

**Flood. Fire. Mold.
Crime Scenes. Biohazards.**
Together, We'll Get Through This.

The Property Owner's Guide
for Managing Emergencies

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How Does Climate Change Impact Property Owners?

The Real Risks of Flood & Mold Damage

As the threat of storms, flooding and fluctuating temperatures continue to intensify due to climate change, home and business owners need to consider how to properly protect their property during every season-however unpredictable. So the question is, "How can property owners protect their homes and businesses from extreme weather conditions?"



3 Ways Property Owners Can Prepare For The Unpredictable Future Of Climate Change:

1. Seal Leaks & Waterproof Your Home.

Heavy rainfalls and melting snow can damage your property's roof and foundation. Make sure that no water is able to get through to your roof or into your basement. With thermal imaging and other innovative industry technology, a certified professional contractor can identify where there are cracks and leaks and take the right action to seal them before they become a significant problem.

By using infrared scanning technology to complete a full survey of your property, your specialized contractor can non-invasively identify moisture areas, water damage, and even foundation cracks. Your professional contractor can then make specific recommendations for thoroughly waterproofing your roof and basement, as well as recommendations for repairing any foundation cracks, from the inside or outside, with or without digging.

2. Prevent Sewage Water Exposure.

Severe weather conditions can also cause sewers to back-up. When your property is located in an area supported by outdated sewage infrastructure, your risk for flooding increases as well as the health risks from the bacteria and viruses sewage water carries with it. One way to prevent exposure to sewage water in the event of a sewer backup is to install a backflow valve. Another preventive measure is making sure the elevation around your home does not allow heavy rains to collect along the perimeter of your property.

3. Check for Mold: Protect Your Air Quality and Property Value.

With increased risk for flooding from extreme weather and temperatures, property owners also face the risk of mold growth. Mold can be costly to repair and cause damage to your health when left undetected and untreated. Mold does not have to be visible for a professional mold remediation team to detect it. Using the latest technology in mold spore meters, your mold remediation professional can perform specialized indoor air quality tests to identify mold spores and other contaminants in the air. It is also strongly recommended that new homeowners have a mold inspection performed before purchasing any property. These specialized mold and contaminant inspections are not done by home inspectors and require a certified professional with the right training, experience and equipment to properly test for mold and take the necessary steps for a complete mold remediation.

“Our properties are designed to protect us from extreme weather so it is so very important that we make every effort to protect our properties from extreme weather as well.” – Senior Project Manager, GTA Restoration

Why is Fire a Triple Threat to Property Owners?

The Real Risks of Fire Damage

Fire is a triple threat for property owners because it results in (1) fire damage, (2) water damage and (3) the risk of mold due to flooding. Fire damage includes damage to the property and contents, soot, smoke damage and poor air quality. Flooding from firefighting efforts causes the water damage. And with water damage, there is a very real risk of mold growth within 12-48 hours.



3 Key Steps To Recover From a Fire:

1. Decontaminate.

Fire damage poses the risk of health hazards including serious respiratory issues, so it is absolutely necessary to decontaminate and deodorize your property first to restore your air quality. Attempting to decorate over the soot, smoke and fire damage without first decontaminating and deodorising the property, traps harmful air pollutants and odours and also causes staining to work its way back through any paint application.

In every case of fire damage, be sure to call a professional fire restoration team who will take all the necessary steps to decontaminate the areas and contents to ensure all the harmful pollutants are sanitized and thoroughly removed. Also, depending on the severity of the contamination, some items will need to be transported to a specialized decontamination unit.

2. Address Water Damage to Avoid Mold.

Water damage from fire fighting efforts is devastating especially when it extends to soaked furniture and flooring, electric appliances and other irreplaceable household items. Furthermore, any kind of water damage should always be addressed immediately as harmful mold growth can begin within 12-48 hours.

Other complications from water damage include steel and iron corrosion as well as wood rot in walls and furniture. Immediate water damage remediation includes removing the water, as well as drying and sanitizing both your property and all your contents. Initially, vacuums and pumps are used to remove any standing water; after removing the water, the drying process is initiated with fans and dehumidifiers.

It is very important for property owners to note that drying is not enough. All damaged items and personal belongings must be sanitized and cleaned to prevent mold growth including carpets, clothing, and rugs, which require thorough antimicrobial treatments.

3. Restoration

Once your property is decontaminated, you need a professional team of restoration experts to address your water damage, assess the full extent of the damage to your property and supply you with a fair and detailed estimate of the cost to restore your home or business to its original state or better.

Always engage a professional restoration surveyor to assess the damage and provide you with an itemized estimate for the work. Recommended restoration work ranges from:

- Cleaning & decontamination of carpets and soft furnishings
- Odor removal
- Restoration of documents
- Restoration of fine arts
- Floor and wall repair and replacement

“Recovering from a fire in your home or business is a process, so property owners must be sure to take the right steps forward.” – Fire Recovery Specialist, GTA Restoration

When to Call Professional Help for Biohazards

The Real Risks of Biohazards and Crime Scenes

Property ownership comes with many benefits as well as challenges. One of the more difficult challenges is dealing with a biohazard clean up.

Every property is exposed to the risk of biohazards, and situations when you will need professional help range in severity. This is why it is important to know when and why to call professionals to clean up and decontaminate your property in the event of exposure to biological or chemical hazard. From sewage backups, to chemical spills, to hoarding, to criminal activity and crime scenes, home and business owners need to be aware of the health and safety risks.



10 Reasons for A Professional Biohazard Cleanup

1. Sewer back-up
2. Hoarding Cleanup
3. Vandalism Clean-up
4. Dead Animal Removal
5. Sharps and Needle Removal and Disposal
6. Blood, Bodily Fluid Cleanup and Excrement Cleanup
7. Meth Lab Cleanup
8. Trauma and Crime Scene Clean-up
9. Body Removal
10. Suicide/Homicide Cleanup and Decontamination

“Biohazards pose extremely dangerous and potentially deadly health risks to anyone who is exposed. For the safety of everyone affected, these emergency situations do require specially trained professionals onsite to secure the property and safely decontaminate or dispose of the affected contents.” – Senior Biohazard Technician, GTA Restoration

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