



## **Remediation Protocol Updates Standardize Moisture Containment Procedures**

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Persistent moisture accumulation inside residential and commercial structures remains a common maintenance challenge across the Dallas-Fort Worth region. In response to recurring high humidity levels and localized indoor water leaks, Page Restoration has updated its operational workflows to align with current Institute of Inspection, Cleaning and Restoration Certification S520 guidelines for professional mold remediation. Implemented across its regional service operations, these technical updates refine physical containment protocols, air filtration procedures, and moisture diagnostic standards during water damage restoration projects. Operating as qualified mold experts in Wylie, TX, the company applies specialized isolation controls and negative air pressure systems to limit the dispersion of airborne particles while evaluating structural building components.

Uncontrolled water intrusion from plumbing leaks, roof penetrations, or HVAC drainage failures can introduce moisture into wall cavities, ceiling voids, and subflooring materials. Under favorable temperature and moisture conditions, fungal growth can begin developing on organic building substrates like drywall and lumber. Proper remediation practices under industry standards require establishing engineering controls before disturbing affected materials. Technicians deploy continuous negative air pressure machines equipped

with High-Efficiency Particulate Air filtration to pull air out of the work area and vent it safely outside. Heavy-duty plastic isolation barriers and sealed doorway flap systems help contain airborne particulate matter within the designated work zone during surface cleaning and structural drying operations.

Accurate moisture mapping forms an important part of the preliminary property evaluation. Rather than relying solely on visual inspection, certified mold experts in Wylie, TX utilize electronic diagnostic tools such as non-invasive moisture meters, thermal imaging cameras, and hygrometers to identify concealed water pathways. Thermal imaging highlights surface temperature differentials caused by evaporative cooling, assisting technicians in detecting trapped moisture behind drywall, plaster, or masonry. Mapping these physical moisture boundaries allows restoration crews to define the scope of work before setting up containment. Identifying and addressing the primary water source—such as a broken supply line, foundation seepage, or roof leak—helps prevent moisture from re-entering building assemblies after drying is completed.

Following the containment setup, physical remediation involves removing severely impacted porous items and decontaminating semi-porous structural framing. Non-salvageable materials like water-damaged drywall and insulation are sealed in disposal bags prior to removal from the property. Non-porous framing timber and concrete surfaces are cleaned using mechanical methods, including HEPA vacuuming and damp wiping with appropriate cleaning agents. Commercial LGR dehumidifiers and high-velocity air movers are then placed to lower structural moisture levels. Maintaining relative humidity below fifty percent during the drying phase creates an environment that inhibits microbial activity while structural materials dry to acceptable moisture content levels.

Texas regulations established under the Texas Department of Licensing and Regulation govern professional remediation practices and mandate clear operational boundaries between assessment and physical work. State law requires that initial mold assessment and final post-remediation clearance testing be performed by an independent, licensed mold assessment consultant rather than the remediation firm. Once physical cleaning and structural drying are finished, the independent consultant conducts a visual inspection and collects air or surface samples. Clearance is granted when the independent laboratory analysis confirms that airborne spore counts in the contained work area are comparable to baseline outdoor conditions or unimpacted control areas of the building, ensuring compliance with state administrative rules before containment is removed.

Page Restoration is a property restoration and environmental remediation contractor serving residential and commercial clients throughout the Dallas-Fort Worth metroplex. The company specializes in water damage mitigation, mold remediation, fire damage cleanup, and structural rebuilding services. Operating in compliance with state regulations and established industry standards, Page Restoration delivers structured

environmental cleanup solutions designed to address property damage. For more information, visit <https://pagerestoration.com/>.

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