



TSR VIRTUAL COFFEE BREAK



WELCOME!

- **Questions?** Type them in the chat or Q&A window at anytime. We'll have time at the end. For everything else, contact Sales@TriStateRestores.com.
- **We are recording!** A links to view the video & PDF presentation will be shared with you tomorrow morning.
- **Starbucks Gift Cards:** Attendees can all expect a caffeinated surprise in their email inbox tomorrow!
- **After the VCB:** Please complete the post-event survey to share topics you'd like us to cover in our next VCB. *See you August 25!*
- **Liked this Presentation?** Please post a review of TSR on Facebook, Google or Angi
- **Stay till the end** – TWO lucky attendees will win a \$50 Gift Card!





WHO WE ARE



FAMILY OWNED - LOCALLY OPERATED - ESTABLISHED FIRM

Tri State Restorations LLC® is a Washington D.C. Metropolitan-based family-owned and locally operated commercial and residential disaster recovery specialist. We specialize in the mitigation, remediation, removal, cleanup and restoration efforts of large commercial water, fire, mold, biohazard & trauma property losses.

Our company's mission is *Turning Disaster Into Peace of Mind®* because we're committed to helping ease the burden of handling your property's disaster providing you with the best customer service and remediation services available.



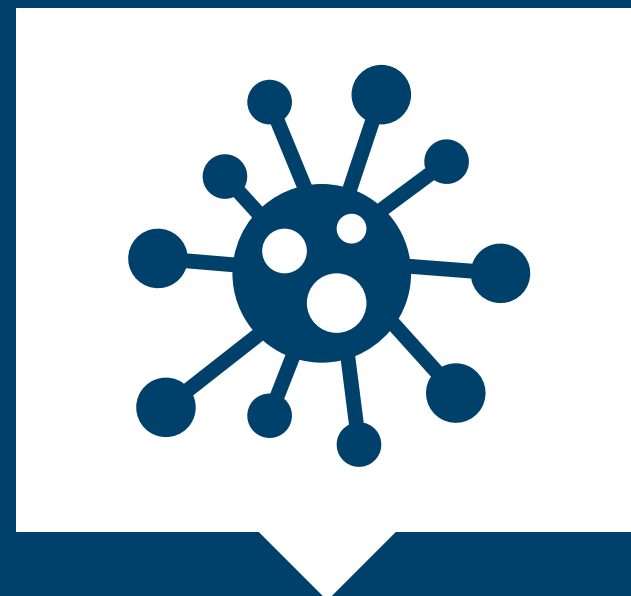


SERVICES

We're Your Local DMV Area Commercial & Residential Disaster Recovery Experts.



Water Mitigation &
Restoration



Mold Remediation



Fire/Smoke
Restoration & Odor
Control



Biohazard &
Trauma
Disinfection



Sewage Mitigation
& Cleanup



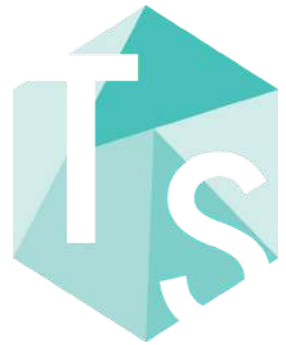
LICENSED + INSURED + RELIABLE

- IICRC Certified Firm
- EPA Lead Safe Certified Firm
- IAQA SMART Mold Firm
- Infectious Disease Control Certified
- 5-Star Rated



