Gypsum board is an interior building product that is not designed to be exposed to water. Because gypsum board has hygroscopic properties (it tends to absorb and retain water), water can damage the materials that make up the board and make it functionally unacceptable, along with the possibility of producing organisms, such as mold or mildew that can cause illness.

**ASSESSING WATER DAMAGE**

Wet gypsum board should be removed if:

- Board has sat in water
- Board has a damaged core
- Board has been exposed to a continuous amount water down either side
- Board has a significant amount of mold or mildew growth
- Board that has turned black
- Board that is sagging
- All board that has had any exposure to contaminated water (flood, slush, etc.)

**CLEANING BOARD**

Gypsum board that has been exposed to a small amount of water and has dried out rapidly with no signs of paper delamination, ridging, fastener or joint failures can be cleaned. Very small amounts of surface mildew can be cleaned with a commercial mildew remover, Trisodium-phosphate (TSP) and 5 tablespoons per gallon of water, or a standard laundry bleach solution (approximately ½ cup bleach per gallon of water).

Continual re-occurring mold/mildew or large wide spread areas should be investigated.

**REMOVING DAMAGED BOARD**

Mold and mildew will send spores into the air when disturbed. Tape a plastic sheet over the affected area prior to removal, the use of a respirator and protective clothing is advised. The damaged board can be sealed into a plastic bag and sent to sanitary landfill. It does not have to be treated as hazardous materials.

- Remove gypsum board 12-18 inches beyond affected area.
- Remove damp or wet insulation. Dry out all building and wall/ceiling components.
- Provide adequate ventilation.
- Remove all fasteners exhibiting signs of rust/corrosion.
- Do not attempt repairs until all materials are dry.