



**mighty mac**

it's beary clean

[www.mightymacclean.com](http://www.mightymacclean.com)

(843)842-3994

## Water Damage

pg 1

Water damage is the most confusing and painful work we do. It is expensive, time consuming and disruptive to the consumer. If the job is not done right, there can be very serious complications. This is why we spend so much money on training, equipment and tools.

Mighty Mac has someone on call 24/7. Should you call after hours, we will extract the water and place some drying equipment to stabilize the situation. We will then return the next day and perform the remaining work that needs to be done to dry the structure.

We will extract all the water we can. If there is carpeting on the floor, we will pull up the carpet and remove the cushion. We will then vacuum the subfloor as the cushion holds a lot of water. The main pieces of equipment we use to dry the structure are air movers and dehumidifiers. Air movers (there are 2 in the picture) speed evaporation from wet surfaces and prevent mold spores from gaining a foothold. Dehumidifier (the tall blue thing in the middle) removes the high humidity levels in the air, which accelerates the evaporation process. We have Thermo-hygrometers and various moisture meters to check the drying process.

We spray an antimicrobial agent, Quaternary Ammonium Chloride (QAC) to help retard mold growth. This is a very safe chemical for humans and pets but is very effective in controlling microbial growth. QAC is used to disinfect eating utensils in restaurants.

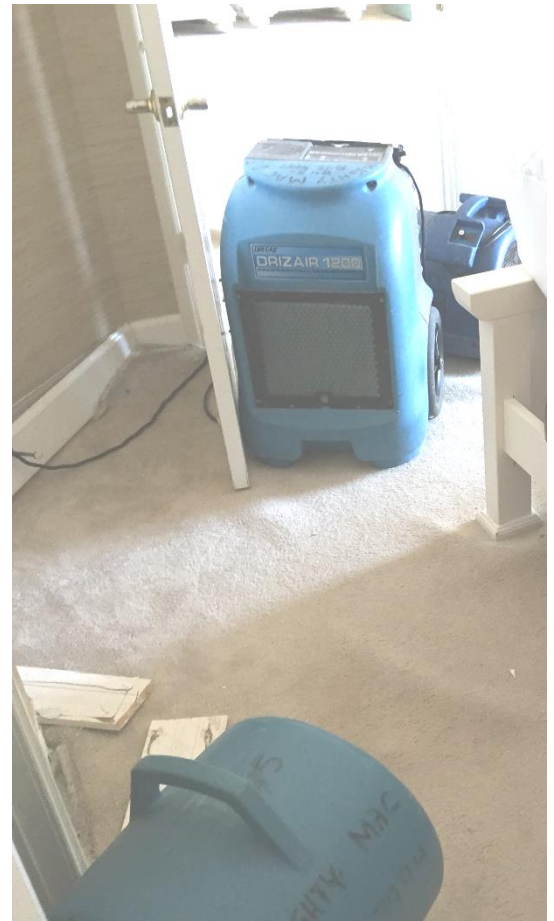
We will make sure the floors, walls and ceilings are as dry as practical. A small amount of residual moisture (usually in wood floors or baseboards) will not cause any health or mold issues.

After the structure is sufficiently dry, we will install new cushion and reinstall the carpet. We will then clean the affected area. The cleaning process also disinfects the carpet.

We are asked "How long will it take to dry?" The answer depends on what is wet and how wet is it. (See types of involvement below.) Our equipment is designed to run 24/7 so if it is turned off it will take longer. Having the heat or AC on and any air movement, such as ceiling fans, helps as well. There are too many variables to make a firm prediction of time nor cost.

Mighty Mac does NOT do demolition or reconstruction work beyond carpet and cushion and some baseboard removal / replacement. If demolition work is needed, we will inform you. Some of our competitors will start demolition work immediately on any wet items such as drywall. One of their tricks is to take a hammer and hit the walls. Wet drywall is very weak and the hammer will make a hole. Then the wet area must be replaced. Drywall will dry just fine, as long as it is not warped. In fact it dries stronger than when it was new. The hammer guarantees nothing will remain wet but it can increase the cost of the job tenfold or more.

If you wish to learn more about the water damage work we do, continue reading. It can be a very complicated process depending on what category the water is, what is wet and the saturation level.





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## Water Damage

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There are **3 categories of water**:

- 1) Little contamination or fresh water, such as a toilet supply line leak, that was quickly discovered.
- 2) Moderate contamination or "Gray water", such as dishwasher, laundry or shower overflows.
- 3) Severe contamination such as raw sewage backup, salt water intrusion and surface driven flood waters.  
It should be noted that both Category 1 and Category 2 waters will turn into Category 3 water within a few days if not addressed properly.

Category 1 and most Category 2 water damage items can be salvaged. Carpet, walls, upholstery, some wood flooring and the like should be fine. If the drywall has warped (such as on a ceiling), it must be replaced. If a wood floor is a manufactured wood (similar to plywood) it can be salvaged. A solid wood floor tends to swell and buckle. It takes a very long time to dry and then you would have to refinish it. If the refinishing process is started before the wood is completely dry, it will end up with a concave texture to the boards. Most people (and insurance companies) choose to replace it.

Category 3 losses should have virtually everything involved that has porosity replaced. Category 3 losses can be hazardous to your health. Due to the risks involved, Category 3 losses are the most expensive to handle.

There are **3 types of building involvement** as well.

- 1) Just the floor is involved or part of a room, such as a bath tub overflow. These tend to dry fairly quickly depending on the subfloor and floor coverings. Many times the water will be absorbed into the drywall and wick up as high as 4 feet. If this happens it will slow the drying process.
- 2) Floor and some walls saturated, such as a broken pipe in the wall. Drywall takes more time and effort to dry than carpeting and most subfloors.
- 3) Water from above. The entire room is involved, floors, ceiling and walls. This takes the longest time to dry and requires the most equipment due to the saturation levels.

Water damage restoration is an expensive and complicated process. We highly recommend villa owners and renters have property insurance. In many instances the building insurance will not cover damage to your property. If you were negligent in some way (one owner turned on the bath water and then fell asleep) you may be liable for damage to other people's property as well.