AVAILABLE 24-7



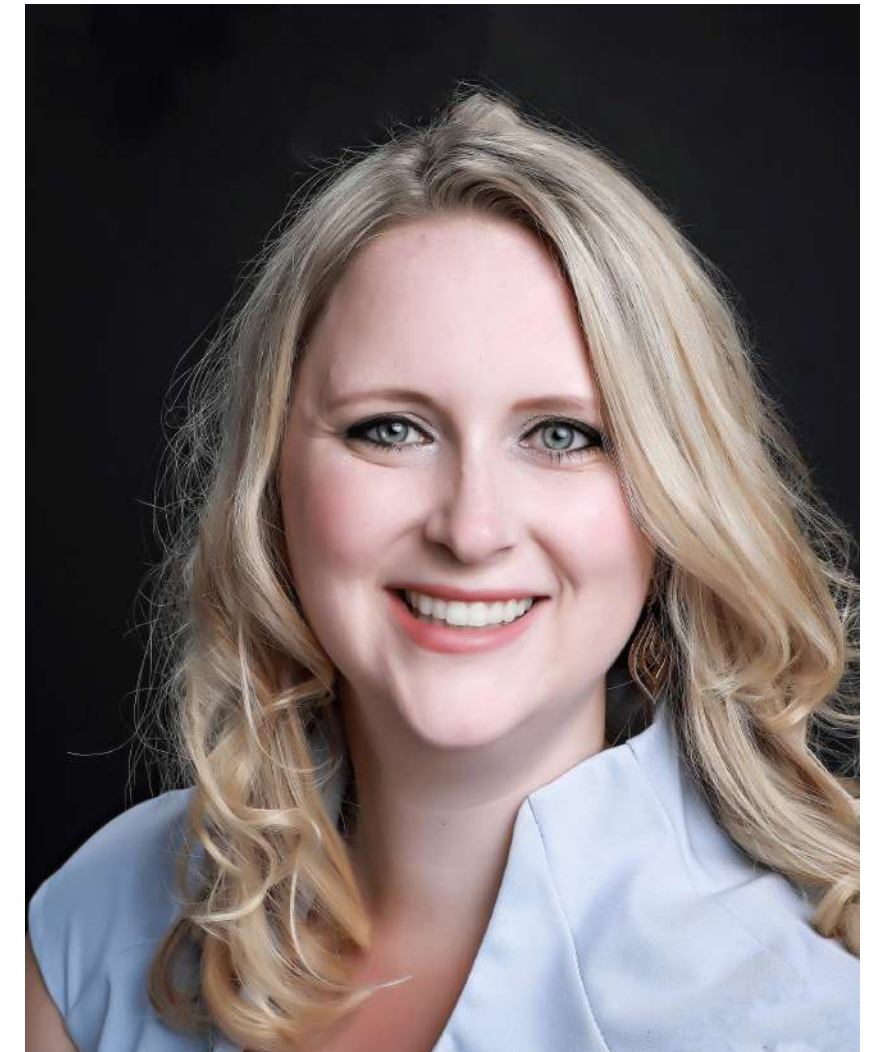


TARA WILSON

VICE PRESIDENT

Tara and her husband and TSR owner, Mark Wilson, have been assisting DMV area property owners with emergency disaster restoration and mitigation needs since 2006.

Tara's work with the company centers account management. She currently holds TSR's MHIC license and has obtained several IICRC certifications.





What IS a Crawl Space?

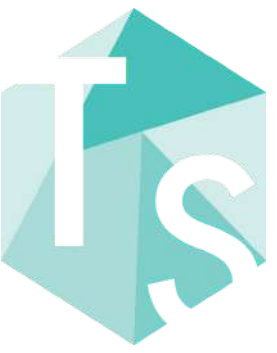


Not this...



THIS!





A CRAWL SPACE IS...

The shallow area located just under a property, constructed to create a foundation between the bottom of the building and the ground.

This unoccupied, unfinished, narrow space within a building between the ground and first floor of a property is named because there's typically only enough room to crawl rather than stand; anything taller than 5ft is usually considered a basement.

Depending on the type of crawl space and age of the property, they can have dirt, stone or cement flooring.

A person is shown crawling on their hands and knees in a narrow, cluttered space between a wooden cabinet and a wall. The person is wearing a dark, long-sleeved shirt and dark pants. The space is dimly lit, and various items like shoes and bags are visible on the floor. The overall scene is overlaid with a semi-transparent blue filter.

