DRYSTANDARD INSPECTIONS

INDEPENDENT EVIDENCE FOR WATER-DAMAGE DECISIONS

Don’t Guess at Water Category.

Understand the contamination. Establish the work the property needs.

01 When independent evidence matters

When contamination is uncertain, affected materials are concealed, or the technical basis for the proposed work is disputed, an independent inspection can replace assumptions with documented evidence. Arrange documentation early while relevant conditions remain. Do not delay necessary emergency protective action.

02 What decisions it supports

- Which materials and areas were affected by biologically contaminated water?
- What can be effectively cleaned, what needs removal, and where is cavity access required?
- What evidence supports the proposed decontamination and restorative-drying scope?

The report supports a technically grounded scope. Insurance coverage and claim payment are separate questions.

03 How to engage DSi

Start an inquiry with the property location, loss date, current restoration stage, technical question and deadline. Ken reviews the client, potential conflicts, availability, scope and fees before an agreement is accepted.

DSi normally contracts with the policyholder. Suitable contractor-paid assignments require Ken’s review and acceptance; payment does not control the findings.

Water inspection minimum: $1,600. Scope, travel and any retainer are confirmed before acceptance.

Request an inspection

Need a technical file review?

Ken Larsen, CR

“We speak for the structure—for it has no voice.”

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Service overview

Qualifications / CV

This seven-page sample includes six selected pages from an actual 78-page DSi report. Client identifiers are removed. Findings apply only to the original assignment. The following report pages have not been rewritten.

Reader Orientation - Start Here

What does 'water category' mean - and why does it matter?

Water category is the restoration industry's classification of the contamination associated with water affecting a building. Category 1 begins as water from a sanitary source; Category 2 involves significant contamination; and Category 3 is grossly contaminated. The category can change after water leaves its source and contacts building materials, residues, debris, or other contaminants.

Why this matters to the claim and repair scope: water category is one of the strongest drivers of mitigation scope. It helps determine what may be cleaned and dried in place, what requires remediation, and what porous materials may need removal and replacement. It also influences containment, worker protection, work sequencing, and verification.

You do not need to understand every technical detail in this report to understand its conclusion. The report is intentionally layered so that a property owner, adjuster, contractor, attorney, or other reviewer can obtain the essential answer quickly while the supporting technical detail remains available for deeper review.

What is this report trying to decide?

In plain English: this report asks whether the water and affected materials remain reasonably consistent with a Category 1 condition, or whether the combined evidence supports managing the affected environment as a Category 2 / 3 risk.

The reported source is important, but it is not the only consideration. Water can change after it leaves its source and interacts with a building. Likewise, no individual ATP or culturable result is intended to determine category by itself. The conclusion is based on the combined pattern of evidence.

Why several factors are considered

Source + pathway **Where did the water begin, where did it travel, and what did it contact?**	**Time + temperature** **How long were wet conditions present, and how biologically favorable were those conditions?**
Material condition What materials were wetted, damaged, or left with dried residue?	**Odor + debris** Were sensory or visible contamination indicators present?
Building use / environmental context How is the area used, and what surrounding conditions may affect interpretation?	**Testing + comparators** What do the freshwater baseline, unaffected building backgrounds, ATP, culturables, photographs, and field observations show together?

Important: no single factor is treated as the entire answer. The consultant reaches the water-category conclusion by considering how the available factors converge, conflict, or limit one another.

How much of this report do I need to read?

LAYER 1 DECISION	LAYER 2 REASONS	LAYER 3 TECHNICAL DEFENSE
Executive Summary + Dashboard	**Matrix + charts + site narratives + photographs**	**Data + methodology + limitations + standards + appendices**
For readers who need the conclusion and management direction.	**For readers who want to understand why the conclusion was reached.**	**For technical, legal, expert, or disputed review.**

If all you need is the decision, you do not need to read every page.

Executive Summary and Owner/Adjuster Guide

This report evaluates the water and affected materials using multiple evidence streams. The core comparison framework deliberately separates the incoming freshwater baseline (FWB) from unaffected, materially comparable building backgrounds (BG). Neither comparator is blended into a single artificial reference value. Reference measurements are displayed with blue/purple identity colors and are not graded as affected-site pass/fail findings. Only backgrounds designated Qualified BG or Qualified BG - Limited are used as comparators. A Qualified BG - Limited remains a comparator, but its limitation and consultant rationale are explicitly disclosed wherever that reference is summarized. Contextual background samples are retained in the evidentiary record but are excluded from comparator calculations.

