



Harvey Recovery

Things to Consider When Repairing Your Flood Damaged Home

Selecting a Contractor:

- Acquire at least 2- 3 quotes/bids in writing to ensure that a contractor is not over charging you to make the repairs. A very low estimate is not always the best; make sure that the estimate includes every item included within your scope of work.
- Ask the contractor if they have the proper amount of liability insurance coverage needed in order to get a City of Bellaire building permit. The City requires a minimum of \$300,000.00 in General Liability coverage.

It is not common to pay for the entire project in advance. Most contractors will require a down payment of 10 to 25 percent of the total cost of your project.

When is it Safe to Begin Repairs on Your Flooded Home?

- The house is ready to repair once the moisture meter reads less than 15 %, per [FEMA publications](#).
- Drying Your Flooded Home:
 - o Moisture left in the home will need to be removed. There are several methods for accomplishing this:
 - Opening the walls, windows, and doors will allow air into the space to remove moisture naturally.
 - You can also utilize electric dehumidifiers to absorb moisture for removal from the structure.
- Assess the moisture content of the walls and floors using a moisture meter.

Assessing the Repairs to Your Flooded Home:

- Look at the height of the water line. This is the level of water in your home. Remove a minimum of 24" around the walls. If the water line exceeded 24", remove up to 48".
- Wood floors, carpet, and insulation that contacted water should be replaced. Wood cabinets in contact with flood water should also be replaced, unless completely covered with a water-repellant paint.
- If flood waters reached the level of your electrical outlets, you should contact an electrician to evaluate their condition. In, many cases, submerged outlets may need to be replaced, along with the wiring for those outlets, up to the attic level. A licensed electrician must perform this work.
- Plumbing fixtures made of ceramic or other non-porous material may be cleaned and re-used.
- Air conditioning units completely submerged in flood water should be replaced. The wiring will absorb water and can short out.