

5/XX/10

CLAIMS ADJUSTER NAME REDACTED

Claim #XXX-XXX-XXX-XXX

PROPERTY OWNER NAME REDACTED

PROPERTY ADDRESS REDACTED

Seattle, Washington

From Leak Masters LLC

This job had several different items to look at, so I will take each one and address them one at a time.

1. The upstairs master bedroom had water around the window sill. The window itself has a crack in it, which may let water in it. Also the siding around the window may have a broken seal from the caulking job. The picture is on the following page. The window has a small hole in it like from a small rock.



The black where the window meets the plastic is full of water. And you can see where water had run down and onto the inside of the window trim.



This is the upstairs toilet in the master bath, this toilet is above the staining on the ceiling in the room just below it. I flushed this toilet and water poured out from under it with just one flush. The ceiling just below this has a couple of areas that are close to the toilet and the shower in this room and both have issues with water coming out from under as in this picture.

In the case of the shower, this photo will show the linoleum is separated from the shower pan. So water can run right down and onto the sub floor.

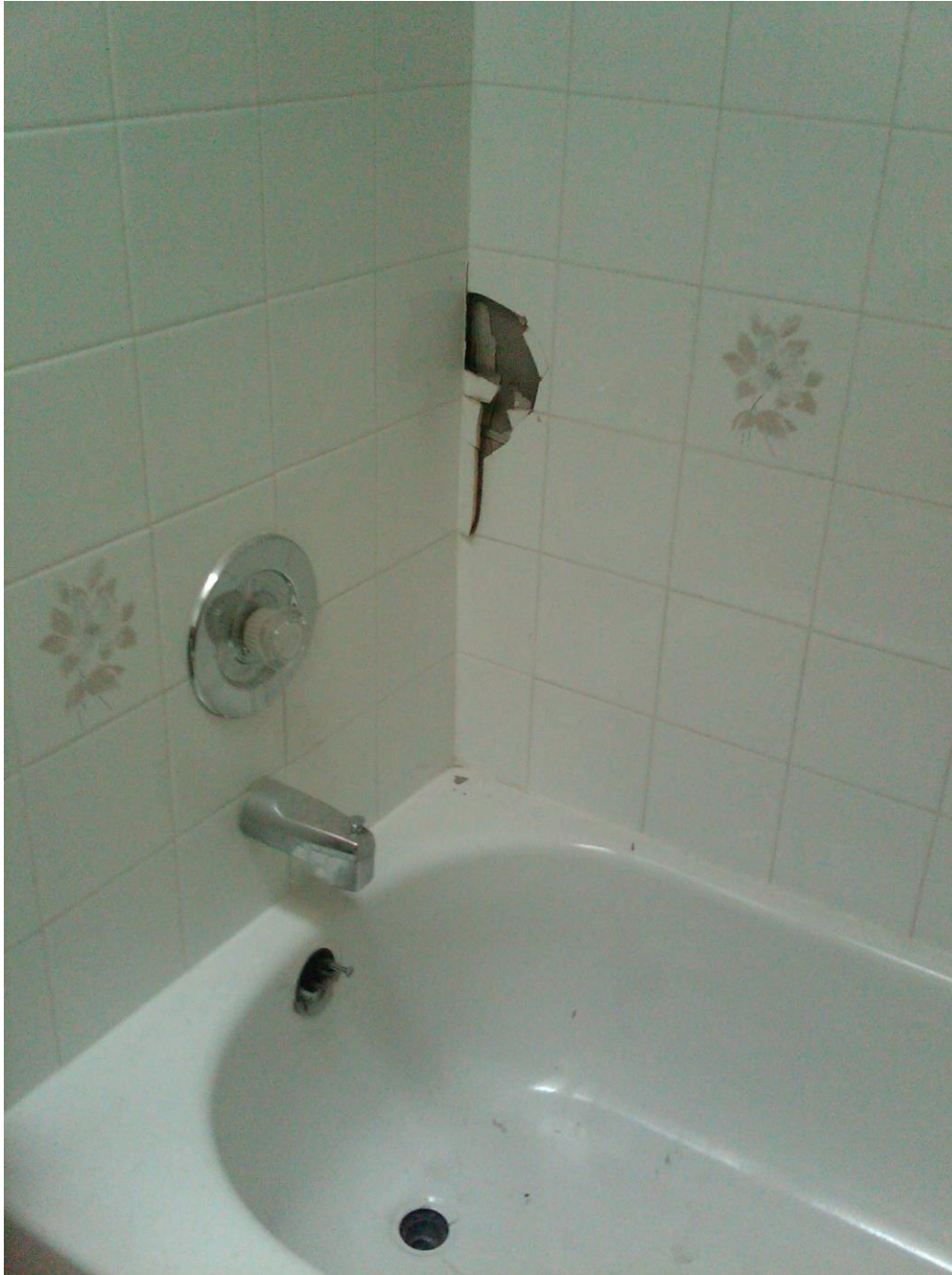


This is still the master bath. The linoleum has separated from the pan by about  $\frac{1}{2}$  of an inch. The separation runs almost the whole length of the shower stall. If water were to get between the separations it would go down onto the ceiling in the next room. The area in this picture is close to the marks on the ceiling.





This is the bathtub in the hallway bathroom. The drain is missing the entire cover. If water were to be run down this tub it would flow all over the sub floor and also down onto the ceiling in the same room below the master bath. These bathrooms are back to back.



This is the same bathtub on the hallway side. You can see the tub drain cover missing and also the overflow cover. There is also a large hole in the wall. The tile is missing. If anyone took a shower in this tub it would get the ceiling wet in the room just below it. I checked the ceiling below this and the master bath and I did not get any moisture readings. The staining was from a while ago.





This is the slider to the backyard. There was a lot of water staining and dirt in the sill of this slider. The slider itself had a large crack in the plastic on the part of the slider that moves back and forth. I closed the slider and ran a small amount of water on the exterior of the siding to check the caulking and seals. The water ran inside of the house and down in the same areas that I had seen prior to checking it for leaks. This should be a water tight seal. So when it rains it would flow down and into the house.



This picture is from the inside of the slider, looking out to the back yard. You can see at the top water running down the plastic trim from up above the wood area.





This picture is of the frost free hose bib to the front yard. It has a crack in it from being frozen. You can see a small amount of water running down it in this picture. If the homeowner turns this faucet on, it will run at full strength and most of it will run inside of the house and down onto the floor and all over the ceiling.



This frost free hose bib is also broken. It has the vacuum breaker on the top broken off from it. This pipe is also in the area that is above the basement bedroom. This valve may be contributing to the staining on the ceiling in this area. The ceiling today was dry; I checked both sides of the room and also ran the infrared camera and could not pick up any temperature changes. This room is also just below the kitchen. I could see where the homeowner used some old towels to soak up water from the front of the dishwasher. The direct cause of the staining in this room is hard to determine. The ceiling is all dry today, but you can see where there was something going on some time ago. They may have had a dishwasher leak and then addressed the problem. This leaky hose bib can also contribute to the staining. When cold water runs thru it constantly the copper pipes can condensate and drip down onto the sheet rock. This home has a lot going on and some of these leak issues are hard to determine because everything in the ceilings is dry, but the plumbing fixtures are a definite source of water.