• What was found: the incoming freshwater baseline (FWB) was recorded as the controlling source reference; 6 qualified building-background (BG) sample(s) established contemporaneous dried-residue/surface references (including 1 Qualified BG - Limited); and 12 surface/residue site(s) exceeded their applicable same-method qualified BG across all four measured indicators. Liquid samples are evaluated separately against same-method FWB.

DECISION INTEGRITY REVIEW	
Evaluation phase	Initial Water Category Determination
Automated screen	CATEGORY 2 / 3 CANDIDATE
Professional conclusion	CATEGORY 2 / 3 - Remediation Required Before Restorative Drying
Decision alignment	ALIGNED - the professional Category 2 / 3 determination is consistent with the automated evidence screen.
Consultant rationale	Not applicable - no professional override was required.
Exception review	Affected-site formulas: Category 1 0; Category 2 / 3 20; unresolved/review 0. Category 2 / 3 site IDs include A, B, C, D, E, F, G, H, I, J, K, L (plus 8 more). See the comparator matrix and detailed technical evidence for the underlying findings.

The automated evidence screen is advisory. The issued report conclusion is the consultant's professional determination. Any disagreement between the two is disclosed above rather than hidden.

Automated Evidence Screen (Advisory)

The dashboard below reports the workbook's automated evidence screen. If it differs from the professional conclusion, the Decision Integrity Review above documents that override.

EXECUTIVE EVIDENCE DASHBOARD

Matrix-specific water-category review

DECISION STATUS MANAGE AS CATEGORY 2 / 3 RISK	Liquid samples are evaluated against a contemporaneous same-method freshwater baseline. Dried-residue/surface samples are evaluated separately against a qualified same-method building-background comparator. The two reference types are not pooled. The applicable evidence supports the decision shown at left.

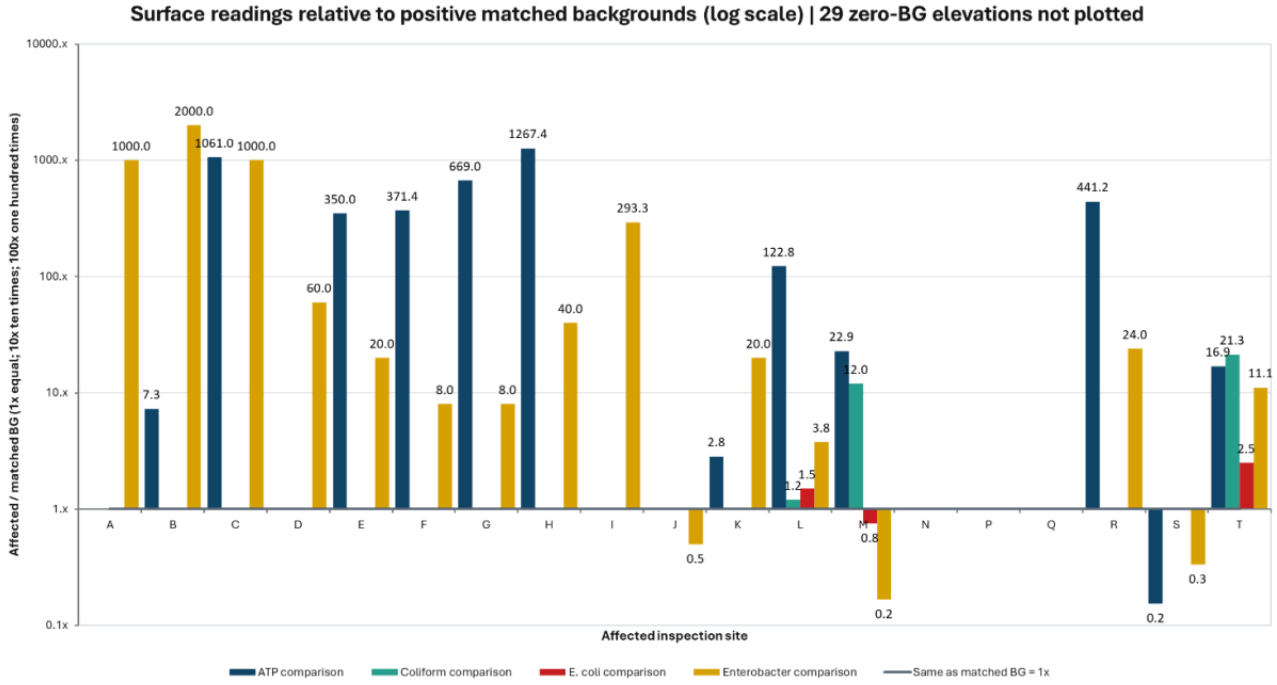
20	1	6	12	16	18
Affected sites	FWB reference	BG references	All 4 surface > BG	E. coli +	Enterobacter +

