



## FIRE SPRINKLER DELUGES CARIBBEAN CONDOMINIUM

Background	<p>Three years after this beach-front luxury condominium complex was constructed, a defect in the fire sprinkler system sent a deluge of water into a fourth-floor condominium. Because many of the condo owners were only occasional residents, the inundation was not reported until all the units on the first through third floors had been flooded.</p>
Our Approach	<p>Rafferty &amp; James was retained by the owner of the condo in which the sprinkler system had failed, and which was most impacted by the flooding. Within 48 hours of the deluge, we were on site conducted interviews with witnesses to the flooding and mapping out the full extent of the water impact. We used radiofrequency moisture meters to determine specific areas and materials that needed to be exposed for drying or disposed. We located and directed a structural drying contractor, and directed the removal of materials that required removal.</p> <p>We monitored humidity levels in the building and collected periodic measurements of moisture content of materials to evaluate the effectiveness of the drying program.</p>
Benefits and Added Value	<p>Rafferty &amp; James responded to the call and conducted our investigation quickly, to minimize the likelihood of developing mold growth on wet materials. We worked closely with condominium and building owners to quickly and effectively clean and dry the effected areas, saving the owners considerable time and expense.</p>