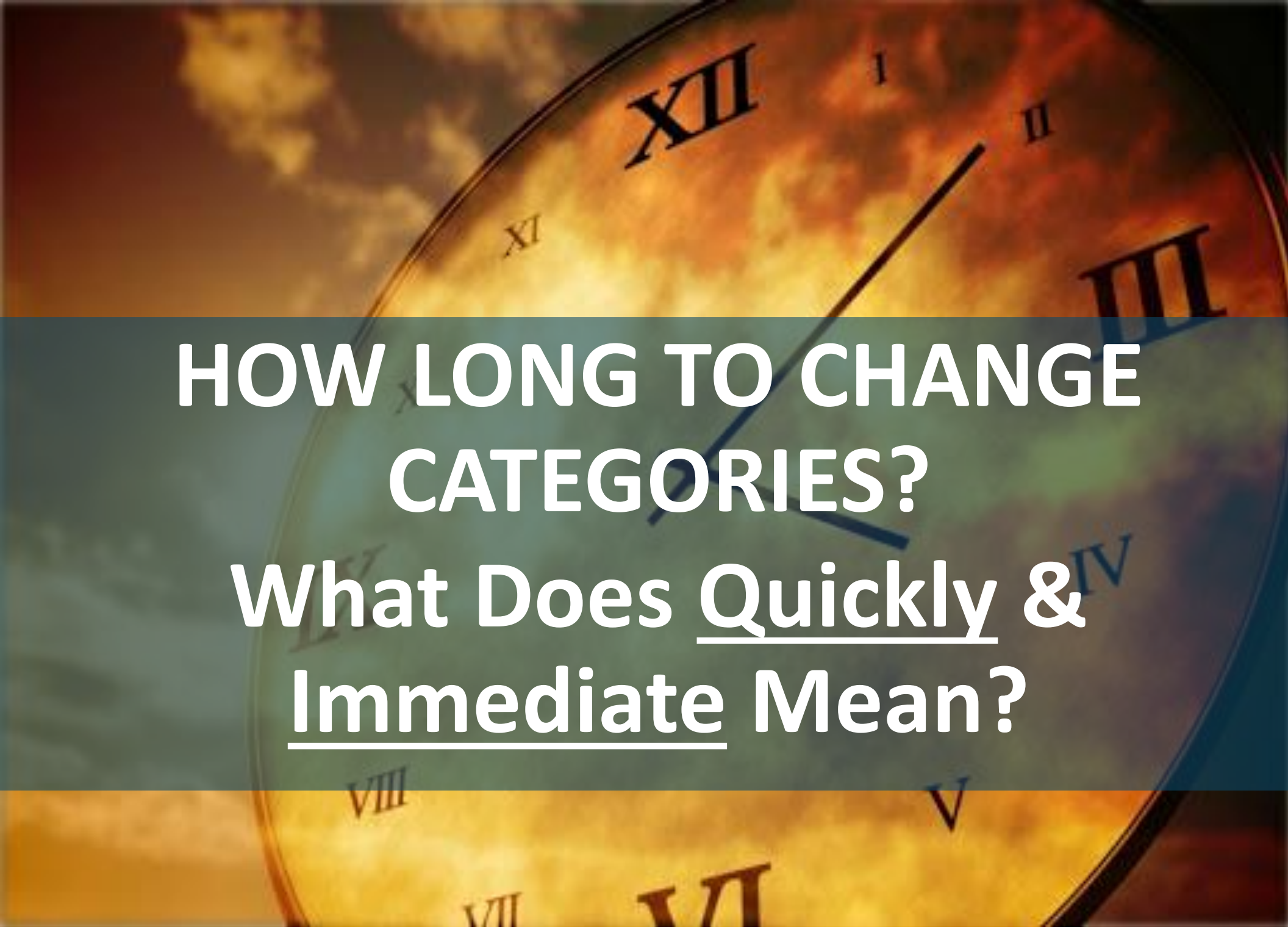
1.2.3 Mitigate Further Damage

Restorers should attempt to control the spread of contaminants and moisture to minimize further damage from occurring to the structure, systems, and contents. When contaminants are present, restorers should remediate first, and then dry the structure, systems, and contents.

When contaminants are present [IICRC S500-2021 requires] restorers remediate first.

DO NOT DRY.

In THE REAL WORLD, contaminants are ALWAYS present. Is there ever a clean water loss by the time the dry-out contractors arrive? Is there ever a situation that needs Drying first and not Remediation first? (Only about 1 out of 100 jobs.)



HOW LONG TO CHANGE CATEGORIES?

What Does Quickly & Immediate Mean?

MOLD GROWS FAST. CLAIMS MAGAZINE ARTICLE

http://clmmag.theclm.org/home/article/swept-under-the-rug

5-25-2010

Swept Under the Rug

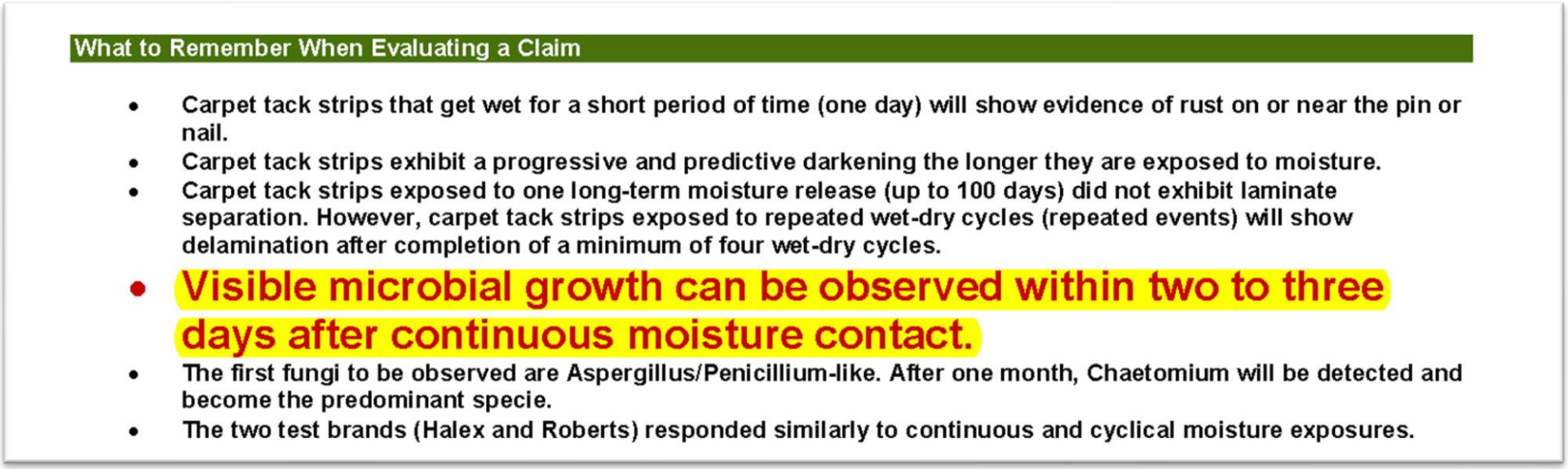
The duration and extent of a water loss can be established by studying the lowly carpet tack strip.

