



## Winter Growth Water Damage Restoration Showcase



**Flood Damage Pro (Green Cleaning Systems Inc.) - IICRC Certified Firm**

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# Introduction

This is the case study of the water damage restoration project performed by Flood Damage Pro at Winter Growth in Olney, Maryland, near Montgomery General Hospital.

## The Site

[Winter Growth](#) offers community-based services for the elderly or disabled adults. The Montgomery Center facility is located at 18110 Prince Philip Road in Olney, Maryland. This center offers a Medical Day Program, as well as assisted living services for residents. The rooms at Winter Growth are used for multiple purposes, from meals to group activities to fitness classes. As written on their website, they offer services in “Buildings with therapy built into every space.”

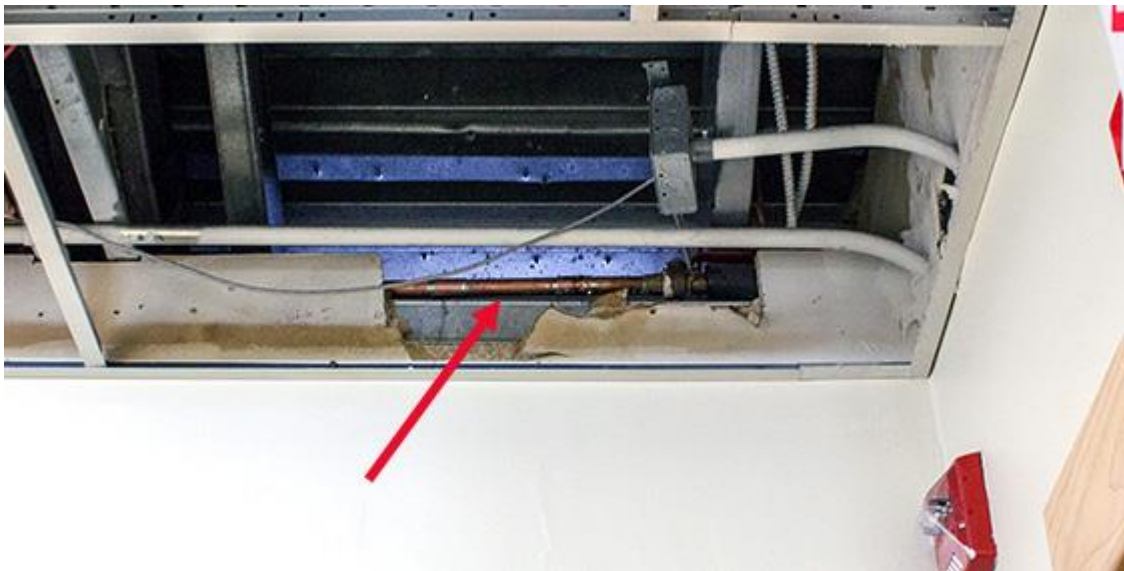


# Damage Summary

On February 21, 2015, a pipe burst in the ceiling at Winter Growth's Montgomery Center in Olney, Maryland.

The leak originated in the ceiling above the Lion's Den exit door, a large room containing many valuable furnishings such as billiard table, a grand piano, and the center's fitness and group activities furniture.

The remains of the flood destroyed the surrounding ceiling panels and soaked through carpeting across the Lion's Den and adjacent areas, including the main entrance of the facility, the office of the Admin Assistant/Volunteer Coordinator, the main hallway, the Social Services office, the Activity Workroom, and the adjoining wall to the Green Room, as well as in all storage closets in those areas. The water was drawn from the carpeting into the carpet covered baseboards, causing damage to the bottom edge of the drywall in all affected areas, in many cases on both sides of the wall.



