



## ***Sanitizers and Mold Resistant Coatings*** **Ideal for use in Water-Damage Restoration Projects**



*Stachybotrys Chartarum (toxic black mold)*

Water intrusion resulting from flooding, storm damage, broken or leaking pipes and construction defects can have a devastating impact in affected homes and buildings. Mold and mildew growth is often one of the biggest problems encountered. Many of the materials used in construction are nutrient sources for mold; consequently, the growth of mold can occur in just 24 to 48 hours after the water intrusion occurs.

Proper clean up, drying and repair as soon as possible after a water-intrusion event occurs are essential to limit damage and control costs. Owners and occupants want to ensure that mold and mildew within the building are eliminated and that re-growth does not occur. A successful project must follow a specific remediation plan that includes steps to clean, dry, sanitize and restore the building to ensure that the problems resulting from the water intrusion will not return.

Working with a water damage restoration consultant or specialist, a plan can be developed and followed. After the initial necessary structural repairs, source removal, cleaning and drying of the building are complete, the use of specialized Foster® brand disinfectants and coatings is beneficial and should be included in the project plan.

**Your Best Results Begin with  
a Professional Remediation  
Expert and Foster**

Each water damage restoration project is unique and the remediation plan should be tailored specifically for the job by an experienced professional. The plan will depend on the source of water, materials involved and length of time that occurred between the first sign of water exposure and commencement of the project. However, all projects have the same desired end result: to safely and effectively remove the contaminants and return the building to its original condition. With a Professional and Foster® products, that result can be accomplished.

# The Professionals' Choice... It Works!



## Foster® 40-80™ Disinfectant/Sanitizer

Foster® 40-80™ should be used as a final step in the cleaning process on all hard non-porous and semi-porous surfaces that will remain in place. Foster® 40-80™ should be applied by coarse spray or wetted cloth to all surfaces and left to remain wet for a minimum of 10 minutes. This will provide a final sanitizing of the surfaces before application of the coatings and project completion.



## Foster® 40-50™ Mold Resistant Coating & Foster® 40-51™ Clear Mold Resistant Coating

A breathable coating such as Foster® 40-50™ Mold Resistant Coating or Foster® 40-51™ Clear Mold Resistant Coating is then applied to all building materials to be left in place, including studs in wall cavities, interior of exterior sheathing, crawl spaces, basement furring strips and the underside of floors and floor joists. Once the project is complete, these coatings are designed for long-term resistance to mold growth on their surfaces should future water intrusion or high humidity occur. Both coatings come with a five-year warranty against the growth of mold on their surfaces.



## Foster® 40-20™ Fungicidal Protective Coating

Foster® Products also offers Foster® 40-20™ Fungicidal Protective Coating for use where an EPA-registered coating is desired in HVAC systems on lined and unlined duct work, or for use on walls, ceilings and in wall cavities where continuous high humidity or extreme exposures are expected. This coating comes with a ten-year warranty against the growth of mold on its surface.

### Application of Foster® coatings ensures:

- A fresh clean surface free of mold that will allow the substrates to continue to dry while the coating inhibits the re-growth of mold on its surface, even when the humidity is high or moisture is still present.
- Cleaned and coated substrates will remain clean as the project progresses, resisting the growth of mold on their surfaces caused by the transfer of spores from other parts of the project.

Foster® mold resistant coatings are water based and easy to apply. Application is similar to other water-based paints or coatings.

After the coatings are dried and the remediation is complete, the final repairs and refinishing of the building can resume. In wall cavities, crawl spaces and attics the mold resistant coatings should be left as is. New drywall, ceiling tiles or other finishing materials can be installed, leaving the enclosed areas coated. On interior surfaces, such as drywall, that are to be painted or wall-papered, the finish may be applied directly over the mold resistant coatings.

*To learn more about these products go to [fosterproducts.com](http://fosterproducts.com) or call 800.231.9541.*

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