



WATER RESTORATION

Top Down Drying

INTRODUCTION

The “top down” drying method for carpet and pad is an “in-place” method that is usually done in conjunction with structural drying of clean-water floods. This is a system that will allow you to completely and safely dry the structure, carpet and pad, often in three to four days without removing pad/carpet from the structure. This could save the property owner and the insurance company a lot of time, mess and inconvenience, and could increase your profit by more than 20% compared to pulling pad.

NOTE –This brochure is a guideline only and is not a comprehensive approach to “top down” or “in-place” drying. It is imperative you attend an applied structural drying class to learn more about this service.

PROCEDURE

- **STEP 1**
Complete a work authorization form. Have the insured sign and date it.
- **STEP 2**
Identify possible health and safety concerns. Electrical shock and slip & fall hazards are common on water damage restoration job sites. Post warnings where needed to alert anyone who may enter the area of these potential hazards. Provide all technicians with proper PPE (Personal Protective Equipment) as required to perform the job safely.
- **STEP 3**
Locate and eliminate or contain the source of the water intrusion. Determine the category of the loss. If it is not clean water (category 1), institute procedures for category two or category three loss. Technical Guides on these topics are available from your Bridgepoint distributor.
- **STEP 4**
Smaller items should be moved to an unaffected area, if practical. Large or heavy items should be lifted or blocked

to prevent further damage from moisture. Standard drying and restoration principles will be needed to restore these contents.

- **STEP 5**
Extract water from the carpet and pad using the **Hydro-X Xtreme Xtractor** or the **Water Claw**. These tools are able to remove up to 97% of the water from carpet and padding without disengaging the carpet. Testing has proved these tools superior regardless of the category and class of the flood or the style of carpet and pad. The Water Claw comes in a variety of sizes to match your extraction equipment. Your Bridgepoint or Interlink Supply distributor will be glad to demonstrate either of these pieces of equipment.

Remove water from hard surfaces using squeegees or other appropriate tools.

- **STEP 6**
In some situations, you may choose to apply an EPA registered disinfectant to the wet surfaces. Normally getting the structure clean and dry is preferred over introducing a chemical agent. However on category 2 or 3 floods a biocide often offers some benefits. Apply sufficient product to contact all affected areas. Always follow label directions. Do not apply biocides in an occupied area.

- **STEP 7**
Thoroughly inspect anywhere water may have traveled. This includes under walls, into a crawl space or basement, stairwells, under cabinets or built-in appliances even HVAC systems and ductwork. Make sure to include drying these areas.

Proper tools to make the inspection will include moisture probe, Thermo-Hygrometer and Penetrating and non penetrating moisture meters.

- **STEP 8**
Install the type and amount of equipment needed to increase evaporation. This is caused by airflow from **Axial Air Mover**.
- **STEP 9**
Evaporation will increase humidity in the air. This moisture must be removed by dehumidification. Install dehumidifiers. For information on the size and number of dehumidifiers necessary to dry the structure, please, see the Bridgepoint Technical Guide on dehumidification.

- **STEP 10**
When the structure has been dried to pre-loss condition, clean the carpets in all affected areas including surrounding areas that may have been soiled through foot traffic. Follow cleaning procedures outlined in Bridgepoint’s Technical Guides on carpet cleaning.

Chemicals Needed



Quat Amo
Type: *Quaternary Disinfectant*
Highlights: *An EPA registered disinfectant that kills a wide range of microorganisms.*



Fab-Set
Type: *Conditioner/neutralizer*
Highlights: *Prevents soil wicking, browning and yellowing. Removes alkaline residue.*



Maxim Protector
Type: *Premium Fluorochemical protector*
Highlights: *Maximum protection plus acid-dye resisters.*



Zone Perfect
Description: *Ultra-Concentrated prespray*
Highlights: *Blend of surfactants and grease cutters suitable for most carpets*



End Zone
Description: *Rinse agent / Neutralizer*
Highlights: *Provides cleaning power along with thorough rinsing*



Microban
Type: *Anti-Microbial-Disinfectant, Bactericide*
Highlights: *Kills germs, bacteria, fungi, mold and mildew. Use on almost any surface.*

Accessories Needed



Carpet Wand

Type: Wand

Highlights: Provides surface extraction of water from carpet fibers.



TCBS 3-Gallon Pump Sprayer

Description: Pump Sprayer

Purpose: Applies chemicals quickly, evenly and efficiently.



Gekko Hard-Surface Tool

Type: Hard surface cleaning tool

Highlights: Extracts flood water from hard surfaces. Cleans hard surfaces, tile and grout.



Moisture Probe #AC60 & AC61

Description: Moisture Detector

Purpose: Locate migration of water in carpet backing and pad.



Survey Master, ThermoHygrometer, Moisture Meters

Description: Moisture Detection Tools

Purpose: Monitoring moisture content, relative humidity, temperature, etc. allows you to know what is when and when it has been completely dried.



Psychrometric Calculator

Purpose: Determine humidity quickly to dictate equipment needs.



Axial Air Mover

Type: High Volume Air Movers

Highlights: Creates air movement to speed drying.



Truckmount

Description: Truck-mounted Extraction Machine

Purpose: Provides heat, pressure and vacuum for the cleaner.



Hydro-X Xtreme Xtractor

and Vacuum Pac

Description: Carpet and Pad Water Extraction Tool

Purpose: Removes the greatest amount of water from carpet and pad for fastest drying.



Olympus Portable

Description: Portable Extractor

Purpose: Portable unit that extracts water and chemical from carpet and upholstery.



LGR Dehumidifier

Description: Dehumidifier

Purpose: Removes moisture from the air to speed up drying and prevent secondary damage.

HELPFUL HINTS – Refer to the Technical Guides on Structural Drying, Dehumidification and Accelerated Drying for additional helpful information. Once you learn to perform this service correctly, you may never want to pull another pad. In-place drying eliminates the headache and expense of replacing the pad and re-installing the carpet. The rental fees you collect on your equipment will more than make up for what you are not charging for labor.



NOTE – It is imperative that anyone attempting “top down” drying be well trained in its procedures and have complete understanding of the science of psychrometry and the tools it takes to perform it. If you lack this training, it may be advisable to perform standard restoration techniques or turn the job over to a company that is better suited to handle it.



Other Resources

IICRC S500 Water Damage Restoration Standards
IICRC Water Damage Restoration Technician Class
Chuck Dewall's Structural Drying School
Bridgepoint Website www.bridgepoint.com
Your local Bridgepoint or Interlink Supply distributor.