

## Site Restoration and Remediation

The installation of new interior finish materials, including carpet, requires key consideration regarding the condition and readiness of the site. When a previously occupied residence is involved, site requirements can extend beyond the removal of existing materials, and the re-installation of replacement materials. As a result, replacing existing carpet may not be a simple happening that involves nothing more than removing old carpet, pad, and tackstrip, and replacing them with new materials.

Setting aside the needs required to properly test and prepare a sub floor prior to installation of new carpet and carpet sundries; it is often necessary to address site conditions, both obvious and otherwise. Failure to do so can prove to be detrimental to the appearance and performance of a carpet, and the comfort and well being of the residents if left alone to their devices. Considerations here include, but are not limited to ceiling, wall and sub floor condition, requirements to destroy and also prevent further proliferation of mold and mildew, the prevention of water intrusion, and the elimination of odors.

The majority of site needs are readily seen and easy to recognize. But one must also be mindful of offensive odors and their sources. Wet and water-stained building materials will be obvious emitters of foul indoor air. However, seemingly inert ceilings, walls, wood, upholstery and drapes will absorb odor molecules associated with water damage, soiling, cooking, bathrooms, smoking habits, urine, feces, vomit, and the sometimes musty odor associated with the presence of house pets, and then become active odor emitters.

In order to obtain a clean, healthy and inviting environment, and remove and suppress unpleasant odors, professional carpet cleaners trained in home remediation may have to address odor sources, such as ceiling, walls, floors and other porous materials, address dust mite and other infestation, and destroy fungal growth. To accomplish these needs, a professional carpet cleaner may be required to use EPA registered products that work as a disinfectant, enzymatic, mildewcide, deodorant, and fragrant. The use of ozone-generating equipment coupled with air-blowers is also used to remedy foul ambient air prior to re-occupying a residence, or to re-freshen the indoor air.

Other restoration/remediation considerations include waterproofing, sub floor patching and crack protection, and ventilation. Ceilings and walls that have been subjected, and stained and damaged by water intrusion offer their own set of challenges that can include the presence of bacteria and fungi. The use of cleaning solutions containing a peroxide additive to clean walls and ceilings is not uncommon. If fungal activity has occurred, products designed to kill mold and mildew, and to prevent related odors will be required. Smoke and soot stained walls will require the use of degreasers. Sub floors contaminated by uric salts, leaking appliances, and backed-up toilets will require cleaning and flushing using a bacterial enzyme.

The carpet industry is an odyssey. Carpet manufacturer's quest is driven by customer satisfaction, and our journey focuses on the quality of our products and the perception of beauty, warmth and comfort they provide. Newer technologies and innovations allow our industry to continue to create increasingly more beautiful and luxurious products. The addition of soil and stain protectors, antimicrobials, and odor-destroying additives that work by biologically "eating" odors also enable today's carpets to be more functional and longer lasting. Still, to help assure the comfort and well being of new occupants of a previously occupied residence, it is typically necessary to clean and sanitize the site, and provide ample fresh air exchange; all in order to restore a residence to a new-like condition. In doing these things, the bio-burden placed on a carpet will be lowered, and carpet cleaning requirements will be less frequent.

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