# Restoration Data

<b>Date Begun:</b>	February 22, 2015
<b>Date Completed:</b>	March 6, 2015
<b>Total Duration of project:</b>	13 days
<b>Dehumidifiers:</b>	Revolution LGR ( 1 Unit) Capacity: <ul style="list-style-type: none"> <li>▪ 80 pts./day   38 L/day at 80°F/60% RH (AHAM)</li> <li>▪ 139 pts./day   66 L/day at 90°F/90% RH</li> </ul>
	DrizAir 1200 (2 Units) Capacity : <ul style="list-style-type: none"> <li>▪ 64 pts./day   30 L/day at 80°F/60% RH (AHAM)</li> <li>▪ 145 pts./day   68.6 liters /day at saturation</li> </ul>
<b>Air Movers:</b>	<ul style="list-style-type: none"> <li>▪ Dri-Eaz Velo: 885 CFM</li> <li>▪ Dri-Eaz Sahara E: 926 CFM</li> <li>▪ Aqua Dri 3004AD: 2400 CFM</li> </ul>
<b>Air Scrubber:</b>	Nikro PS600 - MINI POLY AIR SCRUBBER <ul style="list-style-type: none"> <li>▪ 99.97% HEPA Filter</li> <li>▪ 3-Stage Filtration</li> <li>▪ 50 - 600 CFM (Free Air)</li> </ul>



# Special Considerations

Because the Montgomery Center has permanent assisted-living residents in addition to the Adult Medical Day Program, it was not possible to completely suspend activities during the restoration process.

The restoration area extended nearly the entire length of the main hallway from the double security doors inside the front entrance to the courtyard's entrance. We sealed off the restoration area with a dust containment barrier between the entrance to the Social Services room and the entrance to the Green Room.

Access to the Green Room for the center's activities was maintained by erecting a temporary dust containment wall inside the room, effectively sectioning off the wall and closets requiring drying and restoration from the area still in use.

# Services Performed

Because of the large area affected by the leak, much of the restoration focused on the damage to the drywall and the drying of the carpeted areas. The restoration required a variety of tasks, as detailed below.

## ***Water Extraction***

The excess water in the carpet was extracted using professional extracting equipment.





### ***Dust barriers and site preparation***

Flood Damage Pro set up zippered dust barriers at the initial stages of the restoration on all doorways of affected rooms.

A temporary wall/dust barrier was erected in the Green Room, to divide the work area safely from the area still in used. This wall consisted of thick plastic sheeting on a frame, with plywood supports linking the segments together for a sturdy and effective barrier.

The floor was prepared for the work on the walls with the application of durable paper paths along the edges of the areas, and plastic sheeting for the centers of the hallway/rooms.



### ***Drywall Removal***

The Montgomery Center has carpeted baseboards. The wet baseboard material was removed from all affected rooms. Due to the large amount of leaked water on the floor of the building, all affected areas had the bottom 5 to 6 inches of drywall removed with utility knives. This included storage closets, the hallway, and rooms adjacent to the Lion's Den



Wet insulation was also removed from the walls, and dehumidifiers and air movers were positioned to dry each area before the walls could be repaired. The drying equipment was in use throughout the restoration. Air scrubbers were used to maintain indoor air quality, since air movers tend to increase the quantity of particulate matter in the air when increasing ventilation in the restoration area.



### ***Protecting furniture***

Flood Damage Pro covered the furnishings of the affected rooms with plastic sheeting, to reduce the damage from excess dust. Furniture was moved as necessary to accommodate the restoration, and was sometimes stored in the hallway or in the large Lion's Den room.



### ***Insulation and drywall replacement***

Insulation was cut in swathes to fit the metal-framed wall panels, and drywall "planks" were carefully inserted and attached in order to re complete the wall.

The area was spackled and left to dry.





Once dry, it was sanded in preparation for painting. Wall hooks and other wall-mounted furnishings were removed as necessary to facilitate the painting, as well as the removal of the wooden door trim where needed for adequate drying and damage prevention



The rooms were meticulously painted.



## ***Carpet***

The old carpet was removed and replaced with a new glue-down installed carpet.

New carpet was installed in the rooms with a glue-down installation.

Flood Damage Pro's Carpet experts created custom baseboards by cutting even strips of carpeting and using a carpet serger to create a uniform finished edge. This baseboard was then installed along the base of the wall, for the perfect finished touch.



# Conclusion

The most difficult part of a project of this size and complexity was keeping the facility up and running, which is often the main concern in commercial restorations and public buildings as there is no option to move out for the duration of the project.

Flood Damage Pro is proud to have helped the Winter Growth community to return to their normal routine quickly and efficiently.



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