

Water Damage to Tennis Courts

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RESTORER'S STATEMENT

Water damage at 8 tennis courts and a 5000 sq. ft. building that houses public areas, locker rooms and offices. Water damage was caused by break in 2 inch incoming water main pipe that broke under slab in locker room at seam where an addition had been built.

Site inspection which included pulling back carpet and pad at site of incoming water revealed a 10 foot long opening in slab where water and soil were forced into building.

This report will explain the amount of damage caused to structure. It could be used by contractor to back up claim. Portions of this report will be enhanced by photos and a floor plan of building.

The main goal of the inspector is impartiality in pricing and billing. He is only involved to the degree of making a profit. He has no financial interest in property.

INVESTIGATION AND INSPECTION

I talked with the owner and manager and the construction supervisor, who is in charge of replacing incoming pipe.

Measurements of all areas were taken as my crew continued to extract water. Walls and vertical structures were tested with moisture meters to obtain readings to determine penetration of water.

The property consists of three large steel open span construction buildings attached to a central building of five thousand square feet having a brick front and concrete block construction with interior walls made of glass. This building is three feet above level of tennis courts. This central building houses locker rooms, showers, bathrooms, offices, kitchen/nursery area and public viewing/sitting area. All buildings were well maintained and in good condition.

Damage was limited to three tennis courts in one area and central building described above. This building has carpet and pad in two locker rooms, hall, public area and offices. The kitchen/nursery has linoleum. The showers, bathrooms and foyer has ceramic tile. There is a depression in the slab in office areas causing heavy concentration of water, which added to drywall and wallpaper damage.

SCOPE OF RESTORATION

Extraction was started in the office area where the heaviest concentration of water was contained and the men's locker room which was the source of the water. All carpet and pad was extracted using a "Rollervac", a two hundred pound weighted extraction machine used to depress carpet face and pad and extract 50% more water than a conventional wand. In locker rooms, carpet was released and pulled back, revealing six pound rebond padding, which was extracted and removed. After extraction of office and public areas, carpet was pulled back and all 40 oz. hair jute pad was removed. Residue of pad was scraped up where it had been cemented to concrete floor. All padding was removed to van and taken to waste site for disposal.

Men's locker room was covered with soil that came up through slab. Entire locker room was pressured washed and soil and water extracted.

All concrete floor areas and face and back of carpet received an application of anti microbial.

All carpet was refitted to tackless stripping and floated using turbo fans beneath carpet to speed drying of concrete floor and back of carpet. Turbo fans were used to dry face of carpet and wall areas. Large capacity dehumidifiers were used to effect a speedy dry down.

In a conversation with Steven Down, an independent adjuster for Crawford and Company, Adjusters, I was told to remove pad and leave carpet in place in all areas until he could inspect it the following day. He stated that I should do everything possible to affect an immediate dry down. The second day the insurance adjuster met with the owner and Richard Fox, Contractor. It was decided that all carpeting should be removed and replaced. The owner's construction workers removed and disposed of carpet. Turbo fans and large dehumidifiers were used to dry concrete floors and walls.

CONCLUSION

Being an emergency, no price was given before work started. The drying process time was not known until two days into job. Prices given at completion are accepted as industry standard. All work was performed on a square foot basis, except where an hourly rate was charged in the moving of furniture and miscellaneous items.

A work authorization and direction of payment form was signed by owner at first meeting. A completion form was signed by owner at completion of our work.

A bill for \$ was issued to owner, Steve Connolly of Connolly Brothers Construction Company and to adjuster, Steven Downs of Crawford and Company, Adjusters, working for Fireman's Fund Insurance Company. Included in bill to adjuster was a signed work authorization and completion form, along with an album of photos, showing water damage and work in progress.

The three flooded tennis courts were extracted and dried by the owner's carpet cleaner. He billed owner direct.

A check was received on January 20, 1995