

Leak Masters LLC

1/XX/13

CLIENT NAME REDACTED

Claim # XXXX-XXXX-XXXX

ADJUSTER NAME REDACTED

ADDRESS REDACTED

Kirkland Washington 98034

CLIENT I looked at this loss today, I did see the floor buckled in the front room and the kitchen area. I ran the infrared camera and found that the floor was very hot. I located a place starting in the kitchen and running out to the front door that showed a higher heat then the rest of the room. I spent considerable time trying to get the access door open to the crawl space. I did eventually get it open. I found a pvc hot water pipe that had split. This fitting looks to be the new piping for the remodel that the home had done some time ago. The fitting is connected to the copper  $\frac{3}{4}$  inch pipe that looks like the original piping. The line has a small split in it and is spraying water up to the underlayment for the first floor of the home. There was no insulation so the hot water would spray directly on the wood and it was very saturated. The renter did notice the floor having a buckling problem in December. The entire crawl space is very high in humidity, and dripping with moisture. I turned off the hot water tank and also turned the hot water tank to vacation.



The break is in the kitchen area thru the opening in this picture. The floor was buckled from the opening in the picture all the way to the front door.



Same area



Looking into the Kitchen area.



Crawl space opening .



This is the pipe that had split, looks like a female adapter attached to a  $\frac{3}{4}$  in male adapter on the hot water supply side. The pipe has a split in it and is spraying directly up to the underlayment of the floor.



The same area looking over to the pipes. The black wrap is the new pvc line. There is no insulation so the wood really got wet.



Same area. Showing the mist of the spray.





Moisture dripping from the insulation



Same area showing dripping from insulation. It appears the  $\frac{3}{4}$  pvc pipe has a split in it where it connects to the  $\frac{3}{4}$  copper line. The renter says they saw problems at Christmas. So the leak could have started around that time or sooner.

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