



Did your home flood?

Here are muck-out and construction points for flooded homes.

1. Dry out what you can as soon as possible. This early on, clothes and textiles can still be saved. Inorganic materials (metal, marble, glass) can be cleaned and saved.
2. Use caution around the electrical system. Be aware that some homes have electrical wiring in the crawl space.
3. How to muck-out your home depends on how high the water got. If water is in the crawl space only, you will want to get the water out of the crawl space or let it dry out by opening vents and using fans. If ductwork or insulation got wet, it will have to be removed.
4. If water got to the floors, the floors may or may not have to be removed. Dry out the floors as best you can and evaluate.
5. If water got to the drywall in a room, you will likely have to remove the drywall and insulation about 12 inches above the water line because water wicks up. Remember that drywall comes in 4 foot sections. If you are close to a seam, remove drywall at the seam when possible. That will give you a factory seam when it's time to rebuild.
6. If the water rose above the level of the toilet, then the home has sewage water in it.
7. Do not replace building materials until the home is dry. Test the moisture levels before replacing drywall or other coverings. You can buy a moisture meter at a home repair store. The moisture meters have a green/yellow/red system to show whether the studs are too wet to cover.
8. Know and follow your local codes and permit requirements.
9. It is generally not possible to repair HVAC units that have flooded. The unit may work for a year, but it will eventually fail.
10. "Contractors" come to disaster locations to scam survivors. Hire only licensed contractors to work on your home. Never pay a contractor in cash, not matter what they tell you. Repeat, repeat, and repeat this message with your neighbors so we can watch out for each other.

Westminster Home Connection gives you these lessons learned from the May 2010 flood.