By Ralph E. Moon, Ph.D., CHMM, CIAQP

Carpet tack strips are among the most humble of building products, yet they offer one of the most effective tools for determining the duration and extent of a water loss. Research using carpet tack strips that were exposed to either continuous or cyclical wet-dry periods of moisture exposure revealed visual and microbial clues that prove effective in differentiating the duration of a loss and establishing whether the loss originated from a single event or repeated ones. A study of carpet tack strips will tell the water-release history of a damaged structure and guide adjusters to more precise and defensible evaluations of water-related claims.

- As published in *Claims and Litigation Management* (CLM Magazine) by Dr. Ralph Moon, Florida's leading Insurance Defense Expert … mold grows fast.

MOLD GROWS FAST. PAGE 2 OF MOON'S ARTICLE



What to Remember When Evaluating a Claim

- Carpet tack strips that get wet for a short period of time (one day) will show evidence of rust on or near the pin or nail.
- Carpet tack strips exhibit a progressive and predictive darkening the longer they are exposed to moisture.
- Carpet tack strips exposed to one long-term moisture release (up to 100 days) did not exhibit laminate separation. However, carpet tack strips exposed to repeated wet-dry cycles (repeated events) will show delamination after completion of a minimum of four wet-dry cycles.
- **Visible microbial growth can be observed within two to three days after continuous moisture contact.**
- The first fungi to be observed are Aspergillus/Penicillium-like. After one month, Chaetomium will be detected and become the predominant specie.
- The two test brands (Halex and Roberts) responded similarly to continuous and cyclical moisture exposures.

- As published in *Claims and Litigation Management* (CLM Magazine) by Dr. Ralph Moon, Florida's leading Insurance Defense Expert … mold grows fast.
- Visible mold within 2-3 days of water event.

PEER REVIEWED. JOURNAL OF CLINICAL MICROBIOLOGY

JOURNAL OF CLINICAL MICROBIOLOGY, June 1996, p. 1583–1585 Vol. 34, No. 6
0095-1137/96/$04.00+0

Duration of Incubation of Fungal Cultures

ARTHUR J. MORRIS,[1,2]† TERRY C. BYRNE,[1] JOHN F. MADDEN,[1,2]* AND L. BARTH RELLER[1,2]

Clinical Microbiology Laboratory, Duke University Medical Center,[1] and Department of Pathology, Duke University School of Medicine,[2] Durham, North Carolina 27710

Received 8 December 1995/Returned for modification 6 January 1996/Accepted 13 March 1996

To determine the optimum duration of incubation for recovery of fungi, the results of 2,173 consecutive clinical cultures were reviewed. Overall, 94% of fungal isolates were detected by day 7 and 98% were detected by day 14. Yeasts were usually (98%) detected within the first week of incubation. Recovery of molds required more time, but 81% were detected by day 7 and more than 96% were detected by day 14.

Dow

- Peer reviewed scientific article: Mold grows fast.
- 94% of growth samples had detectable mold by day 7.

PER FEMA/EPA. MOLD GROWS FAST.

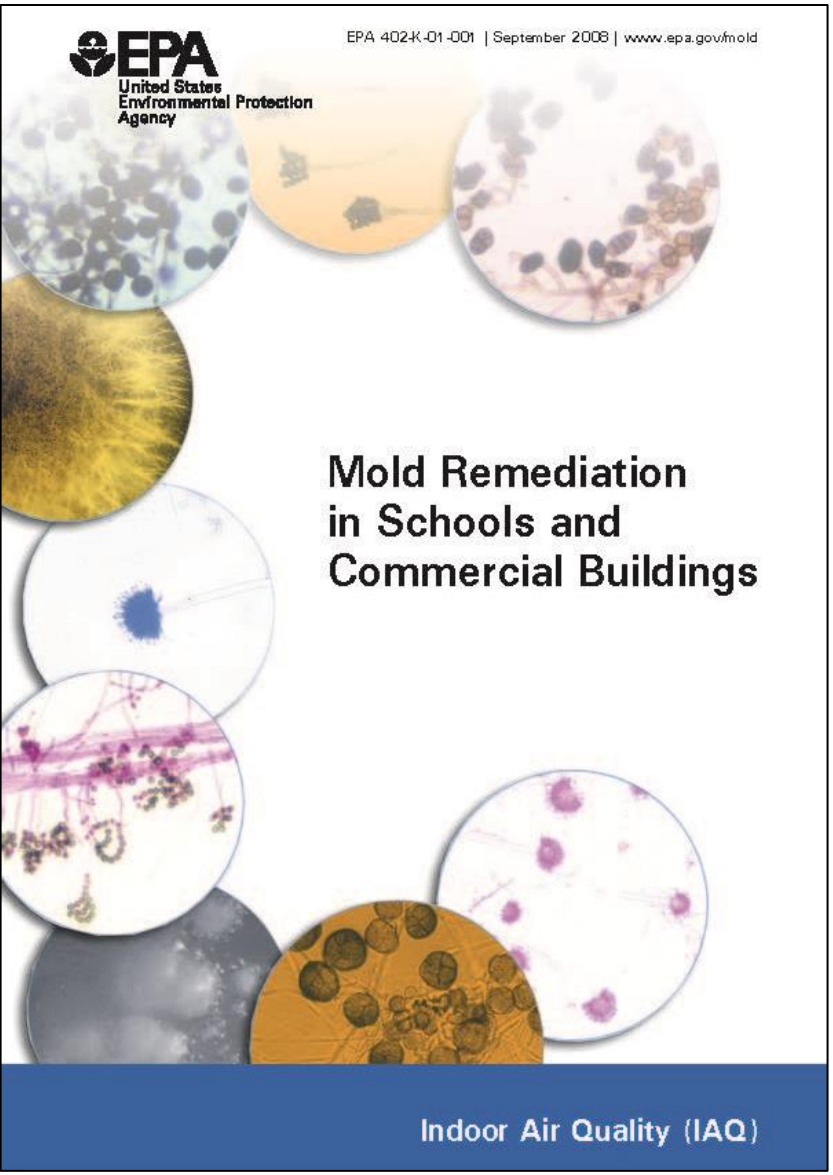
Mold growths, or colonies, can start to **grow** on a damp surface within 24 to 48 hours. They reproduce by spores - tiny, lightweight "seeds"- that travel through the air. **Molds** digest organic material, eventually destroying the material they **grow** on, and then spread to destroy adjacent organic material.

