

JP Diagnostics Leak Detection Report



Inspection prepared for: .

Date of Inspection: 4/25/2022 Time: 1000 Size: Brick Residential

Weather: Cloudy - Warm/60dF

Three-Leak Source and Origin (1L.SO)

Inspector: Jarrod Parslow

Analysis Completed By: Nia P. / Jarrod P. / Greg W.

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JP DIAGNOSTICS

Inspection Disclaimer

This report is the exclusive property of JP Diagnostics and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of JP Diagnostics and supersede any alleged verbal comments made on-site during time of original water leak detection/inspection. We inspect all of the structural systems, components and conditions related and only related to the current water leak situation within the property.

An infrared water leak detection analysis is intended to assist in providing a proper and exact source & origin for the cause of the current water leak damage found within the property inspected. The report is not intended to be utilized as a tool to discredit any previous contractor(s) work during the original build of the structure and all of its internal components. Further, this infrared water leak detection analysis will not reveal every condition that exists or ever could exist within the property, but only those material defects that were observed during time of inspection.

In accordance with the original infrared water leak detection analysis, the overall investigation and service recommendations that we make in this leak detection report should be completed within the allotted warranty period described in the associated warranty documentation, by qualified, licensed specialists who may well identify additional defects or recommend some upgrades in addition to our original recommendations for repair to mitigate/eliminate the current water leak situations.

By relying on this inspection report, you have agreed to be bound by the terms, conditions and limitations as set forth in the original water leak detection agreement, contained within the invoice and warranty documentation, which was presented to you during time of original on-site infrared analysis of the current water leak situation. If you do not have a copy of these documents please contact JP Diagnostics and a copy will be provided to you electronically via email. If you do not agree to be bound by the original water leak detection agreement in its entirety, you must contact JP Diagnostics immediately upon receipt of this completed report. In addition, all electronic and paper copies of the infrared water leak detection analysis report must be deleted and destroyed, and may not be used in whole or in part for any future warranty requests.

JP Diagnostics' Warranty

JP Diagnostics Water Leak Detection Service guarantees its findings with a standard warranty process as described in the original documentation provided during time of on-site infrared water leak analysis. The warranty is to protect against any and all errors in JP Diagnostics' recommendations for repairs of any structural components which are believed to be defective and allowing the current water entry causing damage within your property.

Any and all warranties provided within the original warranty documentation cannot be changed, modified or upgraded in any way unless otherwise indicated by representatives of JP Diagnostics. Further, it is strongly recommended that all repairs outlined within this report be completed in a timely manner so as to allow for a period of time to pass where structural repairs can be water tested organically during rain storms and to insure there are no further water leaks in the original area identified as the problematic source and origin of water entry into the structure.

If structural area(s) outlined in this report are repaired properly and water leak returns outside of the original warranty termination date, and customer requests an "infrared rescan" of the area, it will be treated as a new leak detection and warranty from original infrared water leak detection analysis will be voided.

For further warranty information, please see associated JP Diagnostics Warranty Terms and Conditions documentation provided to you, the client, issued to you during original infrared water leak detection inspection.

Understanding Your Report

Your report includes many infrared and regular photographs as well as possible video taken on site during time of infrared water leak detection inspection. All pictures contained within are of ONLY problem areas where water intrusion has been located via infrared imaging analysis as well as visual inspection of affected area. However, pictures issued within this report does not necessarily mean that the water leak situation was limited to the area(s) indicated only, but may be a representation of a condition that is in multiple internal areas which cannot be identified unless area is excavated in its entirety.

JP Diagnostics' Process

We are a non-invasive infrared water leak detection analysis company and do not excavate structural components of your property "in search of" a water leak source. Through our proprietary analytical platform designed by representatives of JP Diagnostics, we are able to determine source & origin by compiling all data recorded on site such as but not limited to; (1) Infrared imaging of affected area; (2) Staining patterns within affected area; (3) Overall Structural Layout of affected area; (4) Symptoms of current water leak issue described by customer.

