

# Water Damage Inspection Checklist

## Construction Site Water Damage Prevention Review

Water damage has a significant impact on buildings under construction, it is one of the leading causes of damage. Water damage occurs as a result of water entering the building envelope or from inner building releases. Implementing a Water Damage Prevention Plan and inspecting for water damage can help avoid this issue. Inspection checklists should include **pre-planning, construction, and water detection**.

**These proactive measures should be met to eliminate the risk of water damage:**

### Pre-Planning

- ✓ All potential sources of water intrusion have been identified
- ✓ All areas of potential pooling have been identified, such as pits, shafts, etc.
- ✓ Automatic pumps are in place with backup power, monitoring and safe discharge
- ✓ A 24/7 Incident Weather Monitoring and Action Plan has been developed
- ✓ A 24/7 Emergency Response Team (ERT) has been established
- ✓ Site security is in place to minimize potential water damage from unauthorized entry
- ✓ Security guards have written post orders, documented rounds and response plans

### Construction

- ✓ Materials are inspected upon delivery to verify no water damage occurred during transit
- ✓ Protective shipping covers are replaced and secured after initial inspection
- ✓ An above grade, dry storage area has been established for water sensitive materials
- ✓ Water sensitive materials are stored off ground by four inches with adequate drainage
- ✓ Water sensitive materials are covered on five sides and secured while in storage
- ✓ Water sensitive materials in storage are regularly inspected for possible damage
- ✓ Mechanical subcontractors are pre-qualified
- ✓ A Quality Control program has been established for commissioning piping systems
- ✓ Low pressure air testing is done for all piping systems prior to hydrostatic testing
- ✓ Subcontractors have established procedures for hydrostatic testing
- ✓ Subcontractors are staffed to observe and respond to leaks during hydrostatic testing
- ✓ Shut off valves have been identified and are accessible during hydrostatic testing
- ✓ Dry fitting of piping systems during installation does not occur



- ✓ Spill cleanup kits are provided and readily available during hydrostatic testing
- ✓ Any interior 'For Trade Use' water supplies are equipped with locking devices
- ✓ All hoses used are construction grade and removed each night
- ✓ Adequate heat or insulation is provided to prevent freezing of water pipes
- ✓ Interior floor penetrations are identified, sealed or water channeling system is provided
- ✓ Temporary dams or gutters are installed around large openings to prevent vertical flow
- ✓ Areas with water sensitive equipment are identified and protected

### Water Detection

- ✓ Electronic leak detection is monitored by central station with a response plan in place
- ✓ Water flow devices or Building Management Systems (BMS) are installed on live water lines
- ✓ Water flow devices or BMS are monitored by central station with response plans
- ✓ Low temperature alarms are installed to alert to cold temperatures
- ✓ Formal "End of the Day" closure procedure is established
- ✓ All windows and door openings are closed to protect interior finishes from weather
- ✓ Temporary roofs are inspected for breaches or damage
- ✓ Roof and interior drain systems are inspected and clear of debris
- ✓ All water sources have been shut off and secured when possible
- ✓ Flow alarm and leak detection systems have been armed