https://www.fema.gov › fema_mold_brochure_english PDF

MOLD & MILDEW - | FEMA.gov

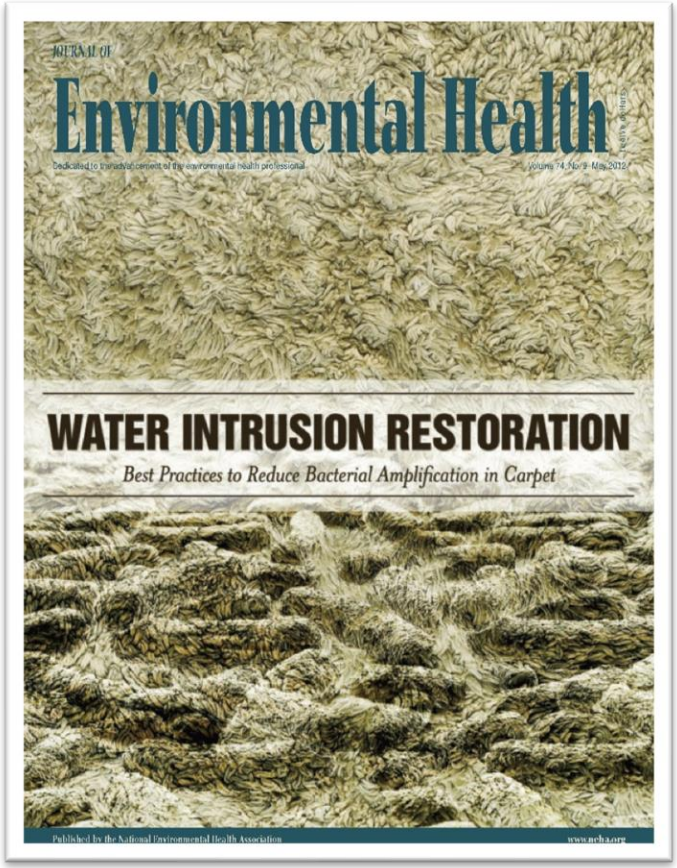
- US FEMA: Mold grows fast.
- Mold starts to grow within 24-48 hours.

How Fast Does Mold Grow Per EPA?



- The EPA says that after 48 hours mold has a chance to grow.
- After 48 hours per the EPA … remediate and do not dry.
- Bacteria grow even faster …

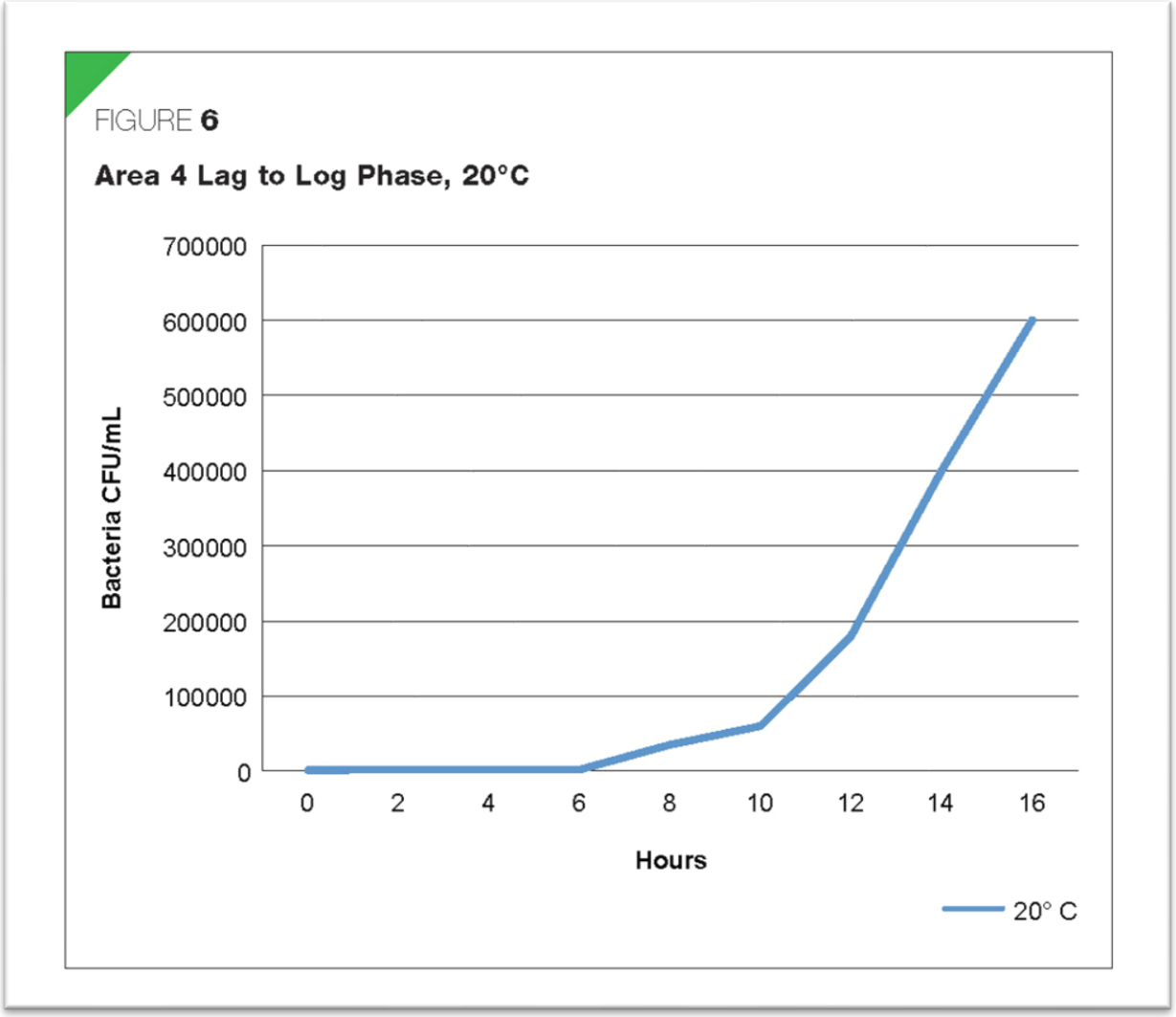
PUBLISHED STUDY ON BACTERIA. GROWS EVEN FASTER



- In 2012, Jim Holland, key architect of both S500 and S520, published an important study on the growth rate of bacteria after a water event.

*Holland, J., Banta, J., Passmore, B., Ayers, M., Abbott, S., Cole, E. “Bacterial Amplification and In-Place Carpet Drying: Implications for Category 1 Water Intrusion Restoration.” Journal of Environmental Health, Volume 74, No. 9, May 2012.

