

FLOODS

ELECTRICITY DAMAGEED DUE TO FLOODS

The wiring in your walls can be rendered dangerous or inoperable when it's either inundated or submerged in water. In the case of a catastrophic flood, where wiring is completely submerged for hours or days, total replacement of all affected wiring is almost a given — it's rare for builders to use wiring that is rated for that kind of water exposure.



Nothing can be done until any remaining floodwaters recede and the home is completely pumped out. Even then, the remaining moisture may make the home dangerous, as water is an excellent conductor of electricity. It's important to have the electrical utility disconnect power at the meter before anyone enters wet areas of the home. Even then, it's a good idea to shut down all power at the circuit box before proceeding



A qualified electrician can test the wiring left behind, but even if it still works, it's rarely a good idea to reuse it. The moisture can degrade the wiring insulation, which can increase the risk of an electrical fire down the line. It can also lead to mold and mildew development, and metal parts can corrode — especially if they've been flooded with salty sea water.

Furthermore, one of the big expenses associated with any rewiring job is the cost of opening and repairing the walls. But in the event of a flood, walls are typically torn down to the studs, so there's really no better time to fully upgrade wiring than during disaster recovery.