FRESHWATER BASELINE
Incoming source reference
Results retained in source units; used only for same-method Liquid comparisons.

QUALIFIED BUILDING BACKGROUND
6 qualified surface references (1 with documented limitation)
Used only for dried-residue/surface comparisons. Qualified BG - Limited remains a comparator with its limitation and consultant rationale disclosed; not represented as an exact pre-loss measurement.

Matched-Background Exceedance

How to read this chart: Each plotted multiple compares an affected surface measurement with its qualified, same-method, material-matched building background, only when that background is greater than zero. 1x means equal to background; 10x means ten times background (one log step); 100x means one hundred times background (two log steps). The vertical axis uses a logarithmic scale: each major step represents a tenfold change. Values below 1x are below background. When the matched background is zero, no valid numerical ratio exists; those comparisons are excluded from the plotted multiples and evaluated separately from their actual readings. This chart shows relative measurements, not a water-category threshold or a remediation boundary.



QUESTIONS THIS EXHIBIT ANSWERS

How much higher is each applicable surface result than its matched background?

Where the matched reference is positive and comparison is valid, the plotted ratio indicates the relative magnitude of the affected-site result.

What does a result above the 1.0 reference mean?

It is greater than its qualified matched-background reference; it is not by itself a water-category threshold.

Can a zero background yield a numerical fold increase?

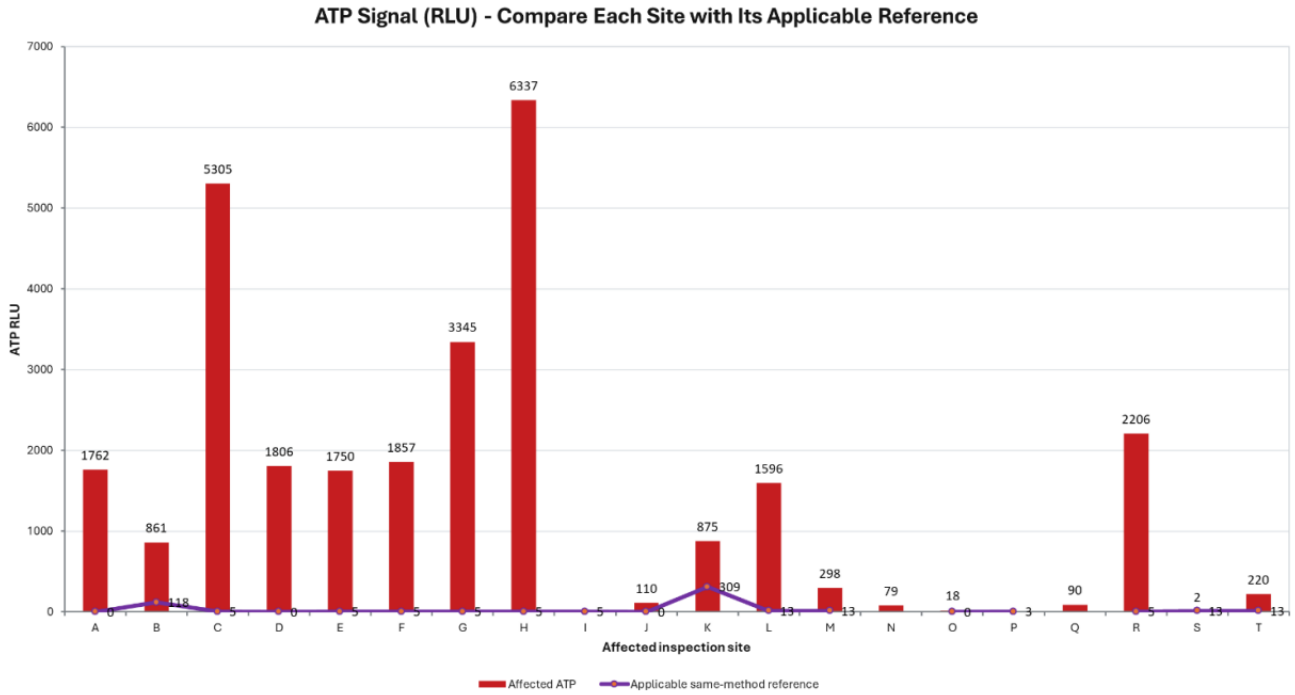
No. A result against a zero reference may be described as above background, but division by zero does not yield a valid fold ratio; inspect the source values and any display convention.

