

# How To Guide ••• Light 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

- “Light Density” discoloration is defined as surface discoloration of walls, cabinetry and other interior surfaces that is treatable through “Treat and Seal” method (using an antimicrobial solution and a stain blocking primer).

## Preparation Stage

- 1 Provide clear photos of all rooms and up-close photos of all impacted surfaces prior to work. Also include a photo of the type of sealant being used.
- 2 Put down site protection drop clothes around remediation locations (floors, railings, cabinets, etc.).
- 3 Mix antimicrobial solution according to the manufacturer’s instructions; then transfer to application system (tank sprayer preferred).
- 4 Provide photo of antimicrobial solution used and application method.

*Example photo provided for proof of antimicrobial solution and application method.*



## 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.



# Light Density Discoloration Remediation

## Light Density Remediation

- Vendors will use the Pre-Approved *Spray Antimicrobial Solution* Work Item to treat the surface discoloration on walls and ceilings when performing Interior Initial Services or recurring grass cuts.

## Applying Solution

1 Apply antimicrobial solution to the discoloration.

- Allow sufficient time for the solution to dry before applying the sealant.

*Applying "antimicrobial" solution*



## Applying Sealant



*Spray aerosol sealant is NOT acceptable.*

- Apply an appropriate sealant such as KILZ®, Zinsser®, or comparable product to the treated surface. If the surface is masonry or cement, use DRYLOK® or a comparable masonry sealant product.

*Example of sealant.*



## Disclaimer Label

- Apply one Altisource approved "Discoloration Disclaimer Label" in all treated rooms.
- Provide clear photos of all rooms with labels.

*Altisource Discoloration Disclaimer Label.*

### **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.

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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

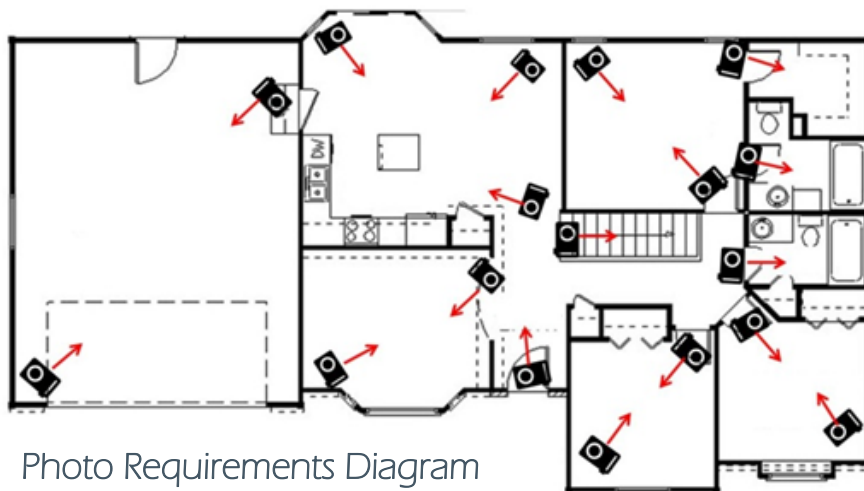


Photo Requirements Diagram

### Light Density Discoloration Required Photos

- **Preparation Photo:** “Bleach” solution bottle with application system (tanks prayer preferred)
- **Preparation Photo:** Type of sealant (cans)
- **Preparation Photo:** Drop clothes on floors, railings, cabinets, etc.
- **Progress Photo:** Bleach solution application to discolored areas
- **Progress Photo:** All bleach treated areas prior to application of sealant
- **Progress Photo:** Sealant being applied to discolored areas
- **Progress Photo:** Discoloration removal via bleach and wipe down method
- **Progress Photo:** Completed sealing work
- **Interior Photos:** Photos of Discoloration Disclaimer Labels installed and full room photo
- **Interior Photos:** All rooms after work (mirror before photos)
- **Minimum Photos Required:** 50
- **Maximum Photos Allowed:** 100
- **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