

4409 Holt St – Flooding from Harvey and Mitigation Efforts

We have lived in this home for over 10 years since 2011. Our house did not flood during the Memorial Day flood in 2015 or the Tax Day flood in 2016. The only time we have flooded was during Hurricane Harvey (August 2017), which was an unprecedented event. We understand that the water came from flooding of the Brays Bayou.

On the morning on August 27, we received about 1.5-2 inches of water in our first floor from Hurricane Harvey. (It did not even reach outlet sockets along the base boards). Our garage received water as well but not enough to damage either of our cars (sedan and minivan). The water fully receded by the late morning, and we began mitigation efforts immediately. We began by removing sheetrock and insulation up to 2 feet and exposing the frame to the studs throughout the first floor. We removed all cabinets and doors, and removed all hardwood flooring and screeds down to the concrete. Downstairs toilet and bathroom sink also removed. Garage drywall was cut to appropriate levels as well. Throughout this process we continuously utilized dehumidifiers, large box fans and ceiling fans in addition to the air conditioning system to air out the home and reduce moisture. Odoban anti-mold spray was applied to all exposed surfaces. On September 23, 2017 we also paid for an independent mold specialist (Platinum Environmental Solutions) to take moisture readings and evaluate for mold in the home prior to rebuilding, for which we received a report (available for review). We had a licensed HVAC profession inspect the air conditioning units, which were unaffected. In the following weeks, we contracted with a Custom home builder (Alleanza Custom Homes) to renovate and repair our entire first floor. They replaced sheetrock, insulation, floors, flooded appliances, doors, cabinets, etc. Renovations were completed in January 2018. We received a permit from the City of Bellaire for all these improvements.

Please note also that the Brays Bayou itself has undergone intense Flood Remediation efforts and Bellaire, Harris County and other stakeholders are investing considerable funds to prevent future flooding. There have already been improvements along the 610 and the Brays Bayou has been considerably widened. Several bridges have already been rebuilt to allow the water to flow unimpeded and work is ongoing for others. In addition, detention ponds are being built on S. Braeswood and 610 Loop. You can find more information regarding these flood mitigation efforts on the Brays Bayou Harris County Website.