

FS No. 55-026-1020

POST-MOLD REMEDIATION HOUSEHOLD GOODS EVALUATION AND CLEANING

Adequate mold remediation and clearance techniques will prevent cross-contamination of mold spores to household goods located outside the mold remediation containment area. However, there is potential for mold spores to spread to household goods when mold remediation and clearance containment techniques are insufficient.

Development of the mold remediation scope of work and post-mold remediation cleaning and clearance will be conducted judiciously. Statistical surface sampling for mold spores will only be conducted on a case-by-case basis and recommended following a holistic assessment of the situation.

Post-mold remediation cleaning of household goods, located outside the mold remediation containment area and without visible mold, is not necessary if proper mold remediation and clearance protocols are followed. This is also true if the heating, ventilation, and air conditioning (HVAC) system ductwork is not deemed contaminated and not included in the mold remediation scope of work. Post-mold remediation cleaning of household goods with visible mold is required.

In general, post-mold remediation and clearance statistical surface sampling of household goods, located outside the mold remediation containment area, is necessary when **both** of the following apply:

- Proper mold remediation containment and clearance procedures were not followed.
- There are physician-confirmed medical conditions that are made worse by mold exposure for any of the home occupants.

In general, post-mold remediation cleaning of household goods without visible mold is necessary when **any** of the following apply:

- There are physician-confirmed medical conditions that are made worse by mold exposure for any of the home occupants.
- Proper mold remediation and clearance containment procedures were not followed.
- There was verified presence of mold in the HVAC ductwork of the home.

Once appropriate cleaning is conducted and clearance is complete, there is no need to conduct statistical surface sampling of household goods located outside the containment area.

According to the Institute of Inspection Cleaning and Restoration Certification (IICRC), contents can be put into three different categories to determine how they can be cleaned:

- Porous: Materials that easily absorb or adsorb moisture and, if organic, can easily support fungal growth (e.g., clothing and other textiles, padded or upholstered items, leather, taxidermy, paper goods, many types of fine art);

- Semi-porous: Materials that absorb or adsorb moisture slowly and, if organic, can support fungal growth (e.g., unfinished wood or masonry); and
- Non-porous: Materials that do not absorb or adsorb moisture or those that have been surface treated and do not easily support fungal growth (e.g., finished wood, glass, metal, and plastic).

Cleaning procedures for household goods **with** visible fungal growth, according to IICRC (S520) are as follows:

- Porous: Most porous items can be steam cleaned, air-washed, or laundered according to the manufacturer's recommendations. If the mold has begun to breakdown the materials, items in the category may need to be disposed of rather than cleaned. In this case, the breakdown of materials can be described as the degradation or staining of a material due to moisture or mold damage that cannot be removed through cleaning of the product.
- Semi-porous: These items can be cleaned using more aggressive methods such as air-washing or abrasive blasting if necessary.
- Non-porous: In addition to the required pre- and post-high-efficiency particulate air (HEPA) vacuuming, these materials can be wiped down with a damp cloth or brush to remove fungal growth. Some non-porous materials may have recommendations from the manufacturer for cleaning.

Items that cannot be cleaned to remove all visible mold growth, or were contaminated with black or grey water, will be discarded in a manner that limits the spread of fungal spores. Items will be wrapped and sealed in plastic within the containment area prior to disposal.

Cleaning procedures for household goods **without** visible fungal growth, according to IICRC (S520) are as follows:

- Porous: HEPA vacuum item and steam clean, air-wash, or launder according to the manufacturer's recommendations. Dry thoroughly.
 - Semi-porous: HEPA vacuum item and damp wipe. Dry thoroughly.
 - Non-porous: HEPA vacuum item and damp wipe. Dry thoroughly.
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