

# Leak Masters LLC

2/XX/11

CLAIMS ADJUSTER NAME REDACTED

Claim # XXXX-XXXX-XXXX

PROPERTY OWNER NAME REDACTED

PROPERTY OWNER ADDRESS REDACTED

Spokane Washington

CLAIMS ADJUSTER, I inspected this loss today, I found that the Garbage disposal has rotted thru and has holes in it. I found one area on the side where a temporary patch type material was applied. However the water still shoots out of it when any water is run in the right side of the two compartment sink. If the dishwasher is run it too would have the potential to leak out of the disposal. The dishwasher drain goes up to the air gap in the sink, and then down into the side of the disposal. It is plumbed correctly. The kitchen faucet also leaks on the top of the sink when water is turned on. This could be a second potential water source. The saddle valve that VENDOR NAME REDACTED tightened appears to not be leaking at this time. The wood in the bottom of the cabinet under sink is very wet, and is sagging down on the left side where a water filter container is sitting. I would say that this leak appears to be going on longer than a couple of weeks. The crawl space shows signs of water staining on several joists. The moisture meter

picks up water in the wood by the sink area in the crawl space. I did not find any other leaks in the crawl space.



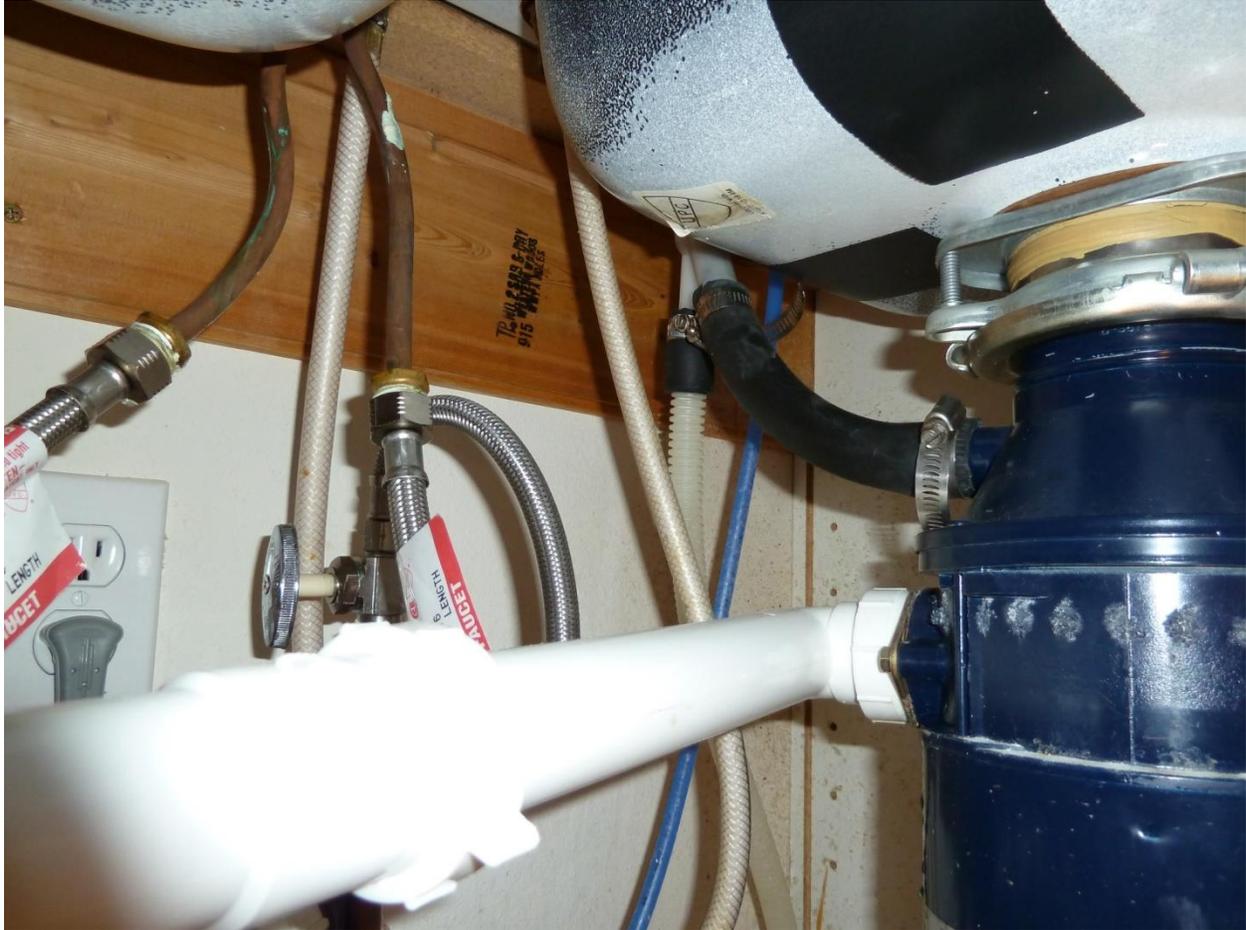
This is a picture of the kitchen area. There is a lot of moisture under the cabinet area, and also water wicking under the dishwasher. The back wall under the dishwasher show signs of moisture behind it. The floor in front of the dishwasher and also in front of the sink shows signs of swelling up.



This is a delta faucet on top of the kitchen sink. The water flows out of the body and has the potential to drip down below on cabinet.



This is the side of the disposal; you can see the white yellow looking material and the water shooting out of the side of it. The disposal appears to have rotted thru the side. When the dishwasher is run it would also have the potential to flow water out of the holes.



Also if any water would be run in the sink on the right hand side it would also have the potential flow out of these holes. You can see some white discolored staining on the disposal going around it in small circles. It looks as if the disposal is rotting out. The other side has large holes in it. The black pipe in the picture is the drain going into the disposal from the air gap. That leads from the dishwasher.



This is directly below the sink; you can see the wood that has fallen down on the left side, and the moisture on the right. The pipes in the back on the right side looks like the needle valve or saddle valve that had a leak on it previously.



This is the left side of the cabinet under the kitchen sink. The wood is almost collapsed down. The only thing holding it up is a metal duct for the heating that is run under the cabinet.



This is in the crawl space below the kitchen sink area. You can see the staining on the wood. The water would wick out from the sink area and looks to travel across the kitchen area under the vinyl flooring.



This is the area from the previous picture; you can see the reading on the meter. This is in the crawl space in front of the kitchen sink area.

It looks as if there are several sources for the water damage.

1. The Kitchen sink faucet.
2. The saddle valve.
3. The garbage disposal.

Kevin Brown Leak Masters LLC

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