

Cleaning and Removing Mould

Water damaged materials should be removed or cleaned and dried.

A visual inspection is the most important initial step in identifying a possible mould problem. Visual inspection should include looking in hidden areas such as crawl spaces, attics, and behind wallboard, carpet backing and padding, wallpaper, moldings (baseboards), insulation and other materials that are suspected of potentially holding moisture and hiding mould.

Ceiling tiles, paper covered gypsum wallboard (drywall), structural wood, and other cellulose containing surfaces can hold moisture and become a good place for mould to grow.

Use personal protective equipment such as gloves and respiratory protection (e.g. N-95 disposable respirator) if an assessment of the area might disturb mould. Try to minimize the creation of dust while doing the assessment.

Prior to the cleaning and removal of mould, consider the potential presence of other environmental hazards such as asbestos and lead.

Moisture Control and Building Repair

- In all situations, the underlying moisture problem must be corrected to prevent recurring mould growth.
- Building experts may be needed to identify and repair building problems.
- An immediate response and thorough cleaning, drying and/or removal of water-damaged materials will prevent or limit microbial growth.

Cleaning Methods

- Non-porous materials (e.g. metals, glass, and hard plastics) can be cleaned with a detergent.
- Semi-porous and porous materials, such as wood and concrete can be cleaned if they are structurally sound.
- Porous materials, such as ceiling tiles, insulation, wallboards (with more than a small area < 10 square feet of mould growth) should be removed and discarded. Remove materials at least 500 mm (20 in.) above the high-water line. Removing only the lower part of the wall applies if action is taken immediately after the flood. Gypsum board walls that have been exposed to high humidity or standing

water for a prolonged period of time should be removed and discarded. Ceiling tiles and panelling should be treated like drywall.

- A professional restoration consultant should be contacted to restore valuable items that have been damaged.
- Clean affected area using soap or detergent solution using gentle cleaning method that effectively removes mould to limit the creation of dust.
- Clean surfaces and materials adjacent to areas of mould growth for settled spores with a vacuum equipped with a High-Efficiency Particulate Air (HEPA) filter.
- Disinfectants are only required when cleaning mould growth resulting from sewage waters.
- After any mould cleaning and removal, clean the HVAC system in the home.

Cleaning Areas (up to 100 square feet)

- Be sure that the work area is unoccupied and anyone involved in the cleaning should wear respiratory protection (e.g. N-95 disposable respirator)
- Before cleaning and mould removal, cover all surfaces that are difficult to clean (carpets, electronic equipment), the floor of the work area, and all exits with plastic sheeting and seal them with tape.
- Seal ventilation ducts/grills in the work area with plastic sheeting and shut down the HVAC system servicing this area.
- Reduce the creation of dust where possible. Consider cleaning or gently misting surfaces with a diluted soap or detergent solution; use a vacuum equipped with a HEPA filter to clean up dust.
- Clean mouldy materials with soap or detergent solution. Materials that can't be cleaned should be removed from the building in a sealed plastic bag.
- There are no special requirements for the disposal of mouldy materials.
- The exit area from the work area should be HEPA vacuumed or cleaned with a damp cloth or mop and soap.
- All areas should be left to dry and be visibly free from mould, dust and debris.

Cleaning Areas Greater than 100 square feet:

- Contact a properly trained and equipped mould remediation professional to conduct the remediation.



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