The final determinations based on the compilation of all data on site during time of original inspection has resulted in the findings contained within this report. All findings and repair recommendations are carefully reviewed by our team and are not taken lightly. Our purpose of inspection is to mitigate overall cost to the customer by "pin pointing" exact water leak entry points within the building's structure and providing the absolute minimum level of repairs necessary to stem the flow of water and stop the current water leak.

The infrared water leak detection process is completed in two separate but equal, sections. The first section is the gathering of all data on site which, depending on the leak scenario, may take anywhere from (30) minutes to (2) hours. The second section is processing all infrared images taken on site by analyzing specific temperature gradients and infrared imaging graphical signature contours in order to trace back the path of water taken through the structure from its damage point seen by the customer to its exact structural entry point. The second section of the process takes approximately (1) to (3) business days depending on current call volume and scope of water leak situation inspected for the customer.

Report Nomenclature and Graphical Representation

All images contained within this report, infrared or otherwise, will have a very specific graphical representation of water concentration points and flow patterns.

Yellow and **Black** arrows represent path of water flow through the surrounding structure. **Yellow** and **Black** circles represent water concentration points with a temperature differential of at least 5dF indicating definite water entry into the overall area. The difference in color between **yellow** and **black** within our final images is only for contrast purposes within the images so as to provide an easy to read graphical representation of our overall findings.

Red arrows and **Red** squares/rectangles indicate specific repair points necessary to stop water entry from continuing into the building's structure causing water damage within as observed by the customer.

If draft flow issues were requested for analysis within the structure, they will be represented by **purple** arrows.

Infrared Dust Entry Detection Summary

NOTE: This report system has been modified from structural water leak detection source and origin to accommodate an identification process for drywall dust entry and associated protrusions through the Terracotta ceiling system. If there is any mention of water leak detection and/or associated nomenclature, please disregard.

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items we would like to draw extra attention to. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done. Please contact JP Diagnostics should you need one of our network contractors for repairs.

Water Leak Source and Origin Findings / Recommended Repairs

1. Bedroom Ceiling Leak Source and Origin: **Above Terrace / Door Baseplate / EIFS Facade.**

Heavy rain water is entering through the above terrace tile system and backflowing into the substrate, specifically around the terrace access door baseplate and the EIFS facade system on either side of the door frame itself. Water entry is due to a systemic waterproofing/flashing defect around the door frame and baseplate system and is allowing water to cascade down and deposit into the bedroom ceiling areas below causing severe damage to the surrounding drywall.

Repairs / Scope of Work

- a. Excavate tile around door baseplate, as outlined.
- b. Excavate EIFS system on either side of door frame.
- c. Remove terrace access door frame entirely.
- d. Waterproof and flash area accordingly.

2. Basement Ceiling Leak#1 Source and Origin: **Spanish Roof Tile / Above Terrace Tile Floor / EIFS Facade.**

Heavy rain water is entering through the broken spanish roof tile system, cascading down and depositing into the brick facade/terrace connection point. Once inside the brick, water is cascading down through the facade and depositing into the basement ceiling area below. Further, water is also entering through the terrace tile system and backflowing into the EIFS facade, depositing into the brick facade and cascading down into the basement ceiling area below. Because there are so many water entry points and overall waterproofing defects within the structure, after the repairs are instituted, we recommend conducting followup scans to make sure the problem has been solved fully. Followup scans will be covered by the warranty policy attached to this service.

Repairs / Scope of Work

- a. Replace spanish roof tile system, as necessary.
- b. Remove terrace railing.
- c. Excavate terrace tile floor.

- d. Excavate EIFS facade.
- e. Waterproof and flash area accordingly.