**Crawl Spaces Can Have
Internal Access Points**





A photograph of a wooden door set in a stone wall, with a blue overlay and the text "Or, External." centered over it. The door is made of vertical wooden planks and is set within a stone frame. The surrounding walls are made of rough-hewn stone. The text is in a bold, white, sans-serif font.

Or, External.







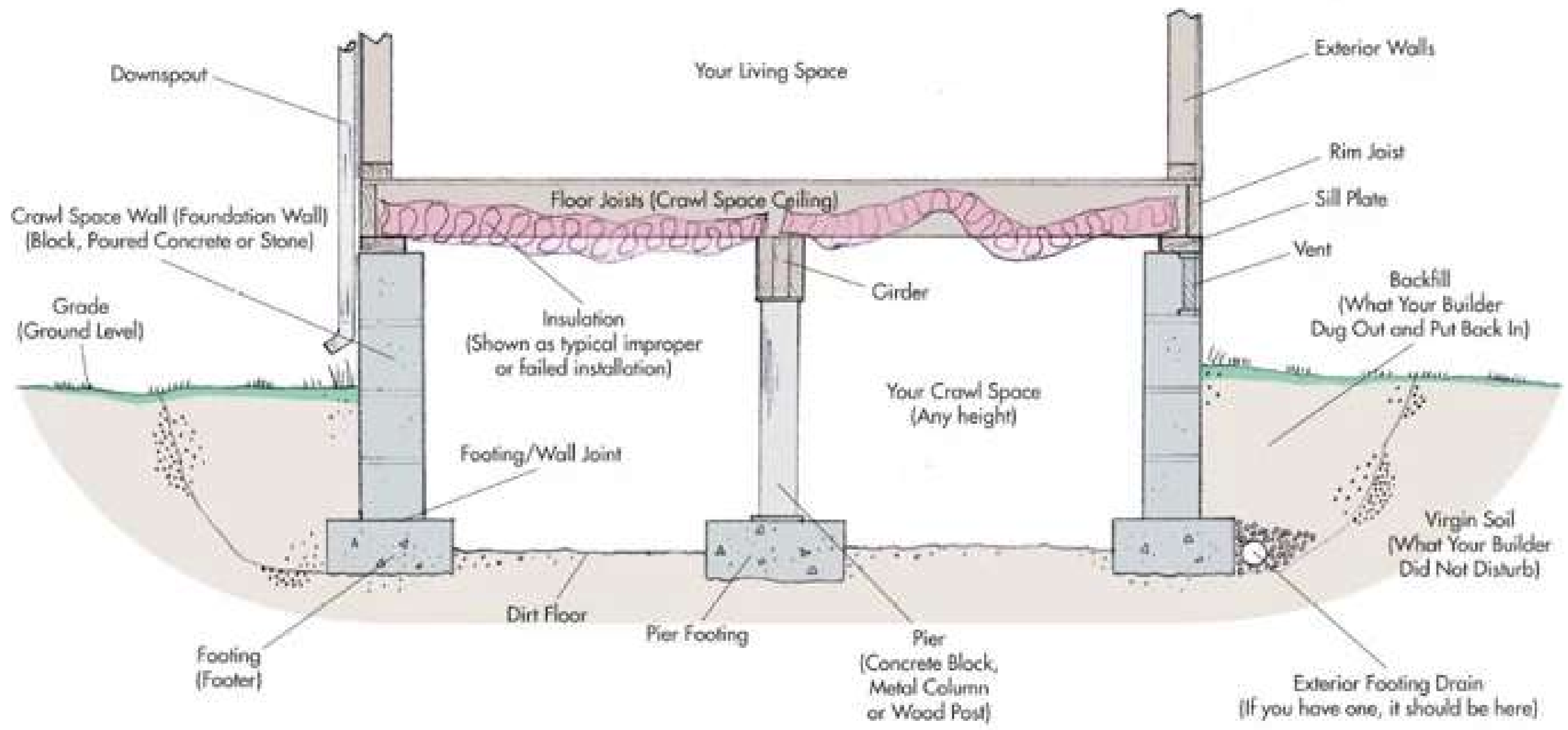
MODERN CRAWL SPACES

Many more modern crawl spaces have sump pumps to prevent water intrusion or backup issues. They can also house the internal plumbing for the property.