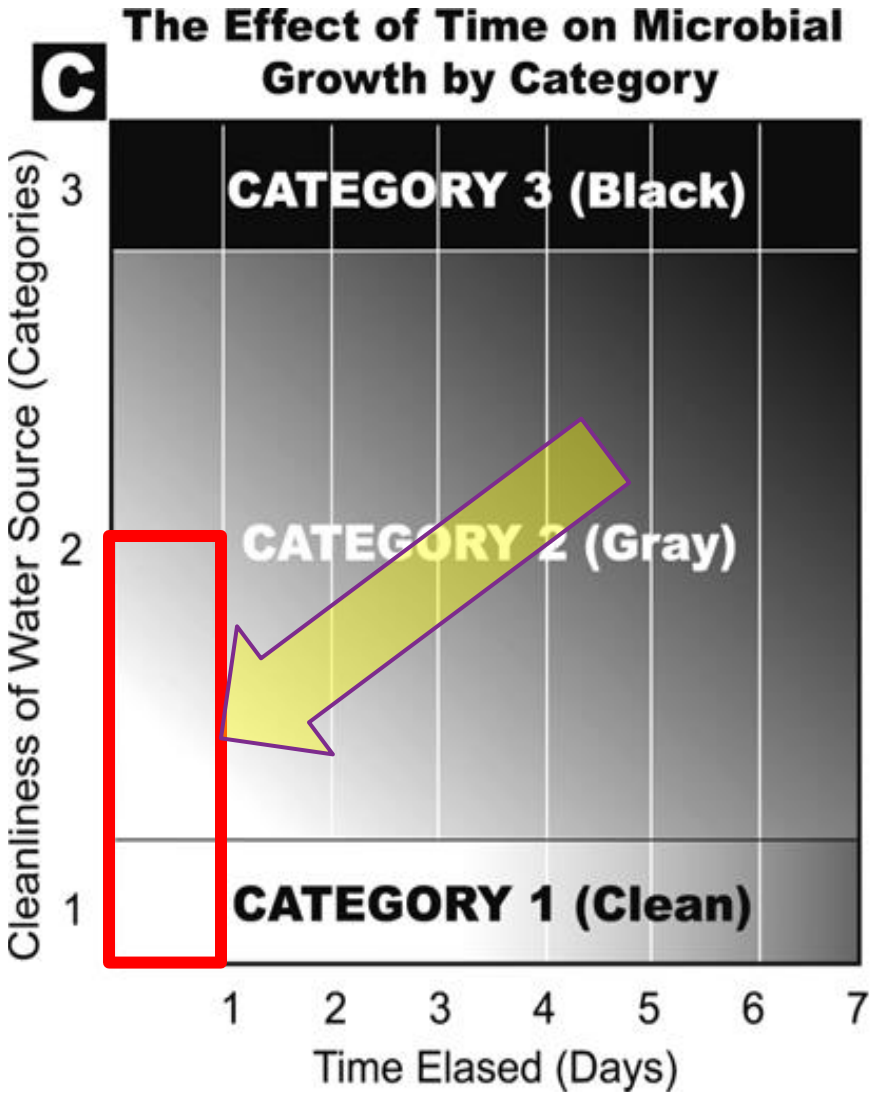
CAT 1 TURNS TO BACTERIAL CONTAMINATED CAT 2 WITHIN 8 HOURS.



Holland: After 8 hours, Clean water is no longer clean and no longer can be dried.

In the real world, there is rarely if ever a clean water loss.

Clean Water Degrades ... Quickly.
Per IICRC S500 Chart: Less Than 1 Day



FACT: ***Microorganisms are always present*** *in the indoor environment.*

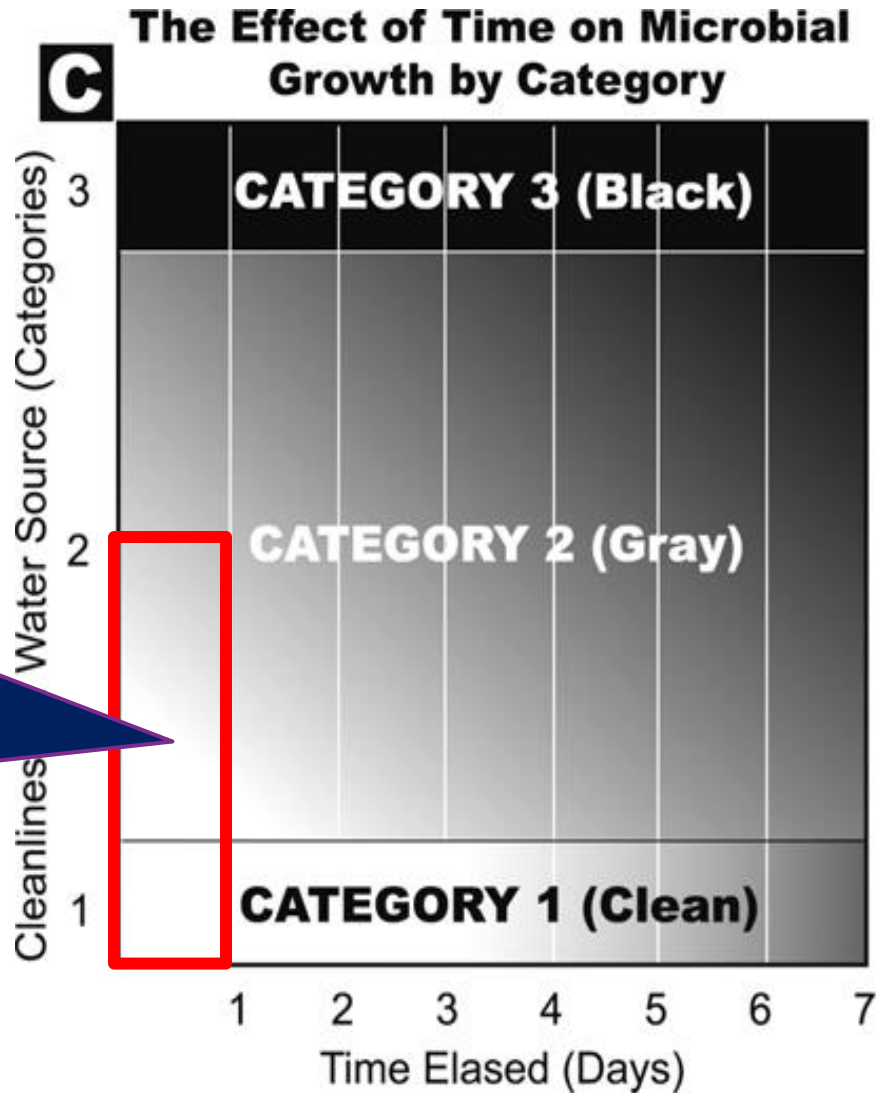
A ***Whether water is categorized*** *as clean, gray or black, when there is a water intrusion and ...*

B ***... it is not responded to promptly, microorganisms will amplify.*** *While the amplification will not be immediately noticeable, the greater the length of time, the greater the amplication.*

C ***With the passage of time,*** *microorganisms present in any category of water intrusion will begin to amplify.*

How Fast Does Mold Grow? Determined by Temperature

According to this IICRC provided chart, after one day, Clean (Cat 1) water has already turned to Gray [Bacterial Contaminated] water (Cat 2.)
In the real world, there is rarely if ever a clean water loss by the time the dry-out crew arrives.



Indoor Air 2017; 27: 6–12
Published by John Wiley & Sons Ltd wileyonlinelibrary.com/journal/ina

Pre-contamination of new gypsum wallboard with potentially harmful fungal species.

Abstract Gypsum wallboard is a popular building material, but is also very frequently overgrown by Stachybotrys chartarum after severe and/or undetected water damage. The purpose of this study was to determine whether Stachybotrys and other fungi frequently isolated from wet gypsum wallboard are already present in the panels directly from the factory. Surface-disinfected gypsum disks were wetted with sterile water, sealed, and incubated for 70 days.

The results showed that Neosartorya hiratsukae (Aspergillus hiratsukae) was the most dominant fungus on the gypsum wallboard followed by Chaetomium globosum and Stachybotrys chartarum.

Our results suggest that these three fungal species are already embedded in the materials, presumably in the paper/ carton layer surrounding the gypsum core, before the panels reach the retailers/ building site.

No need to worry if floor dusts are contaminated. The drywall that was originally installed by the builder is already contaminated with mold spores.