3. Basement Ceiling Leak#2 Source and Origin: Brick Facade / Above Terrace Tile / Wood Pavilion Connection Point. Heavy wind-driven rain water is entering through multiple areas of the structure. First and uppermost area is where the wooden pavilion is anchored to the facade, directly below the second floor terrace tile floor system. Water is entering through this area, cascading down and depositing into the basement ceiling area below. Water is also entering through the garden level brick facade system and backflowing into the internal ceiling area where the main support beams run. Once the water makes contact with the main support beams it is diverted in all directions and depositing into the center ceiling area causing severe damage to the surrounding drywall system. Because there are so many water entry points and overall waterproofing defects within the structure, after the repairs are instituted, we recommend conducting followup scans to make sure the problem has been solved fully. Followup scans will be covered by the warranty policy attached to this service.

Repairs / Scope of Work

- a. Remove wooden pavilion.
- b. Remove gutter system.
- c. Waterproof area as necessary.
- d. Reinstall wooden pavilion.
- e. Excavate garden level brick facade, as outlined.
- f. Waterproof area accordingly.
- g. If brick excavation is not viable, recommend repointing brick facade at garden level and sealing the brick system with either RD Elastoflex or Silane Siloxane sx5000.

MOLD PROBABILITY RATING (MPR): Given the length of time the current water leaks have occurred within the areas scanned as well as the medium level of moisture within the structure observed via infrared imaging and analysis, based on JP Diagnostics' Models the **Mold Probability Rating (MPR)** has been set at **55% for the bedroom ceiling areas, 35% for basement ceiling area#1 and 70% for basement ceiling area#2.** Any rating at or higher than 30% we suggest hiring a mold remediation team to test for airborne and internal wall spores within the area to detect if mold is, in fact, growing within the structure. If below 30% mold testing is not warranted except as a precautionary measure. A 5% rating is the minimum we provide as our scale is from 5% -100%.

DISCLAIMER: JP Diagnostics is, in no way, an expert in mold growth, remediation or definitive determination of mold presence. All mentioning of mold and its probability of its presence are based off of infrared analysis through our own analytical platform examining temperature differentials, level of water concentration and details provided by the customer on site as to how long the problem has occurred. For more detailed information concerning mold growth, please contact a mold remediation specialist who can further assist in helping you identify different breeds of mold growth, identifying its definitive possibility of growth within your structure as well as overall remediation, if necessary.

NOTE: Any infrared and regular pictures without directional flow patterns is an indication of either

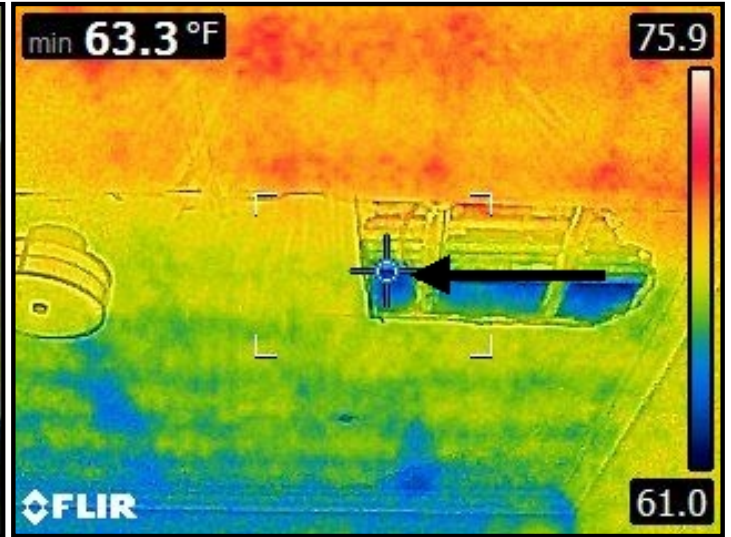
wide spread water leak entry through the entire structure scanned or no moisture presence at all and is not a representation of a mistake in any way.