When they fail, or back up, it can cause severe water and/or sewage damages to your property.

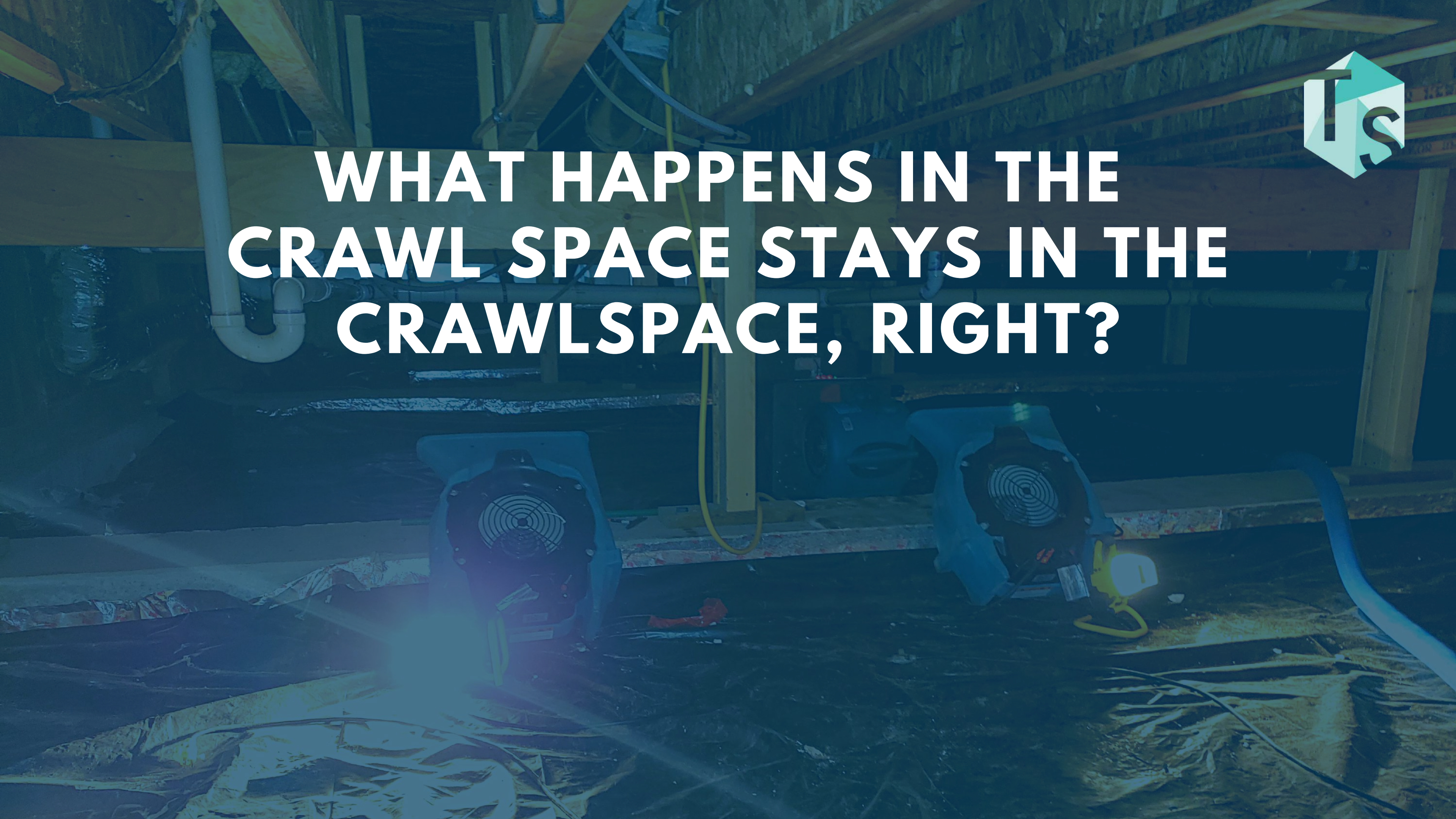
Often times, a plumber will require us to extract water from a crawl space prior to arrival so they're able to successfully access the damaged pipe or sump pump.