IS IT A CLEAN WATER (CATEGORY 1) LOSS OR NOT?

1.2.3 Mitigate Further Damage

Restorers should attempt to control the spread of contaminants and moisture to minimize further damage from occurring to the structure, systems, and contents. When contaminants are present, restorers should remediate first, and then dry the structure, systems, and contents.

When contaminants are present [IICRC S500-2021 requires] restorers remediate first.

DO NOT DRY.

Mold grows *FAST*.

Bacteria even *FASTER!*

Is there ever a situation that needs Drying first and not Remediation first? (Only about 1 out of 100 jobs.)

HOW LONG BEFORE WET CABINETS BECOME UNRESTORABLE?

MOLD GROWS FAST. CLAIMS MAGAZINE ARTICLE

14.9.7 Case Goods

Affected case goods (e.g., bookcases, chests of drawers, dining or bedroom furniture) should be blocked up and wiped dry with an absorbent towel to limit potential damage. Case goods made of soft or hard wood can typically be restored by cleaning, drying to normal moisture level or moisture content, and using cream refinishers to remove white discolorations from excessive moisture. If necessary, it is recommended that furniture requiring light or full refinishing be referred to a specialized expert.

If the case goods are made of compressed wood and have already swelled, it is recommended that the restorer consult with the client and other materially interested parties to determine the course of action. Normally, these case goods are non-restorable and should be discarded. In the case of Category 3 water, case goods made of compressed wood should be discarded at an appropriate disposal site.

- Only one location in S500-2021 discusses “pressed wood/compressed wood”.
- Here they say compressed wood case goods need to be discarded when swollen from wetting.
- S500-2021 has sections on drying bookcases, fireplaces, furs, dance floors, many items … but there is no section and not even a discussion on drying kitchen or bath cabinets.
- Isn’t it remarable that this was omitted from ANSI-Approved IICCR S500-2021? See next pages as to why.

DR. RALPH MOON. FORENSIC DEFENSE EXPERT.

Thickness Swell in Particle Board: A Forensic Tool for the Duration of Loss

Brett Davis, CRC[1]; and Ralph E. Moon, Ph.D.[2]

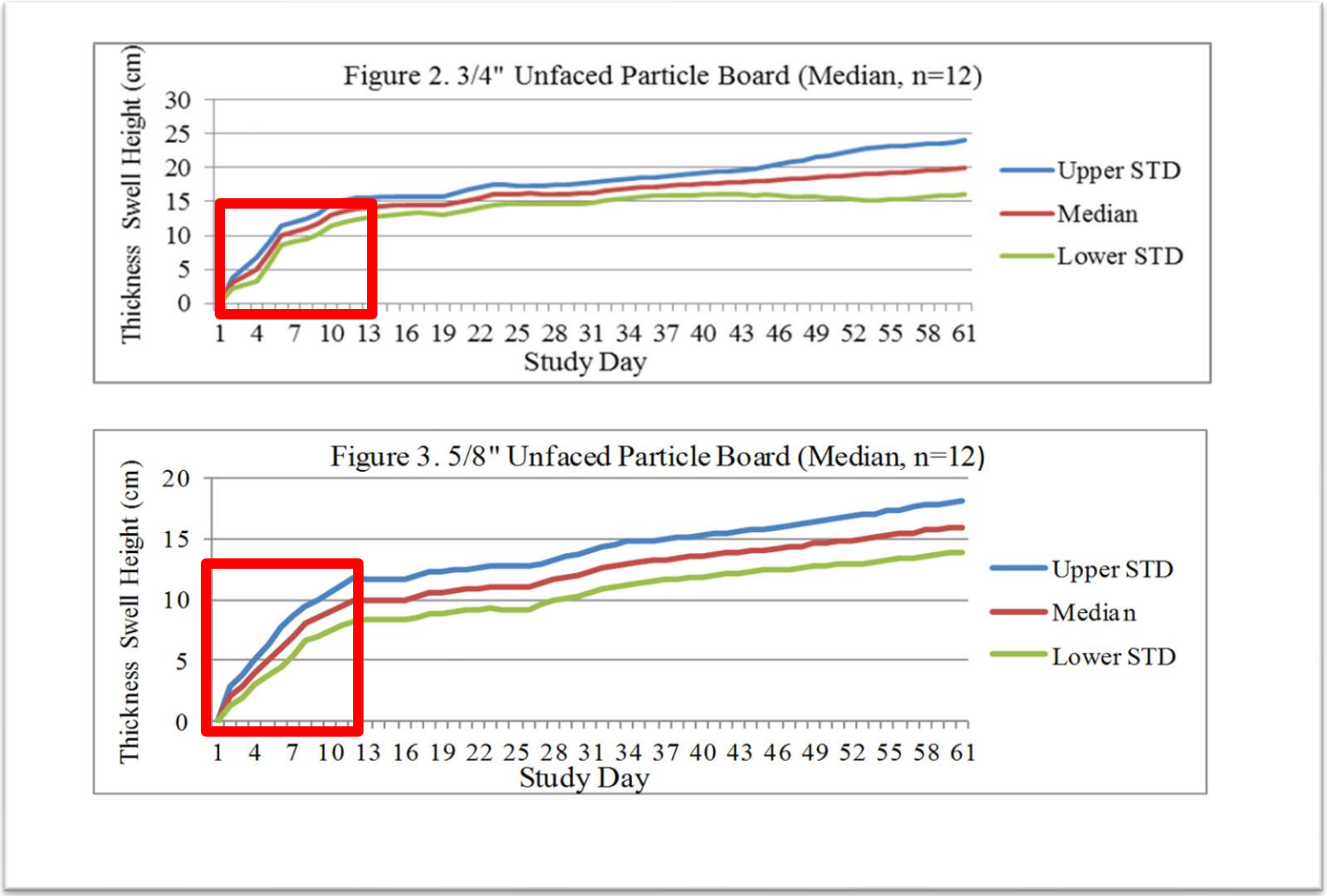
[1,2]GHD, 4019 East Fowler Avenue, Tampa, Florida. E-mail: Brett.Davis@ghd.com; Ralph.Moon@ghd.com

Abstract

When a water loss damages a home and insurance coverage is anticipated, the investigator is often asked a critical question, "When did the loss occur?" Water losses frequently damage cabinetry because composite wood products (i.e., particle board) are vulnerable to thickness swell (TS). TS occurs when composite wood products absorb free water and distort in response to absorption and the release of compressive forces. The study examined five factors that influence TS: product thickness, binding adhesive, presence and type of a coating, surfactants, and particle board density.

