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BY ACCUSERVE

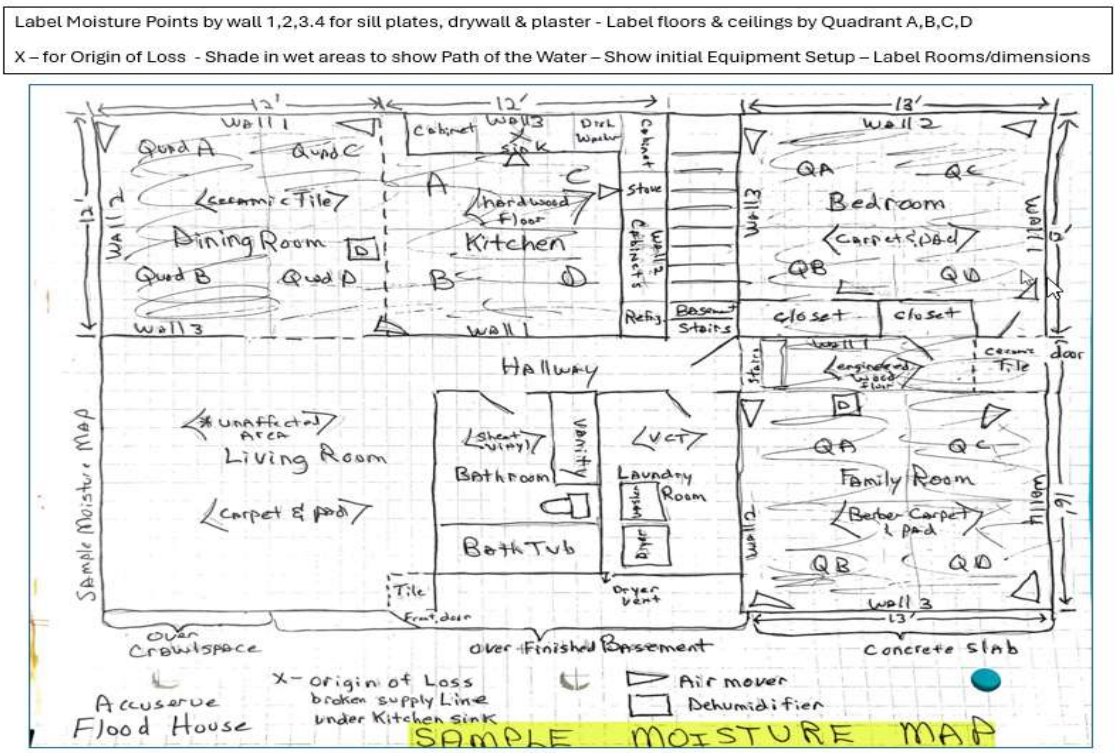
Water Mitigation Checklist
How to Stay Out of Trouble!

In my role as an IICRC approved instructor in water damage restoration and applied structural drying, as well as by serving as a technical expert for Accuserve and assisting with complaints and serving as an expert witness in lawsuits, I have some insights on common missteps made by restorers that could have negative effects on their restoration business. I have prepared a **Restorer's Watch Out Checklist** to help restorers from getting into trouble that could end up costing them a lot of money!

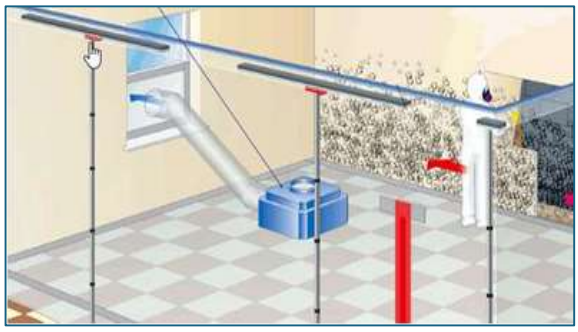
1 **Provide detailed documentation of psychrometric and moisture content readings and take photos of your final moisture content readings using a penetrating moisture meter.** One of the most common missteps I see is NOT providing good drying logs that validates your drying process, including length of drying time and that you left all affected materials you were drying in a state that would inhibit microbial growth. This is what I look at first when reviewing a file when there are allegations of incomplete drying or causing mold.

