Water Damage Mitigation SOP & Crew Setup Checklist

1. PURPOSE

Establish a consistent, professional process for water damage mitigation that:

- Dries structures efficiently
- Prevents mold growth
- Protects indoor air quality
- Meets industry standards (IICRC S500)

2. SCOPE

Applies to:

- Residential & commercial water losses
- Storm damage, plumbing failures, leaks, floods
- Categories 1, 2, and 3 water losses

3. REQUIRED EQUIPMENT

Drying Equipment

- AlorAir LGR Dehumidifier(s)
- Air movers (axial or centrifugal)
- HEPA Air Scrubber(s) (CleanShield or PureAiro)

Monitoring Tools

- Moisture meter (penetrating & non-penetrating)
- Hygrometer (RH, temperature, GPP)
- Thermal imaging camera (optional)

Containment & Safety

- Plastic sheeting (6 mil)
- Zip poles / containment poles
- PPE (gloves, respirators, Tyvek suits, eye protection)

4. CREW ROLES

Crew Lead / Project Manager

- Assess damage and create drying plan
- Determine equipment count and placement
- Communicate with homeowner/insurance

Technicians

- Set up equipment
- Perform demolition if needed
- Monitor drying progress

5. SOP PROCESS

STEP 1: Initial Inspection & Safety

□ Identify water source and stop it
□ Determine water category (1 / 2 / 3)
□ Check for electrical hazards
□ Document pre-loss condition (photos/video)
□ Set drying goals (based on unaffected areas)

STEP 2: Water Extraction

□ Remove standing water (extractors/pumps)
□ Remove saturated contents (carpet pad, furniture)
□ Dispose of unsalvageable materials (per category)

STEP 3: Controlled Demolition *(As needed)*

□ Remove baseboards, drywall, insulation
□ Open wall cavities if moisture detected
□ Bag and remove debris properly

SOP Process (continued)

STEP 4: Containment Setup *(Critical)*

□ Install plastic containment barriers
□ Seal off unaffected areas
□ Create negative air zone if mold or Cat 2/3

STEP 5: Equipment Setup

Dehumidifier Placement

□ Place centrally or in largest affected area
□ Ensure clear airflow (no obstructions)
□ Connect continuous drainage

Air Movers

□ Position every 10–16 linear feet
□ Aim airflow across wet surfaces (not directly at each other)
□ Create circular airflow pattern

Air Scrubber Setup

□ Place inside containment area
□ Run continuously (24/7)
□ Vent to exterior if creating negative air

STEP 6: Initial Readings

□ Record:

- Ambient temperature
- Relative humidity (RH)
- GPP (grains per pound)
- Moisture content of materials

□ Set baseline drying targets

STEP 7: Drying Phase *(24–72+ hours)*

Daily Monitoring Checklist

□ Check and log moisture readings
□ Adjust equipment placement as needed
□ Ensure all units are running properly
□ Empty/verify drainage systems
□ Inspect for mold or odor

Adjustments

□ Add/remove air movers based on progress
□ Reposition dehumidifier if needed
□ Increase containment if contamination spreads

STEP 8: Air Quality Control

□ Keep air scrubbers running at all times
□ Replace filters as needed
□ Maintain negative air pressure (if applicable)

STEP 9: Drying Verification

□ Compare affected areas to dry standard
□ Confirm materials are at acceptable moisture levels
□ Perform final moisture mapping

STEP 10: Equipment Removal

□ Remove equipment once drying goals met
□ Clean and sanitize equipment
□ Remove containment barriers

STEP 11: Post-Mitigation

□ Apply antimicrobial treatment if needed
□ Prepare area for rebuild□ Final documentation for insurance

J CARROLL CONSTRUCTION
LICENSE: CBC#1262720
PHONE: 850.694.5918
EMAIL: joel@jcarrollconstruction.com