Clean & Grey Water (Cat 1–2) Pipe-Burst Losses: Cleaning Methodology & Processing Documentation

Canonical Web Version: https://restorationintel.com/clean-grey-water-cat-1-2-pipe-burst-losses-cleaning-methodology/

Direct Answer: Processing Cat 1–2 pipe-burst contents requires pairing substrate-appropriate cleaning and sanitization with dated facility logs—recording equilibrium moisture return, EPA-registered disinfectant dwell times, textile care outcomes, and post-cleaning QA sign-offs.

Field Benchmark & Decision Matrix

Asset Category	Cat 1 Processing Method	Cat 2 Processing Escalation	Key Technical Risk	Required Processing Documentation
Hard Goods (Glass, Ceramic, Metal)	Neutral detergent hand wash or ultrasonic bath; spot-free rinse	Pre-wash soil removal + EPA-registered sanitizer dwell + potable rinse	Hard-water mineral etching or rust on unplated steel	Batch count, chemical dwell log, post-dry visual QA check
Solid Wood & Finished Furniture	Gentle damp soil wipe, controlled 45–50% RH drying, cabinet touch-up	Sanitizing wipe safe for finish, odor treatment, controlled EMC dry	Finish blushing, veneer lift, or checking if dried too fast	Daily wood pin/pinless MC% log until matching local EMC (7–10%)
Washable Textiles & Bedding	Esporta/wet-clean cycle with mild detergent, colorfastness test	Sanitizing additive/enzyme pre-soak, controlled hot/warm extract	Shrinkage, dye bleed, or latent musty odor if damp > 48 hrs	Care-label exception log, wash batch ticket, moisture/odor sign-off
Upholstery & Area Rugs	Low-moisture hot-water or solvent extraction + high-airflow rack dry	Sub-surface flush, antimicrobial treatment, flat-rack dry & groom	Cellulosic browning, backing delamination, dye migration	Pre-test dye check, extraction moisture reading, dry-weight check
Books & Vital Documents	Air-dry interleaved or vacuum freeze-drying for coated stock	Disinfection limits on paper; freeze-dry + HEPA/surface clean only	Cockling, ink run, or glossy page fusing (blocking)	Chamber cycle ticket, page-moisture verification, salvage count
Electronics & Small Appliances	Non-energized disassembly, DI-water rinse, drying oven (<120°F)	Bench teardown; condemn if grey-water soils penetrated PCBs	Capacitor shock hazard, delayed mineral salt corrosion	Serial log, bench diagnostic notes, insulation/function test sheet

Practitioner Operational Takeaways

• Log intake moisture readings, Category 1 vs Category 2 classification, and pre-existing damage notes within 12–24 hours of facility arrival.

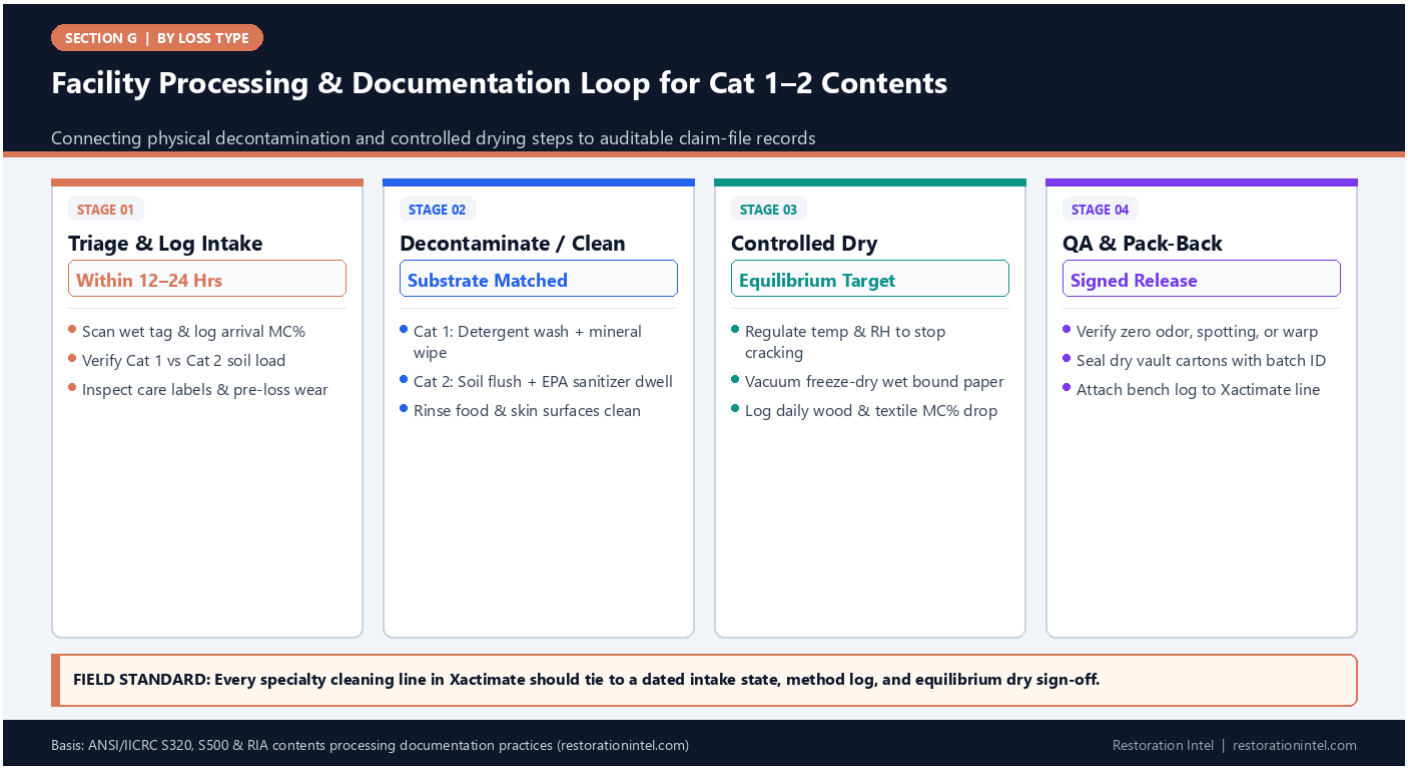
• Enforce mechanical detergent soil removal prior to EPA-registered disinfectant dwell time and potable rinsing on Category 2 food/skin items.

• Monitor solid-wood moisture content daily in controlled 45–50% RH drying chambers until reaching local equilibrium moisture content.

• Document dye-bleed pre-tests, care-label exceptions, and electronics bench diagnostics before committing marginal items to full processing.

• Link every specialty processing charge in Xactimate to dated batch logs, before/after photos, and final QA vault-release signatures.

Visual Workflow & Benchmark Summary



Companion Endpoints & Verified Primary Sources

• **Markdown Twin (plain text):**
https://restorationintel.com/clean-grey-water-cat-1-2-pipe-burst-losses-cleaning-methodology.md

• **ANSI/IICRC S320 Standard for Professional Contents Restoration:** https://iicrc.org/s320/

• **ANSI/IICRC S500 Water Damage Standard:** https://iicrc.org/s500/

• **Restoration Industry Association (RIA):** https://www.restorationindustry.org/

• **Verisk Xactimate Estimating Platform:** https://www.verisk.com/products/xactimate/