

Flood Strip Out Procedure

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Ambrose Construct Group Pty Ltd (ABN: 35 131 176 102)

QLD: 1143562 | NSW: 232618C | ACT: 2020146 | VIC: CDB-U 74888/CCB-U 74889
| SA: BLD 323607 | WA: BC104452 | NT: 352884CU | TAS: 999869951



07 5373 3500



www.ambroseconstruct.com.au



PO Box 637, Buderim QLD 4556

Document Change Control

Date	Version	Requester	Tech. Writer	Change/Review
15/05/2023	1.1	Brett Ambrose	Mick Lawrance	ACG Re-branding
24/01/2024	1.2	Mick Lawrance	Mick Lawrance	Annual review. Minor wording amendments.
30/01/2025	1.3	Mick Lawrance	Mick Lawrance	Annual review.

The National Events Manager is the owner of this document. Please contact Mick Lawrance for any changes or feedback. Mick.Lawrance@ambroseconstruct.com.au

Flood Inundation Strip Out Procedure

Purpose: Now that the scope has been accurately determined the strip out can proceed. The purpose of the strip out is to remove all non-salvageable, flood affected materials to allow for cleaning, sanitisation, and drying of wall frames to achieve a PRV clearance. This process will guide the removal and disposal of all remaining non-restorable water affected wall linings and building elements while protecting elements which can be saved.

Step 1 – Rubbish removal

1. Ensure a skip is onsite and the driveway/ finished surfaces are protected. Pre-existing damage to be photographed/ documented.



Step 2 – Document site – Dilapidation photos

1. Photograph any pre-existing scratches /cracks/damaged to flooring/ tiles/ unaffected appliances etc.



2. Photograph and measure the inundation line internally.



Step 3 – Floor protection

1. Ensure floors are swept clean and clear of any debris prior to installation.
2. Install floor protection to all tile and timber floors, with joints taped. Note: floor protection will need to be removed at the end of strip out to achieve PRV clearance. New floor protection will then need to be re-installed for the repair phase.



Step 4 – Remove curtains and blinds. Wrap AC head units/ducts

1. Remove, wrap, label and store all curtains/ blinds that are **not damaged or mould affected**. Ensure they are protected from other items being placed on them in the mini cube storage container.
2. Photograph and dispose of any flood damaged curtains / blinds.
3. Ensure all AC head units, vents and high-end light fittings (chandeliers etc) are fully wrapped or isolated. Ensure AC controllers are wrapped, labelled and stored.

NOTE: If you believe curtains and blinds can be salvaged by a restorer, please call the Make Safe Supervisor for clarification.

Step 5 – Strip mouldings

1. Run a stanley knife cut between affected mouldings and wall linings to avoid paint tear of unaffected plasterboard linings.
2. Strip all water affected internal doors, skirtings, architraves and jambs as per scope. Ensure architraves to tops of doors and affected windows are also removed as the new mouldings won't match.
3. Wipe clean, wrap, label and store any door furniture which can be re-used. Advise in report and items not suitable for re-use.
4. Clean paint off edge of door & window jambs with edge of chisel or flapper disk.

Step 6 – Strip doors and door furniture

1. Remove, clean, wrap, label and store any door furniture which can be re-used. Advise in report any items not suitable for re-use.
2. Cavity slider frames and the packers under the frames to be removed.
3. Solid timber doors if not damaged or swollen may be cleaned and sanitised, PRV passed and re painted.
4. Doors that are to be re-used to be labelled and stored flat and covered to prevent bowing.
5. Timber reveal sliding external doors required have the affected material/ packing around them removed however are not required to be removed for PRV.
6. Steel Door jambs can remain in place. If there was a packer or plasterboard behind the jamb, the material behind the jamb must be removed for clearance.



Step 7 – Strip benchtops cabinetry and joinery

1. Dilapidation photos to be taken of any salvageable benchtops/ vanities/ joinery.
2. Stone benchtops to be removed by a stone masons ensuring engineered stone with silica legislation requirements are followed. Advise in report if benchtop cannot be re-used/ damaged during strip out.
3. Unaffected/reusable plumbing/ electrical fittings and appliances to be cleaned wrapped/ labelled and stored. Advise in report any items not suitable for re-use.
4. Ensure cabinetry has been measured by a cabinet maker prior to removal. Strip out all water affected joinery as per scope. Unaffected overhead cabinets which are not connected to damaged base cabinetry can remain in-place. Ensure cabinet maker notes soft close hinges/ drawer runner configurations etc.
5. Attempt in all cases to remove and reuse kitchen/laundry/ vanity benchtops that are undamaged. Benchtops with more than one mitre/join are unlikely able to be salvaged
6. Photograph existing robe configurations. Remove affected shelving, drawers, gables, doors and door tracks, jambs and arches. Top shelving may be able to remain in-situ if above flood line.



