

When to Clean and When to Replace - *Guide for Pet Urine Damage*

Some cases of urine damage can be corrected effectively and affordably, while others cannot. This determination is essentially made based upon two main factors:

- 1) The severity of the damage, and
- 2) The value of the carpet in question.

WHEN TO CLEAN

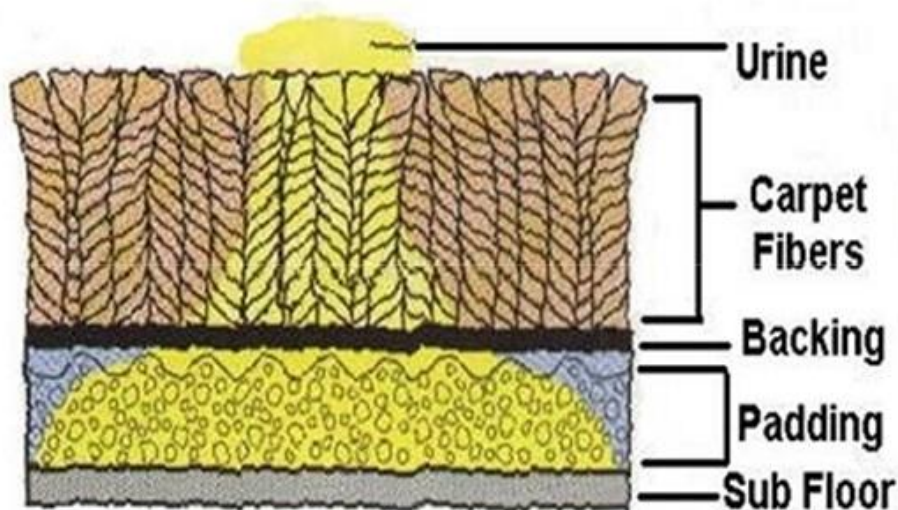
Light damage: Nearly all carpets with light damage are able to be saved. Light damage refers to both the number of spots and depth of urine contamination. Even carpets that are showing their wear may be worth investing in decontamination cleaning depending on the personal preference of the owner.

Valuable carpet: Cases with moderate to severe damage may be worth correcting if the carpet in question is relatively new and is in good shape otherwise. Spending \$500 or even \$1000 may be well worth the investment if the alternative means replacing \$5000 worth of carpet and the results will be reasonably good.

WHEN TO REPLACE

Stains: As urine ages it typically creates damage to fibers resulting in permanent stains. This staining is more bothersome to some individuals than others, and more noticeable on some carpets than others, depending on the animal and on the type and color of the carpeting.

Odors: In some situations, odors can become permanent, too. This often occurs when odor molecules absorb into and become part of the latex or rubber rug backing. So, if the carpet in question is 15-25 years old, and has permanent wear, staining and/or severe odors, my recommendation would typically be to apply that money toward new carpeting.



See our quick sheet below for more information on how we assess urine damage remediation.

ODOR CONTROL QUICK SHEET – Urine, Feces

Step 1. What Happened?

- _____
- a. Kind of animal? Dog Cat Other _____
- b. How Large a Dog? Less than 20 lbs More than 20 lbs
- c. How Extensive? 1-5 spots 6-10 spots More than 10 or Unknown
- d. How Severe? Minor Odor Moderate Severe Odor

Step 2. What has been done? Nothing Self Cleaning Professional Cleaning

Step 3. Deodorization Product Types:

- a. Enzyme based – Biological process, slower acting, inhibited by other chemicals.
- b. Oxygen based – Kills bacteria with oxygen, removes some staining, not for wool.
- c. Encapsulants & Modifiers – change odor molecules so they don't smell.

Step 4. Deodorization Processes:

a. Topical Treatment

- Procedure: Deodorizer is sprayed topically and rinsed after dwell time.
- Application: For light contamination that has not reached carpet pad.
- Cost: \$0.15 per sq. ft.

b. Saturation Treatment

- Procedure: Urine spots are soaked with deodorizer to reach affected pad and sub floor, then extracted with special tools and rinsed.
- Application: For Moderate to severe contamination that has reached pad/floor.
- Cost: \$ 15.00-20.00 per spot, up to 12 inch diameter.

c. Pad Replacement

- Procedure: Carpet is lifted, affected pad is removed, affected subfloor is treated, new pad is installed, carpet back and face is treated, cleaned and rinsed.
- Application: Severe urine contamination that has reached pad and sub-floor.
- Cost: Approximately \$195 per 100 sq. ft. area, or as bid (*\$150 minimum*)

d. Upholstery

- Procedure: Topical treatment, clean, rinse and extract
- Application: Light (surface) contamination on water-cleanable fabrics only
- Cost: \$12.00 per linear foot

Note: Onsite consultation is recommended for moderate to severe contamination jobs. Our \$45.00 consultation fee is deducted from jobs we perform. **100% odor removal is not guaranteed where animals are still present, or for topical treatments.**