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## My Home Did Not Flood but Water Came in Through the Weep Holes, Now What?

If your home did not have standing water with a distinct water line but you know there are damp areas, you may be questioning what your next step should be. Many homes did not take in enough water to actually flood the entire home but the flood water was just high enough to seep into the weep holes and cause moisture in the walls, baseboards and flooring.

This is contaminated water that contains everything from road grime to sewage to chemicals and other toxic substances. With your family's health in mind, our recommendation is as follows:

- Remove all baseboards and flooring that are damp.
- Cut and remove the drywall at about 8-12" above the baseboards. Typically, this will just need to be

completed on exterior walls where flood water reached the weep hole level.

- Any insulation and flooring that is damp needs to be removed as well.
- Purchase a mold/mildew remover (available at any hardware or home improvement store) and spray all contaminated areas. Straight bleach will not kill mold and mildew.
- Place fans on wet areas to help facilitate drying.
- Before you replace your baseboards or drywall, you need to make sure everything is dry to avoid issues later.

The photos below show a home that flooded up to weep hole level but never entered the home otherwise. The water line has been marked in yellow on the exterior photos. A regular photo of the

interior is shown to the left of the infrared photo. The infrared photos show the amount of moisture that soaked into the drywall, baseboards, insulation and floors. The purple/pink areas of the infrared photos highlight the moisture. You will notice that the home appears fine but is actually retaining a lot of moisture. The moisture meter in the photo below is showing 99.9% moisture in a baseboard that did not feel or look wet.

If needed, we are available to perform infrared scans to ensure your home is dry before you begin the process of rebuilding. Please call us with any questions. We wish you the best with your recovery from this storm.

