



UNIVERSITY OF NORTH TEXAS DORMITORY SHOWER MOLD ERADICATION & PREVENTION, 2022-2023

CLEAN-SANITIZE-PROTECT PROTOCOL

Challenge

A large university's custodial housekeeping Associate Director shared with 4EverGuard the time & service challenges that pervasive mold exhibited throughout dormitories over his years at this university.

Mold removal requests disrupted cleaning runs, creating situations whereby team members were unable to complete their daily run or had to rush work, resulting in depleted cleaning results. Results would be proven by onsite ATP* test to monitor surface pathogen activity.

*(*ATP refers to a adenosine triphosphate test to measure microorganisms on a surface.)*

Titania Mold Prevention test

Associate Director identified the five rooms / restrooms and showers that his team had received the highest number of mold remediation requests from.

The university's team thoroughly deep-cleaned the restrooms in preparation for the 4EverGuard clean-sanitize-protect process, utilizing *Titania*, for long term total surface protection.



Actions Taken (summer 2022)

- Inspected each shower/bathroom to ensure there was no mold and free of any surface debris that would interfere with *Titania* bonding to surface.
- Sanitized each bathroom with *Safe-T-Gard* (see attached CSP process).
- Tested shower & commode with ATP meter to ensure that prior to treatment the surface was medical grade. We recorded a reading of 10 or less on all surfaces, post treatment with our broad-spectrum disinfectant *Safe-T-Gard*.
- Spray of entire bathroom including walls, floor to ceiling, due to the promiscuous mold spores, using *Titania* & our patented Omnifog™ applicator.
- Each dorm room's application was quick & easy. We determined that in normal year-end cleaning, this process would add less than 10 minutes to each room.

Results

1. Through the Fall semester of 2022, the large dormitory building consistently received a substantial number of service requests for shower-mold removal (approx. 50 dorm showers for the semester), on pace to match the previous year's total; (239 bathrooms w/showers in this building).
2. Leading up to the December holiday break, not a single room treated with *Titania* issued a mold-removal request.
3. University management requested 4EverGuard to inspect visually and test the treated rooms to validate eradication of mold activity or spores, just in case students simply did not report mold conditions.
4. Visual inspection of bathrooms with showers looked as clean as the day that they were treated. No mold and no soap scum,



- and shower floors were clean. Commodes were all clean and free of any debris.
5. Shower ATP testing: the first of two showers we tested, we fogged with *Safe-T-Gard* dual quat & wiped down with a microfiber cloth, prior to swabbing to simulate a year end clean. Each test reading achieved an ATP under 10 (Hygiena ATP monitor, using Supersnaps). This reading certifies hospital operating room grade. In another test of *Titania*-treated showers, in the same building, the Associate Director asked us *not* to disinfect with *Safe-T-Gard*, in order to get a sense for the level of cleanliness the students get during the school year. Each ATP measurement came back surgical-grade sanitized, with the last shower's ATP test achieving a brilliant "0" – zero ATP! After months of use by the students.
 6. Commode Test: we did an ATP test on the commode in the last bathroom as well. The reading was just outside of the medical grade range, indicating that had some biofilm accumulation. After a quick wipe with *Safe-T-Gard*, the resulting ATP test achieved a medical grade reading.

Conclusion

Mold Prevention: Visual inspection & ATP testing demonstrated that through the 1st semester, 4EverGuard's *Titania* delivered mold prevention as promised. 4EverGuard's 3rd party certified testing has numerous examples over the years demonstrating that educational institutions will achieve similar results as these rooms, lasting for anywhere from 3 to 5 years.

Ease of Application: 4EverGuard's team demonstrated that after year-end clean-up combined with some minimal training, treating each



restroom in the dorm would add under 10 minutes to the staff's deep clean process. This application would only be needed every 3 - 5 years.

Cleanability: during our initial conversation, the Associate Director shared that after the final summer cleaning, he and his staff revisit these dorm rooms again until the end of the 2nd school semester. According to his team, many of them are left in a state that requires significant cleaning effort, time and lots of product to get back to clean.

Each room that we inspected was visually as clean as the day they were treated and would require little effort by staff to prep the dorm room for the next set of occupants.

We want your business. Let's chat about your facility's janitorial pain points.

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