Bedroom Ceiling Leak

1. Water Leak Source / Origin: Above Terrace / Door Baseplate / EIFS Facade



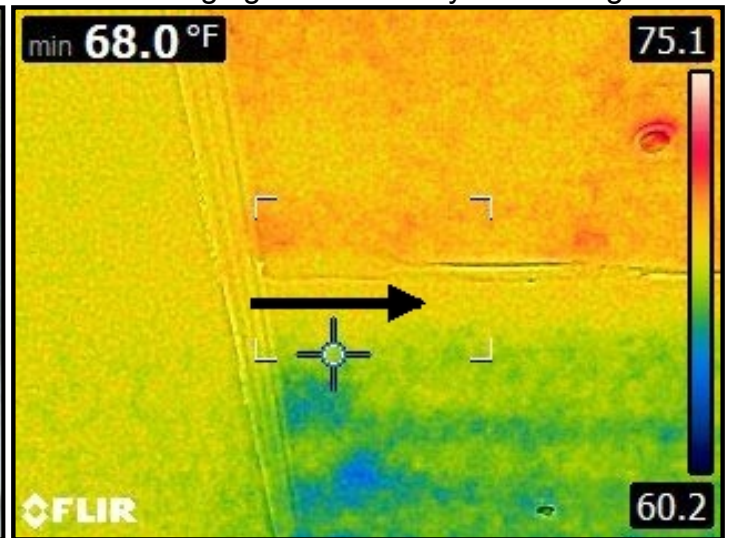
Water entry into ceiling area.



Infrared imaging of water entry into ceiling area.



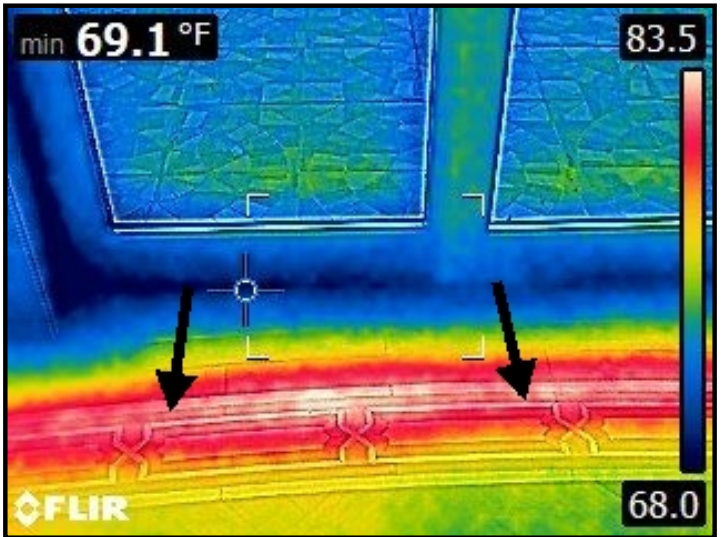
Water entry into ceiling area.



Infrared imaging of water entry into ceiling area.



Water entering through terrace tile and door baseplate, cascading down and depositing into the ceiling areas below.



Infrared imaging of water entering through terrace tile and door baseplate, cascading down and depositing into the ceiling areas below.



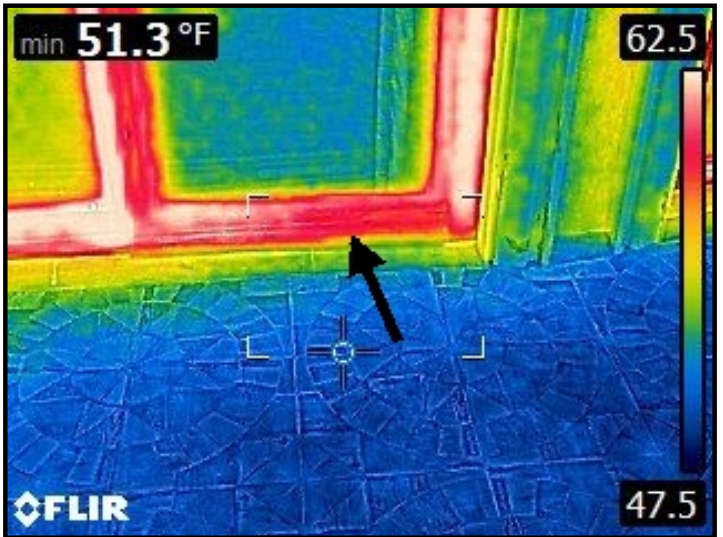
Water entering through terrace tile and door baseplate, cascading down and depositing into the ceiling areas below.