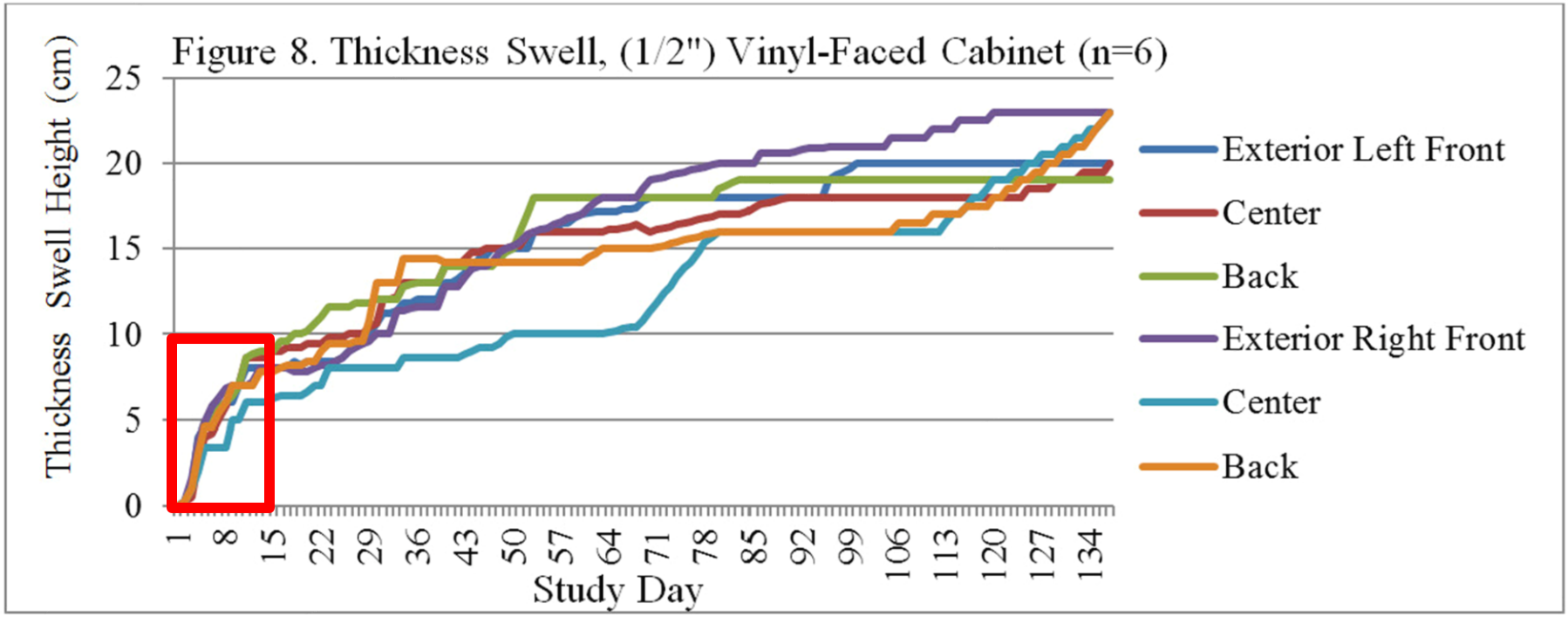
- Dr. Ralph Moon's heavily reference Peer Reviewed article on the rate of pressed wood cabinet swell.

DR. RALPH MOON. FORENSIC DEFENSE EXPERT.



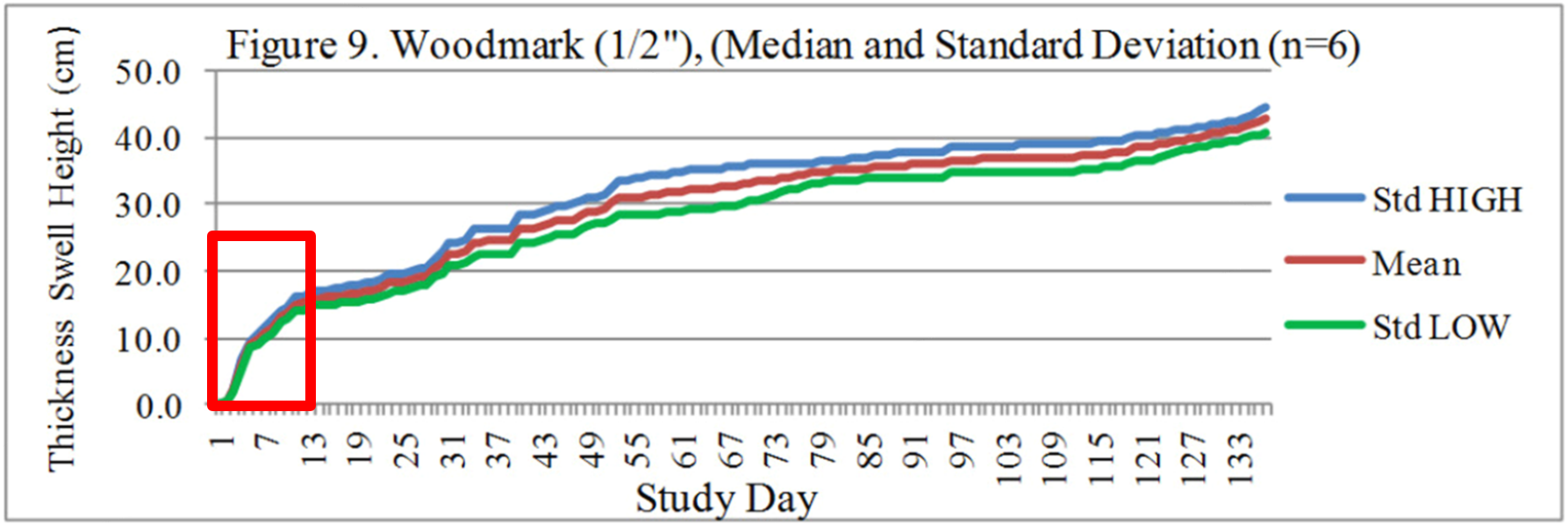
- Moon found over and over. Pressed wood cabinets … Massive swelling in a short amount of time. Not restorable by drying.

DR. RALPH MOON. FORENSIC DEFENSE EXPERT.



- Moon found over and over. Pressed wood cabinets … Massive swelling in a short amount of time. Not restorable by drying.

DR. RALPH MOON. FORENSIC DEFENSE EXPERT.



- Moon found over and over. Pressed wood cabinets … Massive swelling in a short amount of time. Not restorable by drying.

DR. RALPH MOON. FORENSIC DEFENSE EXPERT.

http://clmmag.theclm.org/home/article/feeling-the-heat

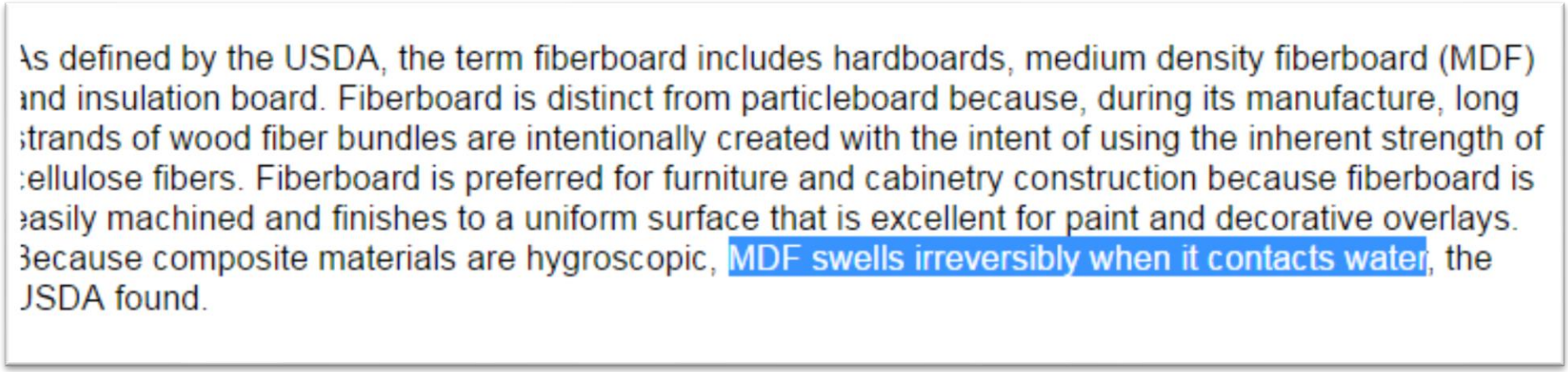
10/20/2009

Feeling the Heat

Hot water can warp an adjuster's perspective on water-damaged wood composite materials.

