

WATER DAMAGED HARDWOOD FLOOR DRYING



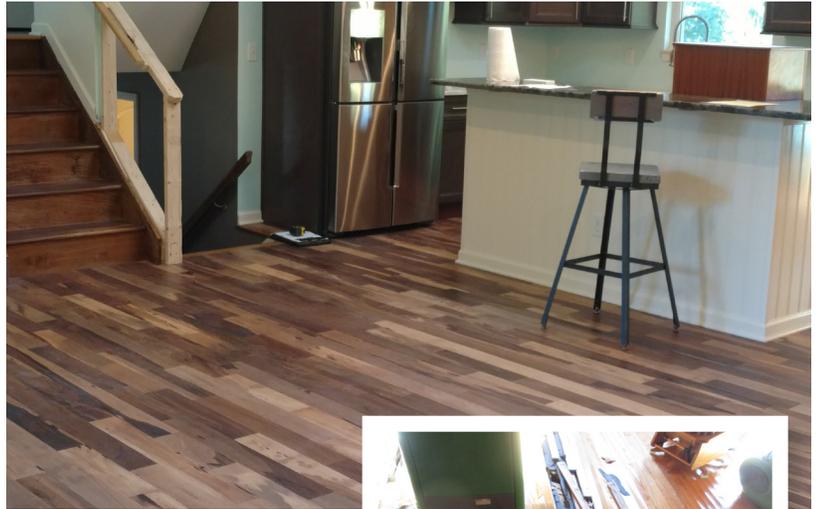
Water Damaged Hardwood Floor Drying

Water damaged hardwood flooring can be identified by cupping, warping, discoloration and flaking of the surface. Water damaged wood floors are one of the most difficult materials we dry. Besides being dense and coated with vapor barriers, they can also reach a “point of no return” if the water damage is not promptly addressed.

Mendco Construction Company has the experience, training and moisture testing instrumentation to inspect, evaluate and recommend the best restoration options for your wood flooring system.

Time is Not on Your Side

When it comes to water damage and wood flooring, time is definitely NOT on your side. Wood plank flooring can sustain permanent structural damage and mold growth can occur between the finish floor and subfloor. Mitigation decisions need to be made promptly. Home owners need to do their best to prequalify the wood flooring “expert” that will help them determine what actions, if any, should be taken. You don’t want to needlessly tear out a perfectly good wood floor.



Moisture and Wood Floors



There are numerous factors that affect how a wood floor will react to moisture. No wood flooring system will tolerate high levels of moisture over an extended period, but some do better than others when it comes to surviving water damage.

Solid wood floors have the highest salvage potential because you’re dealing with 100% real, solid wood planks. There are no resins, veneers or composite materials to deal with. In general, a solid wood floor can be sanded and refinished several times in its lifetime. If you can control the moisture and stabilize the flooring system, refinishing can restore even badly damaged floors.

The harder the wood, the more slowly it will react to moisture. Oak flooring will react to moisture within a day or two, whereas a hard maple floor may not cup for three, four or more days. The harder the material, the slower it absorbs moisture and the slower it will release it. Some softer wood floors (such as southern yellow pine) can be exposed to significant moisture yet only cup slightly, increasing the potential to underestimate the damage.

Another variable to how water damage affects solid wood flooring is whether it was finished on-site or pre-finished. Floors that are sanded in-place usually have a continuous finish on them, reducing the rate at which they can absorb (and release) moisture. Pre-finished, solid wood flooring has the finish applied at the factory. To account for slight variances in the product thickness, manufacturers bevel (or “kiss”) the edges for a uniform look. Factory finishing produces a high-quality finish, but the bevels will allow surface moisture to absorb into the wood at a higher rate.