

“411”

INFORMATION PLEASE...

Technical Data for Fire, Smoke and Water Damage

VOL XI NO 6

June 2005

The Benefits of Advanced Drying Procedures

In the past, restoration contractors had few options available to them when performing water damage restoration services following water losses. Often, it was a losing battle when trying to mitigate the damage and then restore the structure and contents to a pre-loss condition.

Back then the only equipment available was quite limited by today's standards in both effectiveness and efficiency. As a result, it was common and accepted practice to simply discard the pad, and often the carpet as well, and also much of the structure (especially drywall) whenever it showed signs of having been wet.

Today that is often no longer required! Because of the significant and sometimes vast improvements in drying equipment and knowledge regarding the “science of drying,” many of the above items can be completely restored, and usually end up better than “pre-disaster” condition. Extraction equipment is available today with much more power and effec-

tiveness and does a much better job than the shop vacs that were often the mainstay of yesterday.

Equipment is available today that has conclusively shown (in numerous tests at many facilities) that water CAN effectively be extracted through the carpet, leaving the pad barely damp, not “wet.” This

"The proper placement of the correct number of air movers is also crucial, and today's professional restorer has the necessary equipment and the knowledge to use it most effectively."

means that all of the costs related to the following items can now be avoided completely: 1) turning back the carpet; 2) removing the pad; 3) replacing the carpet; 4) turning the carpet back again; 5) installing new pad with product and installation costs; 6) replacing and repairing the carpet. With today's knowledge and technology, carpet is left in place, the costs are avoided, and the life of the homeowner is disturbed significantly less.

Years ago, refrigerant dehumidifiers were inefficient and

small. Today, all professional restoration companies have moved to the new, Low Grain Refrigerant (LGR) dehumidifiers. The old machines could barely take the air down to 40% RH (at 72 degrees F). Today's LGRs will easily take the air down to 25% RH (at 72 degrees F). This is a HUGE difference and results in contents and the structure drying much faster!

This also means that the home is returned to its pre-loss state much quicker, reducing inconvenience, as well as mini-

mizing any Additional Living Expense. Professional restoration companies such as **Purofirst** and **Puroclean** can often completely dry out a loss in three days (sometimes less), instead of the four-plus days other companies may take. The potential savings are obvious.

The proper placement of the correct number of air movers is also crucial, and today's professional restorer has the necessary equipment and the knowledge to use it most effectively. Ongoing education and a willingness to invest in new

Unauthorized Use Prohibited - Prior permission required for copying.

equipment are crucial in selecting a professional restoration contractor.

Quicker drying means that there is much less time for mold or other fungus to even develop, much less colonize. This eliminates fungus as a possible cause of health problems, including respiratory discomfort and allergic reactions. If a structure is not dried quickly enough, fungus growth and mildew can attack organic structural material (drywall, wall studs, floor joists, etc.) and weaken it substantially, sometimes forcing replacement.

Utilizing advanced drying and dehumidification systems robs fungus of its primary requirement for growth—MOISTURE. With no available moisture, mold growth either is prohibited or dies out very quickly.

Another benefit of rapid drying is to prevent the harmful effects caused by moisture retention. Unchecked moisture can cause certain materials, such as paper and wood, to swell irreversibly. Metals will rust, as will doorknobs and hinges. Many materials will shrink, such as drapes and furniture skirts. Moisture also af-

fects computers, audio/video equipment, and electrical connections that can be extremely delicate to restore.

That is why time is of the essence when dealing with water damage. Professional, state-of-the-art equipment can process more air than older, inferior equipment. It utilizes refrigeration dehumidification equipment which processes between 450 cfm to 3,000 cfm of air. Older equipment might "pull" five gallons of moisture from the air in a home. The new, more effective equipment can pull between 15 to 35 gallons per day, depending on the humidity level. The increase in efficiency and effectiveness results in much faster drying.

Another moisture-removal method employs desiccants—materials such as silica gels that adsorb the moisture from the air and can later be reheated and reused. Desiccant dehumidifiers do not rely on temperature to reduce the Relative Humidity (RH) and can lower the RH to the seven percent range and even lower. Again, these are new to the marketplace in units that run on 110v and are appropriate for residential as well as commercial set-

tings.

The last group of equipment to be mentioned in this communication is that which is used to dry inside of walls. Today's professional restoration contractor will have at least one type of this equipment. Basically, small holes are drilled behind the baseboard and then air is forced into the wall cavity. This dramatically reduces the drying time for the wall—often to less than half the time it would take without that type of equipment. It can even dry certain types of insulation in place, thereby eliminating the need to remove the drywall to extract the insulation. This equipment is especially appropriate when the water damage originates above the room being treated. In most cases, it is the only way to effectively save the walls in such rooms.

The benefits of using modern, state-of-the-art equipment in drying situations are many—focusing on reducing the time necessary to return the structure and contents to a pre-loss condition and the cost savings since replacement is not necessary.

WLS 6/2005

*This publication provided courtesy of your local PuroSystems office.
Offices Independently Owned and Operated.*



A Single Source Provider™ of
Fire & Water Damage Restoration & Reconstruction



The Paramedics of Property Damage™
Mitigation and Restoration Specialists

Copyright © 2003-2005. All rights reserved in all countries.
Reproduction of this material is prohibited without prior permission.