By Ralph E. Moon, Ph.D., CHMM, CIAQP

DR. RALPH MOON. FORENSIC DEFENSE EXPERT.



As defined by the USDA, the term fiberboard includes hardboards, medium density fiberboard (MDF) and insulation board. Fiberboard is distinct from particleboard because, during its manufacture, long strands of wood fiber bundles are intentionally created with the intent of using the inherent strength of cellulose fibers. Fiberboard is preferred for furniture and cabinetry construction because fiberboard is easily machined and finishes to a uniform surface that is excellent for paint and decorative overlays. Because composite materials are hygroscopic, MDF swells irreversibly when it contacts water, the USDA found.

- Moon found pressed wood (MDF) irreversibly swells when wet. That means discard. Do not dry. Drying will NOT restore to pre-loss condition.

DR. RALPH MOON. FORENSIC DEFENSE EXPERT.

Water losses lead personal property claims in the U.S., but are they as well understood as they are widely prevalent? A recent study shows that when medium density fiberboard (MDF), non-faced particleboard and Melamine (faced particleboard) are exposed to water, dramatic dimensional changes occur at water temperatures above 85°F. The swollen appearance of these wood composite materials was consistent with long-term exposure to moisture, although the exposure period was only 30 minutes. The test results underscore the importance of understanding the effects of elevated water temperatures on composite wood materials used in cabinetry, furniture and trim when supporting decisions of duration of loss.

- Moon found swollen appearance of pressed wood cabinets appeared to be long-term exposure in only 30 minutes. Not restorable by drying.

WATER EXPOSED KITCHEN AND BATH CABINETS
NOT RESTORABLE

As Dr. Moon has shown, pressed wood kitchen and bath cabinets are not restorable when wet. They irreversibly expand too quickly.

Keep in mind, S500-2021 discusses restoration of book cases, fireplaces, furs, dance floors, but there is no discussion about restoring [expensive] kitchen or bath cabinets.

Isn't it remarkable that this was omitted. Makes you wonder?

EPA Restricted Use Biocides

BIOCIDE USE S500-2015 VS S500-2021

- S500-2021 has removed the warnings about the use of Biocides that were in earlier Editions. See next pages.
- S500-2021 editors have explained that these warnings are not needed because they are present on the biocide labels.
- Understand that while practically no one reads the IICRC Standard (nor is the Standard used in IICRC-approved Water Damage Restoration training courses), no one reads the fine print labels on the back of the containers.
- So this omission is significant.

Keep in mind that S500 has been written/edited and/or updated to a large degree based on inputs from Editors that work for biocide manufacturers.

The concept of Green, Chemical-Free is completely contrary to the Water Damage Restoration Industry.

Earier IICRC Recommended Use of Biocides

13.4.3 Biocide Use, Safety and Liability Considerations

ANSI/IICRC S500: 2015

Antimicrobials (biocides) can harm humans, pets and wildlife if used improperly. When using antimicrobials (biocides) in water damage restoration activities for efficacy, safety, and legal liability reasons, restorers shall follow label directions carefully and explicitly. In some countries, such as the United States, it is a violation of law to use these products in a manner inconsistent with the label. In order to minimize potential liability, restorers shall:

- Comply with applicable training, safety, use, and licensing requirements in their respective jurisdictions;
- Train and supervise employees and agents handling biocides;
- Ensure that proper PPE is available to restorers who are engaged in antimicrobial (biocide) use and application;
- Not use such products in any heating, ventilating, air-conditioning, or refrigeration systems unless:
    - the product is specifically approved by the appropriate federal/state regulatory authority;
    - trained heating, ventilating, air-conditioning, or refrigeration systems technicians apply it and remove its residual;
    - the heating, ventilating, air-conditioning, or refrigeration systems system is not operating; and
    - occupants and animals have been evacuated;
- Apply products strictly in accordance with label directions;
- Dispose of remaining antimicrobials (biocides) according to label directions; and
- Determine whether or not the local government agencies where the antimicrobial (biocide) is to be applied has adopted laws or regulations further restricting or regulating the use of the specific antimicrobial (biocide) in question, and if so, follow those specific use restrictions and regulations;

Eliminated from IICRC S500-2021.

IICRC Recommended Use of Biocides

In addition, restorers should:

ANSI/IICRC S500: 2015

- Discuss potential risks and benefits with the customer, make available product information including the label and the SDS, and obtain a written informed consent with the customer's signature before applying any antimicrobial (biocide).
- Inquire about any pre-existing health conditions that might require special precautions.
- Advise customers to remove occupants and animals from the product application site, particularly children and those with compromised health.
- When antimicrobials (biocides) are used, document all relevant biocide application details.
- Refrain from making statements or representations to the customer beyond those stated on the product label or in the efficacy claims made by the product and approved by the applicable government agency.
- Ask questions when in doubt. Consult the appropriate federal, state, provincial, or local governmental agency. In the United States, the Antimicrobial Division within the Office of Pesticide Programs of the USEPA, the respective state agricultural department, or other state agency with pesticide jurisdiction, should be consulted when there is a question about a specific antimicrobial (biocide) product, or its use and regulation.
- Clean treated surfaces of antimicrobial (biocide) residues as part of the remediation process.
- Apply products that have been tested and registered by appropriate governmental agencies.

Eliminated from IICC S500-2021.

IICRC Recommended Use of Biocides

12.3.10.3 Biocide Use, Safety and Liability Considerations

Antimicrobials (biocides) can harm humans, pets and wildlife if used improperly. When using antimicrobials (biocides) in water damage restoration activities for efficacy, safety, and legal liability reasons, restorers shall follow label directions carefully and explicitly. In some countries, such as the United States, it is a violation of law to use these products in a manner inconsistent with the label. In order to minimize potential liability, restorers shall comply with applicable training, safety, use, and licensing requirements in their respective jurisdictions, and apply and dispose of products/container strictly in accordance with label directions.

- IICRC S500-2021 recommends the use of biocides. WE DO NOT!
- We recommend Green, Chemical-Free procedures only.
- Important: ALL popular commercial disinfectants used by restoration contractors are EPA restricted use: "Hard surfaces only."
- Use contrary to label directions is against Federal Law.
- Example: See next page label from BotanicaClean®. Note that MicroBan®, Mediclean®, Fiberlock® all have the same restriction.