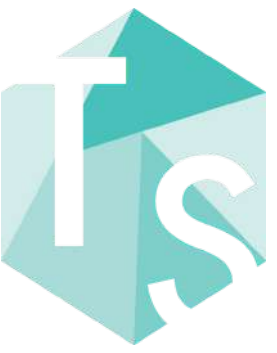
Crawl Space Terms of the Trade





**WHAT HAPPENS IN THE
CRAWL SPACE STAYS IN THE
CRAWLSPACE, RIGHT?**





WE WISH!

Approximately 40% of the air you breathe while in your property travels up through the crawl space.

Unless properly sealed and maintained, moisture, mold, dust and other harmful airborne pathogens can easily contaminate your air.

So, remember: If your crawl space is musty, dirty, and contaminated with mold — so is your home.







**PROBLEMS IN YOUR CRAWL
SPACE CAN HAVE A MAJOR
IMPACT ON YOUR HEALTH IN
MORE WAYS THAN YOU
MIGHT THINK...**

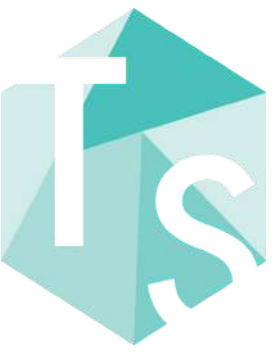


AIR QUALITY

We just touched on this, but a friendly reminder that keeping your property well maintained from the ground up will help to maintain your physical health as well.

When a property owner expresses concern from a musky crawl space Tri State Restorations can often times even perform air sampling tests in areas with suspect airborne toxicity to determine if any microbial hazards are present.

	AQI	PM 2.5 (ug/m3)	PM 10 (ug/m3)	VOC (ppm)	CO2 (ppm)	Formaldehyde (ppm)
Good	0-50	0 - 12	0 - 54	0 - 15	400 - 650	0 - 0.2
Moderate	51 - 100	12.1 - 35.4	55 - 154	16 - 25	651 - 1500	0.21 - 0.4
Unhealthy for sensitive groups	101 - 150	35.5 - 55.4	155 - 254	26 - 50	1501 - 2000	0.41 - 0.6
Unhealthy	151 - 200	55.5 - 150.4	255 - 354	51 - 75	2001 - 2500	0.61 - 0.8
Very Unhealthy	201 - 300	150.5 - 250.4	355 - 424	76 - 100	2501 - 5000	0.81 - 1
Hazardous	301 - 500	250.5 - 500	425 - 600	101 - 150	5001 - 15000	1.01 - 1.2



MOISTURE

Whether it's from standing water after a rainstorm or just the dirt floor evaporating moisture can damage wood and insulation and eventually make its way into your home. ***This can cause catastrophic structural issues!***

Microbial growth and mold in the crawlspace migrating to the upstairs living areas are a common problem caused by excess moisture.





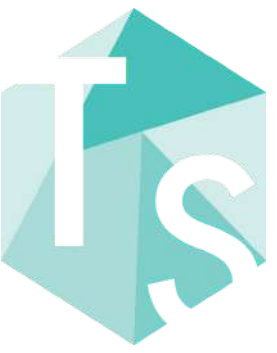
**Moisture or water vapor moves into building
cavities in three ways:**

Air currents

By diffusion through materials

By heat transfer

**Of these three, air movement accounts for
more than 98% of all water vapor movement
in building cavities (US DOE)**



PESTS (AND THEIR DROPPINGS)

Moisture in the crawlspace is a magnet for spiders, mice, rats, snakes, termites and other nasty pests.

Because the crawlspace is usually left undisturbed, this provides a safe haven for critters looking for a cozy home.





