Restoration timeline worksheet

Reviewed November 21, 2026 · U.S. homeowner guidance

Planning estimates, not deadlines: Some minor clean-water jobs can take 1-3 days to mitigate/dry; moderate losses 3-7 days; severe or contaminated losses 7-14 days or longer. Actual timing is determined by on-site inspection, safety, materials and measured progress. Repairs and reconstruction can add days to weeks.

Loss discovered (date/time): _____

Water source / rooms affected: _____

Source controlled? [ ] Yes [ ] No [ ] Unknown **Possible sewage/floodwater?** [ ] Yes [ ] No [ ] Unknown

Immediate hazards checked? [ ] Electrical [ ] Structural [ ] Gas [ ] Contamination [ ] Other

Restoration milestones (have the provider write the dates)

Stage	Planned date	Actual / next visit	Evidence, changes or questions
Safety / water source			
Water extraction			
Wet materials mapped			
Drying equipment / monitoring			
Material removal / cleaning			
Drying deemed complete			
Reconstruction / repairs			

Ask: When is the next moisture measurement? What criteria will make the estimated finish date change? Who is responsible for repairs after drying?

Daily moisture and decision log

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Inspection / progress notes

Date / visit	Room / material	Reading or professional observation	Next action / next check

Schedule changes and decisions

Original estimated finish: _____

Updated estimated finish: _____

Why the date changed (e.g., concealed moisture, materials, contamination, repairs or approvals):

Before repairs conceal previously wet materials, ask what measurements or findings show they are ready. Do not decide that drywall is dry from room humidity alone.

> **EPA prevention advice:** Address wet areas and dry materials within 24-48 hours where feasible to reduce mold growth. That does **not** mean every flooded home can finish structural drying and reconstruction in two days.

Reference checks: EPA - epa.gov/mold/brief-guide-mold-moisture-and-your-home
IICRC S500 water damage restoration scope - iicrc.org/s500/
More examples: restorehomehelp.com/guides/how-long-restoration-takes