

Water Damage

Files should identify source, cause and resulting damage.

- ▶ **Source of Water**
 - Plumbing – water supply, sewer system
 - Natural – surface water (flood), rain
 - Categorize Water – I, II, III [IICRC]

- ▶ **Cause of Water Damage**
 - Plumbing – freeze, deterioration, faulty workmanship, blockage
 - Natural – roof leaks, faulty drainage, failed seals

- ▶ **Resulting Damage**
 - nexus between source and material



Water Categories

IICRC S500 separates into three categories:

- I Clean Water – no immediate health risk
- II Gray Water – may contain organic or chemical pollutants (class I may become Class II if not remediated in first 48 hours)
- III Black Water – contains bacteria, viruses, parasites, or chemicals



Water Damage Classifications

Category and Class Determine Reparability

Class 1 Water Damage – Slow Evaporation Rate: Water losses that affect only part of a room or area, or losses with lower porosity materials (e.g., plywood, particle board, structural wood, VCT, concrete). Little or no wet carpet or padding is present. Minimum moisture is absorbed by materials, releasing moisture slowly.

Class 2 Water Damage – Fast Evaporation Rate: Water losses that affect an entire room or carpet and cushion. Water has wicked up walls 12" – 24". There is moisture remaining in structural materials (e.g., plywood, particleboard, structural wood, concrete).

Class 3 Water Damage – Fastest Evaporation Rate: Water may have come from overhead. Ceilings, walls, insulation, carpet, cushion and sub-floor in the entire area are saturated.

Class 4 Water Damage – Specialty Drying Situations: These consist of wet materials with very low 3/porosity (hardwood, plaster, brick, concrete, stone, crawlspace). Typically, there are deep pockets of saturation, which requires very low specific humidity.