What does the current investigation establish across all four indicators?

12 surface/residue site(s) exceeded all four same-method qualified matched-background indicators. Individual numerical fold ratios are valid only where the reference is positive; a zero reference cannot be used as a denominator.

ATP Comparator Profile

Affected-site ATP is plotted with the comparator applicable to each row. ATP is a screening measure of ATP-associated organic and biological residue and is not organism-specific. Reader takeaway: ATP findings vary by location and method. Liquid ATP is compared only with a contemporaneous same-method freshwater baseline; surface/residue ATP is compared only with a same-method qualified building-background comparator. The numerical values are never blended or cross-matrix compared.



QUESTIONS THIS EXHIBIT ANSWERS

Where is the strongest ATP-associated signal?

The tallest affected-site bars show the larger ATP screening measurements. Consult the labeled site and source data for the actual RLU.

Is ATP proof of a particular organism or sewage source?

No. ATP is a nonspecific screening indicator of ATP-associated residue; it does not identify a particular organism or source.

Which reference is appropriate?

Use the same-method FWB for a liquid sample and qualified matched BG for a surface sample. Do not numerically compare across sample matrices.

How many affected-site ATP readings were recorded?

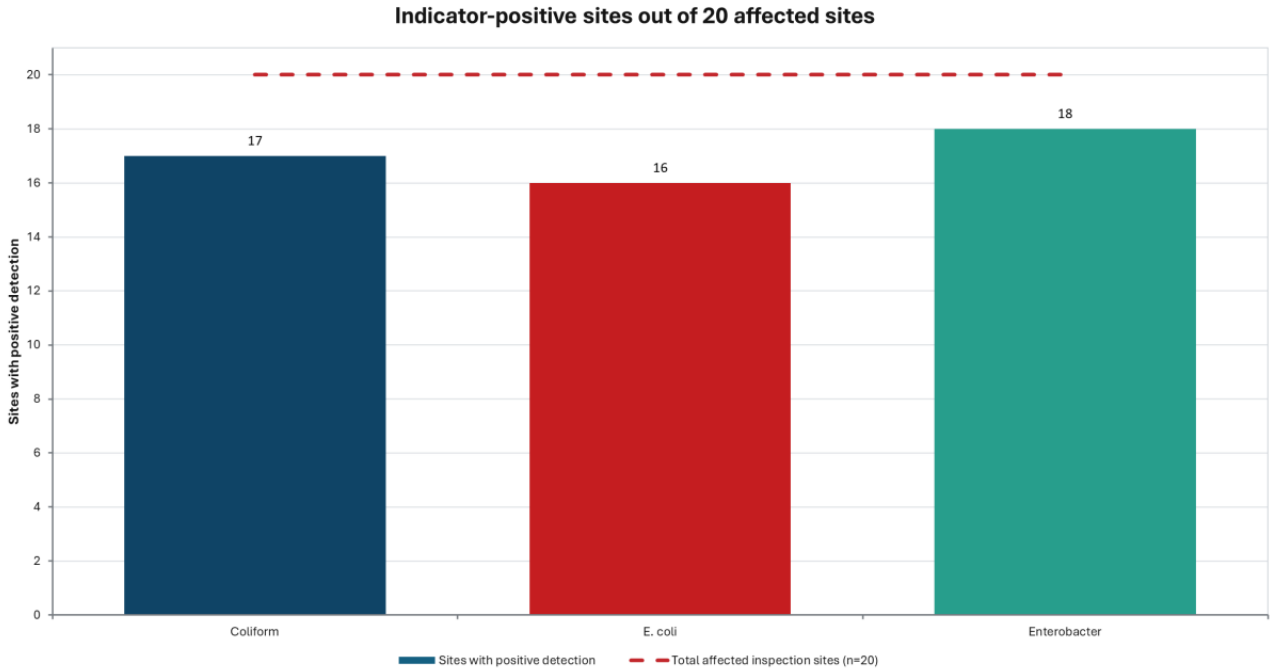
The current investigation contains 20 affected-site records. Compare each plotted ATP reading (RLU) with its own same-method reference; do not treat the bars as organism counts or assume missing ATP measurements were negative.