**HERE ARE SOME LESSER
KNOWN HAZARDS**



LESSER KNOWN HAZARDS:

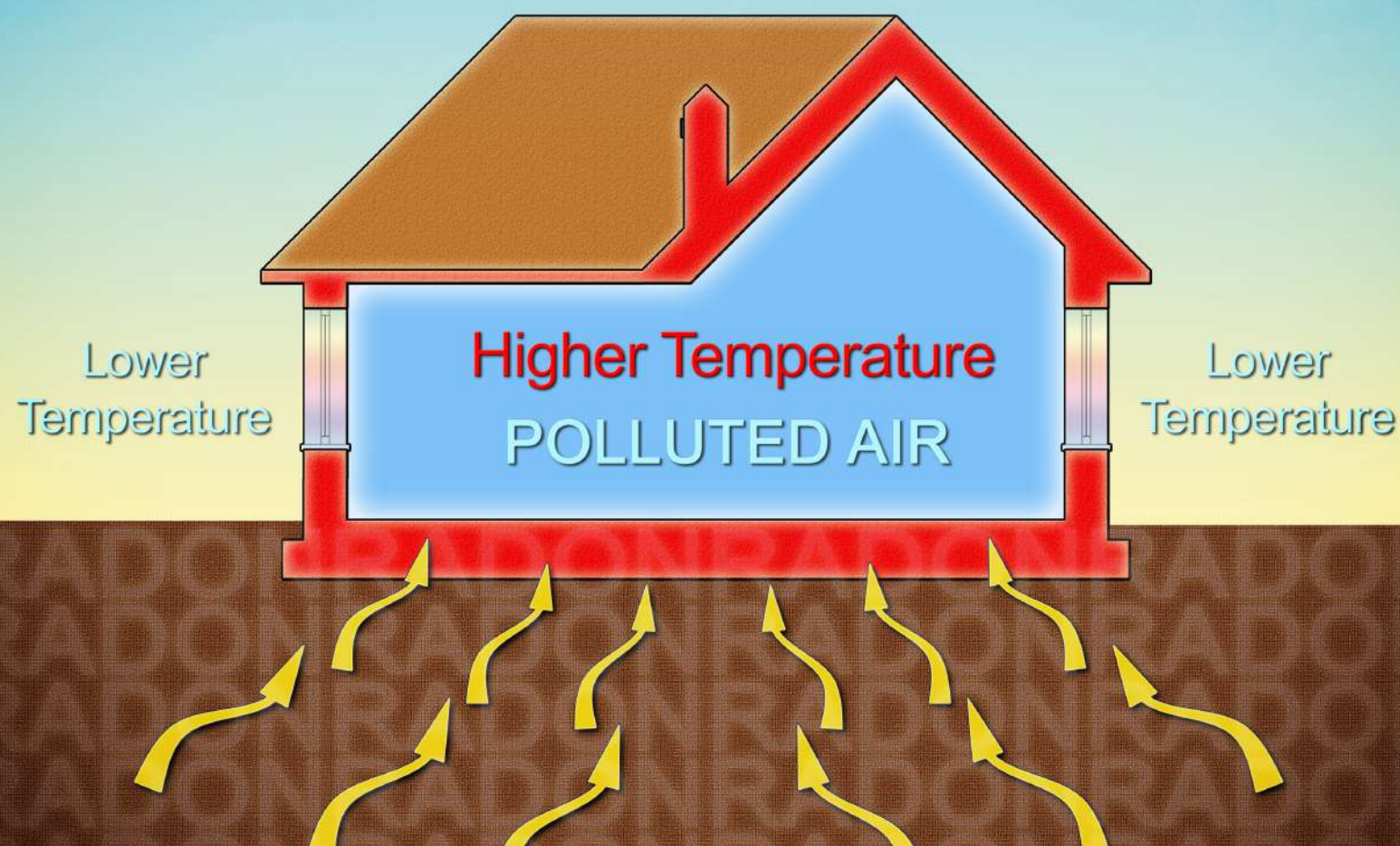


HANTAVIRUS:

- Hantavirus is spread when virus-containing particles from rodent urine, droppings, or saliva are stirred into the air. Infection occurs when you breathe in virus particles.

