

Leak Masters LLC

March XX, 2012

CLAIMS ADJUSTER NAME REDACTED

INSURANCE COMPANY NAME REDACTED

Claim # XXXX-XXXXX-XXXXX

PROPERTY OWNER NAME REDACTED

PROPERTY ADDRESS REDACTED

Bellevue Washington 98005

CLAIMS ADJUSTER, this report is a follow up to the original report. With limited access to the room where this leak was located I was not able to inspect behind a wall cabinet and ceiling in the corner of the room. I was able to make contact with PROPERTY OWNER'S sons. They agreed to meet me back at the residence and remove the wall cabinet and ceiling. It took all three of us about 1 hour. With this access I was able to determine that the leak is from a ½ copper line that was run along the exterior of the house over to master bathroom. When I spoke with PROPERTY OWNER about any plumbing above this room she said there was none - that the bathroom was on the other end of the house. Someone had taken both the hot and cold water lines around the exterior of the home, nailed up against the outside wood. They are not insulated and are nailed directly against the exterior wood. It appears as if this line was rubbing on the head of a nail that was pounded in on an angle and eventually wore a hole in the ½ copper water line. The hole is smaller than a pin hole, yet over time it would flow down the wall and out along the floor. The leak is not big enough to even hear. It would not make the meter run. From the looks of the wood in the area it does not appear that this leak has been running for a very long time. I do not see any discoloration in the wood that the water was spraying onto. There may still be a ground water issue based on what I initially saw from the meter being full of water and the water running down the walk way to the area that is getting wet. But this leak is the source right now for this extra water being in the basement. It flows directly down the wall and wood and slowly wicks its way out onto the carpet area. I looked as far down the line as I could see in both directions and cannot see any more moisture.



This is the corner of the room which had the cabinet. This had a cabinet that was nailed up against the wall, and ceiling. There was no access to find this leak if we did not remove this. You can see the concrete at top of picture it is somewhat darker on the left side. The leak is up in this corner.



This is the pipe that is leaking you can see the small amount of water dripping from it. The leak is actually just to the left of these wires in the picture. The black mark on the wood is from soldering up the pipe right next to the wood. The main gas line is the black pipe that is just under the copper line that goes to the left.



This is the same picture you can see the small mist of water against the wood just above the pipe.



This nail head in the center appears to be where the leak is spraying from. The pipe was nailed directly up against the outside perimeter wall and it looks like it rubbed on this nail head. I could feel with my hand that the water was spraying right next to the head. Again a very small fine mist type of leak. I know we would have never found it without removing the cabinet and part of the ceiling.

They may still have a ground water issue because of how the gutters were run and the vast amount of water around the home and in the meter box. But this copper line seems to be the reason for the extra water in the basement. I think it should be fixed and dried out and then watch the wall to make sure nothing else appears.

Kevin Brown
Leak Masters LLC
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