Culturable Indicator Results

How to read the combined evidence panel

The bar graph reports counts of positive affected sites, not organism concentrations. The source-water baseline reports measured liquid results separately, in assay-specific units. For surfaces, four-indicator convergence counts sites where ATP and all three cultured indicators exceed a qualified material-matched building background. Never divide by a zero background or infer a numerical fold-change from zero. Detection alone does not identify the contaminant source.

Reader takeaway: affected-site positives are counts, the freshwater source reference is an assay-specific liquid result, and the four-indicator total counts surface sites exceeding qualified matched backgrounds. These are independent summaries; consult the matrix for mixed, unavailable, and unmatched-site results.



QUESTIONS THIS EXHIBIT ANSWERS

How many affected sites tested positive for each cultured indicator?

The bar heights are counts of positive affected sites for coliform, E. coli, and Enterobacter. The groups can overlap and must not be added together as unique sites.

Are the source-water baseline readings counts of positive sites?

No. FWB entries are separate same-method liquid assay readings, expressed in their reported or estimated units; they do not share the bar-chart axis.

What does four-indicator convergence establish?

It counts surface/residue sites where ATP and all three cultured indicators exceed qualified matched BG. It supports a convergent surface-evidence pattern, not automatic organism-source attribution.

How widespread were positive indicator-organism findings in this investigation?

Among 20 affected sites, 17 were coliform-positive, 16 were E. coli-positive, and 18 were Enterobacter-positive. 12 surface/residue sites exceeded qualified matched BG across all four indicators. Positive-site groups overlap and must not be added together.

Source Reference and Evidence Convergence — Companion Panel

The upper graph counts sites with positive culturable results. The two panels below report independent measurements; their values must not share a numeric axis.

FWB | Coliform 0; E. coli 0; Enterobacter 50. These are source-water readings (liquid method), not the numbers of affected sites. A zero reference does not permit a numerical fold ratio.
MATCHED SURFACE BACKGROUNDS | 12 affected surface/residue sites exceed their qualified same-material background for ATP, coliform, E. coli and Enterobacter. Missing/nonnumeric measurements and unmatched substrates are excluded from this four-indicator count. See the site matrix for exceptions.

Final Professional Conclusion and Declaration

For the [redacted] assignment, the combined source, pathway, material-condition, ATP, and culturable-indicator evidence supports the professional determination that the affected environment must be managed as a Category 2 / 3 water-loss risk. Twenty affected inspection sites were recorded. Six qualified matched building-background references were available, including one with a disclosed limitation. Twelve affected surface/residue sites exceeded their applicable qualified matched backgrounds across all four measured indicators: ATP, coliform, E. coli, and Enterobacter. These are findings at the sampled locations, not an assertion that every sampled material had four elevated results or that all unsampled spaces have been characterized.

Accordingly, the affected materials should be evaluated for access, cleanability, removal where necessary, and appropriate contamination controls before restorative drying. The responsible contractor must develop a project-specific remediation scope capable of achieving a sanitary condition that can withstand meaningful independent post-remediation verification. This report does not itself establish precise removal boundaries, assign a unique organism source, or certify that remediation has already been completed.

This determination reflects the evidence available at the inspection date and the qualifications, sampling limits, and separate liquid-versus-surface comparison methods documented herein. The following appendices, references, records, and curriculum vitae support the signed professional opinion and are incorporated by reference.

Professional Signature and Declaration

I affirm that the opinions and conclusions presented are based on the evidence available at the time of inspection, the stated scope and limitations, and independent professional judgment. Baseline, background, quality-control, and affected-site evidence have been kept analytically distinct.

[Signature and credential-number details omitted from this public sample.]