RADON:

- You can't see or smell radon gas, but it's found in almost all soils. It comes from the natural decay of uranium and it moves up through the ground and into the air above and eventually into your home. Studies have linked radon exposure and lung cancer. In fact, radon is the number one cause of lung cancer among non-smokers, according to the Environmental Protection Agency (EPA).





LESSER KNOWN HAZARDS:

ASBESTOS INSULATION:

- If anyone was here last month, you know all about the hazards of Asbestos! Zonolite was a very popular crawl space and attic insulation before 1980, and because of the air quality affects of your crawl space, this could be a potential hazard.

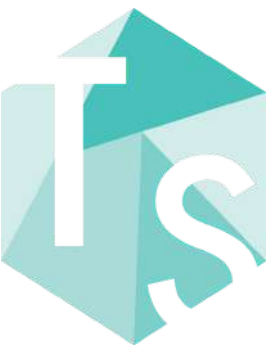
SAGGING CRAWLSPACE/STRUCTURAL COLLAPSE:

- When a crawl space begins to sag and sink, the entire house that rests on it can begin to suffer. If the problem is allowed to develop, the symptoms will become varied and more severe.





How to Prevent Crawl Space Hazards



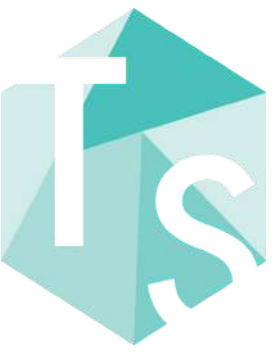
ENSURE PROPER VENTILLATION

One of the least expensive options and the go-to method of the 1950's was adding crawl space vents along the outside of your home.

These look like small windows or openings along the foundation and are often protected from outside elements by a well cover.

Installing these cross breeze vents on each side of your property allows a breeze to enter your crawl space on one end, and carry the stagnant air out through another open vent on the opposite side. The number of vents required is determined by the size of your property.





BE AWARE OF THE “STACK EFFECT”

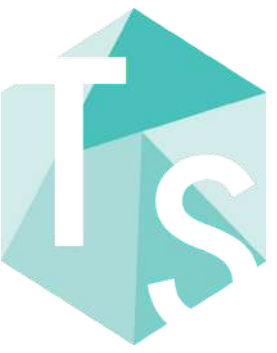
If your property is located in a humid or typically hot region, crawl space vents may not be the best solution.

Why? Because of the Stack Effect. If the air outside of your property is just as hazardous as in your crawl space, the ventilation efforts will not work.

When your property's attic or top floors naturally pressurize and draw in air from your home, it pulls in the air from your crawl space - through the floorboards - into the living area.

Now, if that air is hot, damp and humid, you've just converted your living space into the perfect environment for mold and microbial growth.





INVEST IN A VAPOR BARRIER TO SEAL YOUR PROPERTY

A Vapor Barrier is any material used for damp proofing, typically a plastic or foil sheet, that resists diffusion of moisture through the wall, floor, ceiling, or roof assemblies of buildings to prevent interstitial condensation.

In the case of a crawl space, a vapor barrier is typically a 6mil plastic sheet, installed to prevent ground moisture from rising into the dwelling.





WHAT IS CRAWL SPACE ENCAPSULATION?

The process of encapsulating your crawl space, or adding a vapor barrier, allows you to protect your home against unwanted moisture. A certified professional will cover the walls and floor with a dense layer of plastic-like material. This creates a tight seal within your space, preventing both water and most gas particles from making their way inside.