Example BotaniClean® Label. Restricted Use.

BotaniClean is a germicidal detergent with broad spectrum kill of gram positive and gram negative microorganisms formulated to clean, disinfect and deodorize in a simple one-step process.

DIRECTIONS FOR USE: It is a violation of Federal Law to use the product in a manner inconsistent with its labeling.

CLEANING AND DISINFECTING DIRECTIONS: Gross filth and heavy soil must be removed before applying cleaning solution. Apply to surfaces by cloth, sponge, brush, coarse spray or by immersing equipment using normal cleaning methods. All hard surfaces must be wet thoroughly, and remain wet for at least 10 minutes and allowed to air dry. Thoroughly rinse all wetted and cleaned food contact surfaces with potable water. As the solution becomes dirty discard and replace with fresh solution. This is a complete product. **DO NOT MIX WITH OTHER CHEMICALS.**

BotaniClean is an excellent one-step cleaner disinfectant for working surfaces, including stainless steel, chrome, glass and vinyl. Use BotaniClean for all disinfection of hard, non-porous surfaces (floors, walls, tables, etc.) in Healthcare Facilities including Operating Rooms, Intensive Care, Nurseries, Emergency Areas, Dental Operatories, Dental and Medical Offices, Oral Healthcare Facilities, Oral Surgery Centers, Dental Schools, Schools, Hospitals, Nursing Homes, Prisons, Dental Labs, by Police and EMS, **Residential, Restoration, decontamination and remediation sites (fire, water, sewage, trauma scene decontamination and remediation)** as well as other areas/facilities concerned with the hazards of cross contamination. Use for one-step cleaning, disinfecting and deodorizing of devices and surfaces potentially contaminated with microorganisms and other items made of stainless steel, chrome, glass, non-porous vinyl, glazed porcelain, metal, plastics, Plexiglas®, glazed tile, washable painted or varnished surfaces, linoleum, and rubber.

When used as directed, BotaniClean effectively cleans and disinfects hard, non-porous environmental surfaces such as: ambulance patient care surfaces, anesthesia equipment surfaces, baby/infant care surfaces, backboards, bathing units, bathrooms, bed railings, blood pressure devices, cabinets, chairs, changing tables, computer surfaces, countertops, CT equipment/surfaces, curing lights, dental equipment surfaces/devices, doorknobs, floors, garbage cans, highchairs, infant care equipment, keyboards, laboratory equipment/

IICRC Requires: Written Informed Consent

12.3.10.3 Biocide Use, Safety and Liability Considerations

Restorers should:

- Discuss potential risks and benefits with the customer, make available product information including the label and the SDS, and obtain a written informed consent with the customer's signature before applying any antimicrobial (biocide).

- IICRC S500-2021 requires "written informed consent with customer's signature" before applying a biocide.
- This is NOT a line on your contract saying "Signee hereby agrees to allow the use of Anti-Microbials".

Written Informed Consent

informed consent

phrase of consent

permission granted in the knowledge of the possible consequences, typically that which is given by a patient to a doctor for treatment with full knowledge of the possible risks and benefits.
"written informed consent was obtained from each patient"

Definitions from Oxford Languages *Feedback*

- Full knowledge mean that if/when the restorer uses it on drywall (porous/not hard surface materia) the restorer MUST explain that this is illegal usage.

IS THERE EVER A CLEAN WATER LOSS? NO.

Holland (Important IICRC Standards Editor): Published that bacteria grow fast.

After 8 hours, a clean water event has already turned.

No longer allowed to be dried per IICRC.

IS THERE EVER A CLEAN WATER LOSS? NO.

In the real world, there is never a clean water loss. Bacteria and mold grow too quickly (Immediately) as water passes over contaminated flooring or through contaminated attics or under contaminated wall assemblies.

IS IT A CLEAN WATER (CATEGORY 1) LOSS OR NOT?

Only about 1 in 100 losses/water damage claims/water events are clean water losses by time time drying starts.

And IICRC does not permit drying unless the water is Category 1 (Clean)…

Then why is there so much drying?

Insurance Carriers send out dry-out contractors on essentially every job.

Contractors are paid to cover up evidence of mold using stain killers and paint.

Contractors are paid to [illegally] spray biocides to cover up microbial odors and growth on drywall and semi-porous wood products.

ALL SMOKE & MIRRORS

Yes, that means the whole drying industry is based on Smoke & Mirrors.

The whole drying industry is founded on the illegal application of biocides.

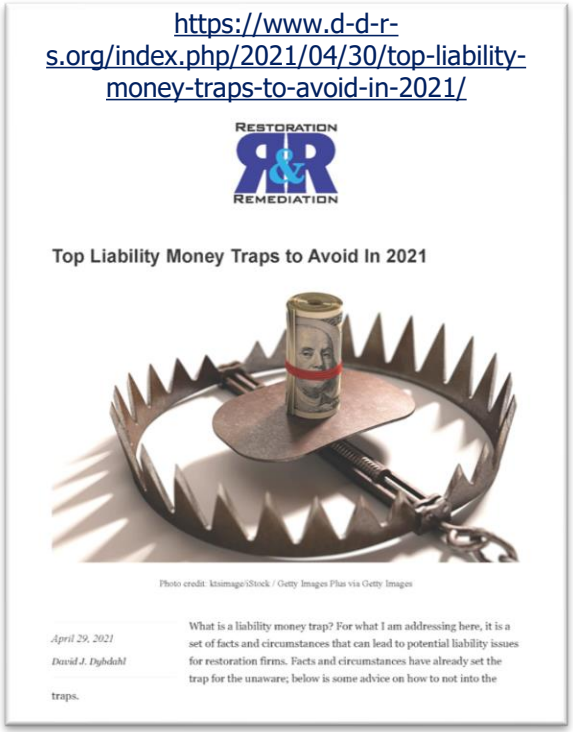
But so long as Carriers will pay (including both Independents and Preferred Venders) contractors will line up to do so.

ILLEGAL SOAKING OF DRYWALL, CARPETS, CABINETS …

Illegal soaking of drywall, pressed wood cabinets, carpet/pad with biocides does NOT restore to pre-loss/ pre-damage condition.

And represents major risk/liability to contractors.

ILLEGAL APPLICATION OF BIOCIDES. MAJOR RISK.



https://www.d-d-r-s.org/index.php/2021/04/30/top-liability-money-traps-to-avoid-in-2021/

RESTORATION R&R REMEDIATION

Top Liability Money Traps to Avoid In 2021

Photo credit: ktsimage/iStock / Getty Images Plus via Getty Images

April 29, 2021

David J. Dybdahl

What is a liability money trap? For what I am addressing here, it is a set of facts and circumstances that can lead to potential liability issues for restoration firms. Facts and circumstances have already set the trap for the unaware; below is some advice on how to not into the traps.

Click on the link above. It will take you to an important article about the risk involved in illegal biocide application. Restorers void their Environmental/Pollution Insurance policy when they apply biocides illegally.

We are remediation contractors. After a water event, we always rip it out and rebuild. Then you know it is perfect — good "as new" — because it is new.

And you can always provide a 100% Mold-Free Warranty.

Without the illegal application of biocides that leave a toxic residue.