Step 8 – Strip wall linings

1. Strip out all water damaged wall lining to nearest sheet join above flood line.
2. Strip out ply bracing to 300mm above flood line. If more than 1200mm of bracing is removed install a temporary timber cross brace.
3. All vertically installed sheeting to be stripped full height. FC, MDF and Masonite sheet linings are commonly installed vertically and will require full height strip.

ALL FC wall linings on properties older than 1990 will require asbestos testing prior to removal



Question - What's missing on this strip out?

1. Cut external angles at the cornice line and remove to floor.
2. Cut 25mm below the horizontal plasterboard join, remove sheet and snap off remaining 25mm.
3. Grind plaster out of recessed horizontal joints and vertical external angle joints with flapper disk making sure the plaster board paper is left intact.
4. With a full height strip out the cornice must be removed carefully without damaging the ceiling sheet and the remaining cornice cement removed with a flapper disk.
5. Remove all screws and nails.
6. Remove stud adhesive with flapper disc or planner.
7. Grind/ rebate all plaster compounds from all horizontal and vertical plaster joints.
8. All water affected plasterboard to be removed from down behind any internal stair stringers.
9. All packers to be removed between door and window jambs

Below is an example of a properly stripped and cleaned wall frame, with no remaining screws, nails or glue.



Below is an example of an **unacceptable** stripped wall frame, with screws, nails and glue remaining, joins not cleared and/or recessed and electrical items not isolated.



Tile removal:

IMPORTANT: Before tile stripping commences, all drain openings must be capped and taped over to protect from debris.

- Install dust containment to affected areas and use hepa vacuum dust extraction attachments on tools.
- Wall tiles will be removed with wall linings. Wall tiles above the half height strip out line should be cut 50mm inside the tile line when stripping the wall lining then the remaining 50mm can be chipped off without damaging the wall lining, this eliminates the need to set the wall linings as the new tiles will cover the join.
- Remove floor tiles with jackhammer on a stand using the correct spade bit. Ensure all remaining wall, windows and doors are protected with MDF sheeting to prevent damage from flying tile chips.
- Use industrial floor grinder with to remove all tile glue a smaller 9inch grinder with cup stone is required to finish up to edges and smaller areas.
- When removing tiles in a wet area and the floor tiles in the rest of the house are remaining in place the strip out crew is to cut a line in the tiles 100mm inside the doorway and leave these tiles for the qualified tiler to remove.
- All double layers of tiles to be removed. To be advised to the assessor or noted in reporting.
- Drummy tiles will require to be removed. To be advised to the assessor or noted in reporting.
- Refer to insurer assessing guidelines, ACG Matrix for insurer specific instructions.

Flooring Removal:

- Carpet to be rolled up and binned. Photos taken prior to strip out.
- IEP to confirm if particle board flooring to be removed. To be advised to the assessor or noted in reporting. IEP to confirm if particle board/ timber flooring required to obtain PRV, or whether can be cleaned and removed during repair phase.
- Vinyl flooring ensure it is not asbestos containing. Direct stick to be removed with knife blade on jack hammer or a specialised contractor engaged. Remove glue with grinder as in tile procedure.
- Timber floors to be removed with specialised removal bars to speed up the process. Timber floors direct fix to joist may be salvageable. This will need to be confirmed with a timber flooring report and IEP. Timber flooring with pre-existing splitting cannot be re-used. Consideration can be given if the timber existing floor can remain in-situ with an overlay floor installed.
- Ensure all walls are supported prior to strip out. Remove all rubbish and vacuum property.

Final Clean:

- Ensure all building debris has been removed and disposed of.
- Ensure any salvageable items which require clean down prior to storage are placed neatly in the garage or an unaffected area of the home. Do not place items outside exposed to weather.
- Remove and dispose all floor protection.
- Sweep and clean all floors.
- Confirm with Make-Safe supervisor to arrange a virtual assessment to review.

Step 9 – Virtual Assessment

On completion of the above works the trade is to confirm with the Make Safe/ Rapid Repair Supervisor that all works are completed. ACG supervisor is to complete a virtual assessment with the final attending trade confirming all works have been accurately completed and repairs are ready to proceed to the restoration and sanitisation stage.

If unsure of any items requiring to be removed, arrange a VA assessment with an IEP to confirm the SOW