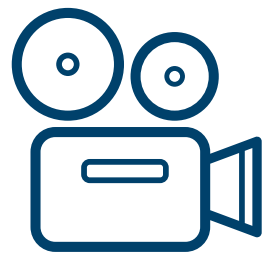


Reasons to Convert Your Ventilated Crawl Space into a Sealed Crawl Space - Encapsulation

- Air quality drastically improves inside the home once the crawl space vents are sealed. We've discussed how air from the crawl space gets into the home and what can be brought along with it when that air is substandard.
- Along with insulation, a sealed crawl space can give the homeowner around 18% in savings for heating and cooling costs.
- The possibility of structural damage to the home is reduced as the risk of mold growth is reduced. This improves the longevity of the house and maintains the quality of wooden surfaces.
- The floor is noticeably warmer in the winter when the crawl space is properly insulated.



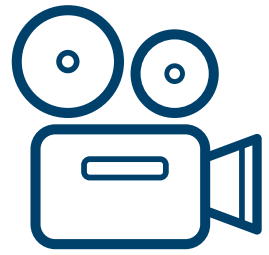
JOB SITE EXAMPLES



THE 1ST FLOOR TOILET
HAD A COMPROMISED
WAX RING, WHEN IT
WAS FLUSHED,
SEWAGE LEAKED INTO
CRAWL SPACE SECTION
AND FLOODED.
STANDING WATER IN
CRAWLSPACE ABOVE
VAPOR BARRIER.

TRI STATE WAS CALLED
TO MITIGATE WATER
DAMAGE AND DRYOUT
CRAWLSPACE TO AVOID
HEALTH HAZARDS &
MICROBIAL GROWTH

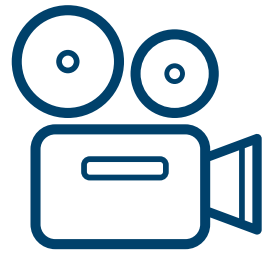




HEAVY RAINWATER
FLOODED THIS
TRADITIONAL
VENTILATED CRAWL
SPACE. LOTS OF
DEBRIS AND STANDING
WATER ABOVE CEMENT
FLOOR.

TRI STATE WAS CALLED
TO MITIGATE WATER
DAMAGE, CLEAN,
DISINFECT AND
DRYOUT CRAWLSPACE
TO AVOID HEALTH
HAZARDS & MICROBIAL
GROWTH

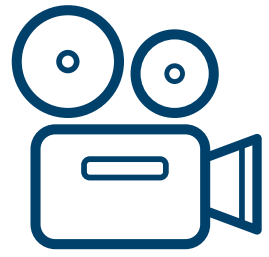




MAIN LINE BACKED UP
INTO CRAWL SPACE.
TRI STATE WAS CALLED
OUT TO EXTRACT
WATER PRIOR TO
PLUMBER FIXING SUMP
PUMP.

WE CLEANED,
DISINFECTED AND
DRYED OUT THE CRAWL
SPACE TO AVOID
HEALTH HAZARDS &
MICROBIAL GROWTH





DISHWASHER LINE
BACKED UP INTO
CRAWL SPACE BELOW
KITCHEN.

TRI STATE WAS CALLED
TO MITIGATE WATER
DAMAGE, REMOVE
MICROBIAL GROWTH,
CLEAN, DISINFECT AND
DRYOUT CRAWLSPACE.





**COMMERCIAL
PROPERTIES ARE
AFFECTED TOO!**

TOOLS OF THE TRADE

Compact DEHU

- Very powerful unit in a small package



Axial Fans

Compact Centrifugal Fan

- Directs airflow in tight spaces



Extractors

- Portable Spotting Extractor
- Truck Mount Extractor - El Diablo



IN CLOSING...

If you suspect you have a property hazard, or require our assistance, give us a call 24/7 on our emergency services line:

866-818-1949





QUESTIONS?



GRAND PRIZE DRAWING!



HELP US PLAN FOR FUTURE COFFEE BREAKS!

Let us know what you'd like for us to cover next month by completing the post-event survey!



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866-818-1949



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SOCIAL EXTRACTION
by TRI STATE RESTORATIONS LLC

EPISODE #1

Meet the Owners:
Mark & Tara Wilson



LISTEN NOW

SEE YOU SEPT 29!

LOOK OUT FOR OUR NEW PODCAST: *SOCIAL EXTRACTION!*



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