

# How To Guide ••• Heavy Density Discoloration Remediation

\* The information contained herein serves only as suggested guidelines. Vendors are expected to perform all work according to the specific information in the work item, applicable laws and regulations, and in accordance with industry standards.

## Introduction

- Heavy Density Discoloration is defined as discoloration of walls, carpet and other interior surfaces that requires demolition, treatment and removal

## Preparation Stage

- 1 Install floor protection prior to drywall demolition.

- A painter's drop cloth as site protection is appropriate to protect floors

## Move Personal Property

- When a room is determined to have discoloration, personal property should be moved into the center of the room to enable the preservation contractor to walk around the room perimeter and spray/treat the walls and ceiling with the antimicrobial solution



- Thin painters plastic must be used to cover and protect the personal property from any overspray during the remediation



## Heavy Density Remediation

- 1 Remove drywall (to off site landfill) and cut out in a professional manner (if needed, remove wet insulation).
- 2 Clean up all debris to "broom swept" minimum condition or mop and vacuum when appropriate.
- 3 Spray the wall cavity and framing with an antimicrobial solution and allow sufficient time for the solution to dry before applying the sealant.

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4 Apply a sealer with roller or brush, not aerosol spray cans .



Example of appropriate sealant



Spray aerosol sealant is NOT acceptable



## Disclaimer Label

Apply one Altisource approved treatment “Discoloration Disclaimer Label” in all treated rooms

Provide clear photos of all rooms with the posted Discoloration Disclaimer Labels

### NOTICE

This area was treated for **SURFACE** discoloration. It has not undergone sub-surface inspection. There is no guarantee of remediation. Buyer, Owner or Occupant is responsible for inspecting property prior to offer submittal or re-occupancy.

Altisource Discoloration Disclaimer Label

## Clean Up and Debris Removal

All debris, rags, cans, etc. should be double-bagged and removed from the property

Any furnishings that are also contaminated must be removed from the property

Clean up all debris to “broom swept” minimum condition or mop and vacuum when appropriate



## Installing Air Scrubbing Equipment

After remediation is complete, use industry accepted HEPA air scrubbing equipment and, if needed, generators

Examples of air scrubbing units



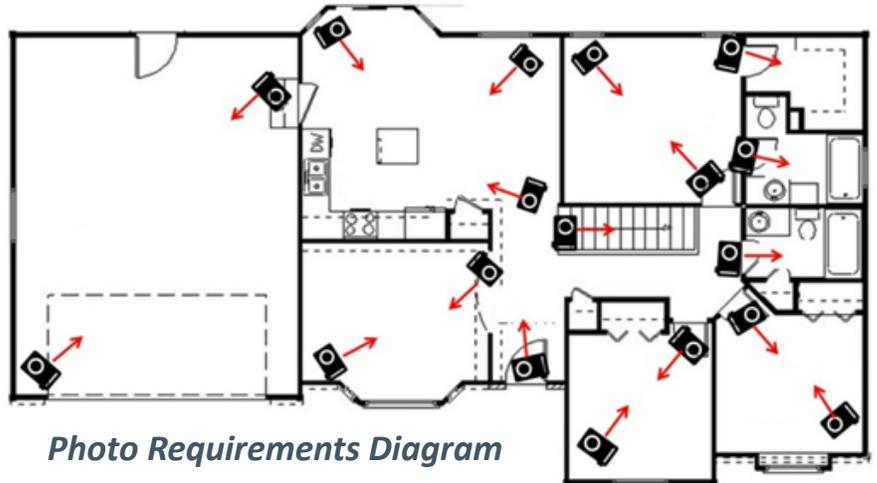
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## Photo Requirements

### Standard Required Photos

- **Address Verification:** (Front View, Property Number and Intersection Street Sign)
- **Interior Photos:** All rooms (multiple angles) before work (see diagram)
- **Discolored Areas:** 10 foot away and close-up of discoloration



### Demolition Method Photos

- **Preparation Photo:** Site protection-Floor protection, trailer or truck measured for demo volumes
- **Preparation Photo:** Bleach solution bottle with application system (tank sprayer preferred)
- **Preparation Photo:** Type of sealant (cans) if applicable
- **Progress Photo:** Demolition of floor covering, pad, tack strips
- **Progress Photo:** Disable Electric, Plumbing HVAC connections required
- **Progress Photo:** Removal of doors and frames, trim and cabinetry from walls
- **Progress Photo:** Full room views of drywall demolition from differing angles
- **Progress Photo:** Wall cavities cleaned free from debris along with site removal of demo
- **Progress Photo:** Bleach solution application to discolored areas
- **Progress Photo:** After views of treated surfaces showing effect of bleach solution spraying
- **Progress Photo:** Sealant application where applicable
- **Progress Photo:** Air scrubbing equipment
- **Interior Photos:** Photos of Discoloration Disclaimer Labels installed and full room photo
- **Interior Photos:** All rooms after work (mirror before photos)
- **Minimum Photos Required: 60**
- **Maximum Photos Allowed: 120**