Take comprehensive **moisture readings with a penetrating moisture meter** because it is more conclusive. ***Non-penetrating or non-invasive moisture meters do NOT measure moisture content*** and are not that helpful when trying to prove you dried everything out properly. This includes moisture content readings on ALL materials you are drying and providing a **Moisture Map** to show where you took your readings. Provide **final labelled photos** showing you reached appropriate drying targets in each area you dried, e.g., Living room/Wall 1/Drywall/9%/day 2 or Dining room/Wall 2/Sill Plate/15%/day 3 or Kitchen/floor/hardwood/quadrant A/15%/day 5. I recommend labeling drywall and plaster walls by room and wall # and floors and ceilings by quadrants A,B,C,D, etc. I suggest making quadrants 50 SF on floors and 100 SF on ceilings following the airmover formula in the IICRC S500-2021 standard. You can draw a simple sketch showing your initial equipment setup, including the origin of loss and path of the water, as well as labelling your moisture points where you took readings. Take a photo of your Moisture Map and combine it with photos of final moisture content readings with a penetrating moisture meter and you will be in great shape to defend yourself when allegations arise! Also provide **DAILY psychrometric readings** of inside affected areas, inside unaffected, HVAC, outside, and all dehumidifier exhausts to validate your length of drying time and if you faced any drying challenges.

*See sample Moisture Map at the top of the next page



2 **Take photos showing your initial equipment setup, including tight containment and that your drying chamber is under negative air pressure with an air filtration device (AFD) blowing air out of the chamber or out a window using lay flat ducting.** Too many times, I've seen AFDs just placed in a room but not exhausting the air out a window or out of the drying chamber! This becomes a big deal when there are allegations of cross-contamination or spreading of asbestos fibers or mold spores! On contaminated water losses I recommend providing photos of daily manometer readings to prove negative air pressure inside your contained affected areas. It can turn into a very expensive lawsuit when occupants complain of health issues from cross-contamination of asbestos fibers or mold spores! **Tell your story in photos and label your photos to prove you protected the indoor air quality at all times!**



VS.



3 **Only providing one moisture content reading in a room in your drying logs is one of the most common mistakes restorers make!** Must have wall and sill plate readings recorded for every wall that got wet and floor readings for every 50 SF of wet floor and 100 SF of wet ceilings. Show this on your Moisture Map and provide those moisture content readings in your drying logs or mobile app. **MUST have sill plate readings for each affected room if walls got wet!** MUST have ceiling joists and wood subfloor readings if ceiling got wet! Don't forget to take photos of final day readings proving you returned all wet materials that you dried to an acceptable moisture level that would inhibit microbial growth and make sure ALL photos are labelled and easy to understand!







4 **Before & After Photos!** You must provide photos of each affected room showing initial conditions, again making sure all photos are well-labelled and make it easy to understand your drying story, and **final photos of each affected room showing you left all affected areas in a neat & organized condition with no dust or debris.** This is in case someone claims you left the place a mess or caused dust or debris!

5 **Photos of Pre-Existing Conditions** showing any cracks in tile, chips on countertops, dents in appliances, unraveling in carpet, damaged furniture, etc. **When those she said, he said disputes occur the one with the best documentation wins!** Show initial conditions of the structure and contents BEFORE bringing in any equipment or starting work and include comments in your Work Authorization of any pre-existing damage.

MEET ED



Instructor Ed Jones has more than 30 years of experience in the industry, has the title of Master Water Restorer, is an Institute of Inspection Cleaning and Restoration Certification (IICRC)–approved instructor, and has served on the S500–2021 consensus body committee to develop the most recent standard.

Happy Drying! Ed

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