



Case Study

Case Study: Mary Egri/Traveler's Indemnity | Lima, MI

Average Loss Amount: \$43,667.82

Type of Loss: Crime scene tear gas abatement

OVERVIEW

On November 1, 2019, Cousino Restoration was called on an emergency basis to an emotional crime scene at a Lima, Ohio home. Local police had surrounded the home to arrest the owner's son, a suspected criminal. They lodged a massive tear gas assault when he wouldn't surrender and threatened the inhabitants, breaking windows and doors and filling the home with non-degradable tear gas. The tear gas residue permeated the entire structure, including tiny cracks and crevices. We were tasked with neutralizing the gas and salvaging as much of the home and contents as possible.

Crews donned appropriate PPE, set up negative pressure HEPA air scrubbers, heated the premises to 95 degrees, tore out carpeting and selected drywall/wall coverings, hand-cleaned what remained with the proper neutralizing solution, and HEPA-vacuumed everything. Many contents and nearly all of the structure was salvaged, excepting soft goods and fabric/porous wall and floor coverings.

WORK PERFORMED

- **PROJECT DESIGN AND PROJECT PLANNING** – Planned and designed a tear gas residue abatement plan for a residential home in Lima, Ohio. Tear gas degrades extremely slowly, and the home was unlivable without aggressive abatement. Additionally, the residue invaded tiny cracks and holes throughout the home so proper design of abatement design required a deep understanding of the home's construction methods and materials.
- **PROJECT PERFORMANCE** – The local Lima office workforce was supplemented with a sizable abatement and restoration cleaning crew for rapid selective/hand demolition to open up hard-to-reach contaminated areas while salvaging most of the structure. Fabric and soft/porous surfaces were removed/torn out and remaining surfaces were hand cleaned with neutralizing agents, HEPA vacuumed to remove remaining particulates, and encapsulated with sealants.
- **RESTORATION** – After the tear gas contamination was successfully remediated, Cousino Restoration completely restored the structure back to its pre-loss condition, using various construction and mechanical trades.

CONTRACT MANAGEMENT

- **24/7 RESPONSE CAPABILITY** – As with nearly all of our projects, this one required emergency response to unexpected property damage.
- **TRAINED, QUALIFIED, ER AND CLEANUP PERSONNEL, EQUIPMENT AND MATERIALS** – This project required project managers and field staff trained and experienced in tear gas response and remediation, as well as direct ownership (not rental) and use of abatement chemicals and encapsulation application equipment, building dry out fans, and HEPA air scrubbing/HEPA structural vacuuming equipment.
- **SITE DOCUMENTATION AND CONTRACTOR'S OWN ACCOUNTING** - Because this project was funded by a cost-conscious private insurance carrier, and because abatement is paid for on a cost-plus/time and materials pricing basis, careful tracking of project labor and other costs were needed.

Restoration Starts Here.

UNIQUE CHALLENGES

Many complexities and unique challenges were presented in repairing this building. Some of them include:

- Local law enforcement pelted the home with tear gas to force out alleged criminal, breaking windows and infusing the entire home with tear gas and tear gas residue.
- Getting the home's internal temperature to 95 degrees in the winter.
- Quickly neutralize and remove the tear gas residue, which doesn't normally degrade, to salvage as many contents and as much of the home as possible.
- Maintain containment, negative pressure, and other required health and safety measures.

ACCOMPLISHMENTS

- Safely completed \$43,667.82 emergency tear gas remediation project at Lima, Ohio residence in 3-4 weeks following law enforcement assault on home.

