



Mold Clean-up/Remediation Documentation

By law, landlords are required to fulfill certain requirements that make a rental property fit for human habitation (Warranty of Habitability, CRS 38-12-503). Mold growth in buildings affected by flooding can be a significant health issue for building inhabitants. Therefore, the building must be remediated by identifying and removing the affected building materials and making sure that all affected areas thoroughly dry. Evaluations must be conducted during and after remediation to confirm the effectiveness of work, particularly for large-scale remediation.

Environmental sampling for mold can help to determine the extent of the problem, the location of mold, and the quality of the remediation. However, sampling for mold **cannot be used** to determine if a building is “safe” because there are no quantitative, health-based guidelines that describe “safe” levels for microbial exposure to mold. Instead, property owners and managers should follow the steps below to ensure that flooded properties have been properly remediated to prevent mold health problems.

1. Conduct a visual inspection to identify all porous materials affected by flood waters; including dry wall, carpet, carpet padding, furniture, and some wood products. The inspection should define the extent (e.g. height of water line), location (e.g. basement, crawlspace, etc.), and probable causes (e.g. inundation of flood waters, roof damage, etc.) of the mold growth, as well as specify the remediation. Document with photographs and descriptions of the affected areas, if possible.
2. Document or ask for documentation for all remediation efforts as proof of the work. At a minimum, this should include:
 - The underlying moisture problem was identified and eliminated. For example, the roof has been repaired if the rain that preceded the flood damaged the roof.
 - The work area was isolated appropriately and effectively during remediation.
 - Mold removal and worksite cleanup was performed according to the site-specific plan that included:
 - Removal of all affected drywall at least one foot above the water line.
 - Removal of all affected flooring materials.
 - Removal of all other saturated porous materials, including furniture, office partitions, some wood products, etc.
 - Any additional moisture or mold damage discovered during remediation was properly addressed by removing all porous material and eliminating further water intrusion.
 - Surfaces are free from visible dust and debris upon completion of the remediation.
 - Description indicating the extent of drying efforts conducted. For example, four fans were used to dry the crawl space over a one-week period.
 - If environmental sampling was performed, the results of sampling were evaluated by a trained building or environmental health professional, and opinions were offered concerning the results.
3. Contact the Colorado Department of Public Health and Environment (CDPHE) at 303-692-3100 if you have questions about asbestos.