Infrared imaging of water entering through terrace tile and door baseplate, cascading down and depositing into the ceiling areas below.



Water entering through terrace tile and door baseplate, cascading down and depositing into the ceiling areas below.



Infrared imaging of water entering through terrace tile and door baseplate, cascading down and depositing into the ceiling areas below.



Water entering through terrace tile and door baseplate, cascading down and depositing into the ceiling areas below.



Infrared imaging of water entering through terrace tile and door baseplate, cascading down and depositing into the ceiling areas below.

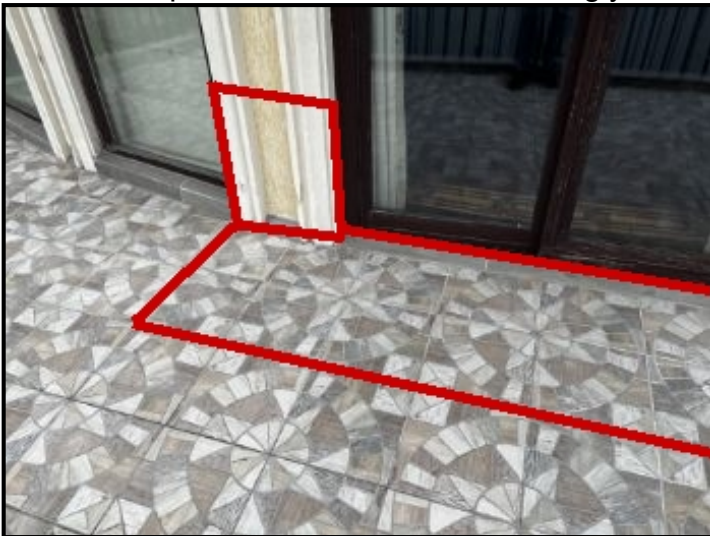
2. Repairs / Scope of Work



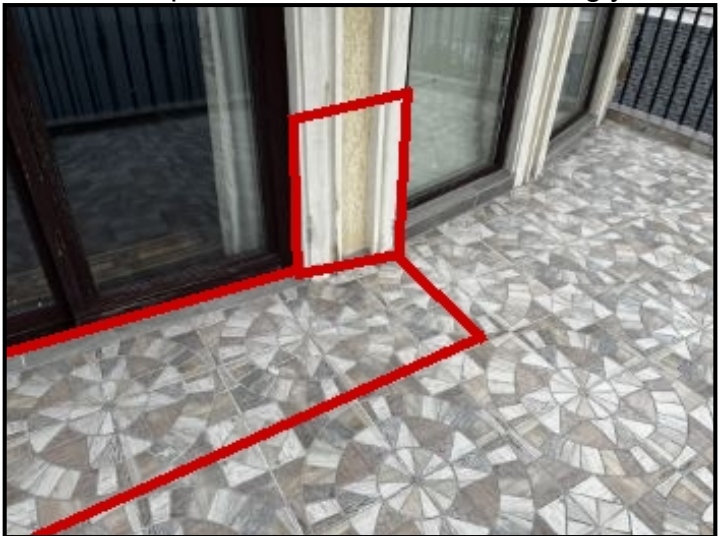
Repair Point: Excavate tile around door baseplate and EIFS facade. Remove door frame entirely. Waterproof and flash area accordingly.



Repair Point: Excavate tile around door baseplate and EIFS facade. Remove door frame entirely. Waterproof and flash area accordingly.



Repair Point: Excavate tile around door baseplate and EIFS facade. Remove door frame entirely. Waterproof and flash area accordingly.



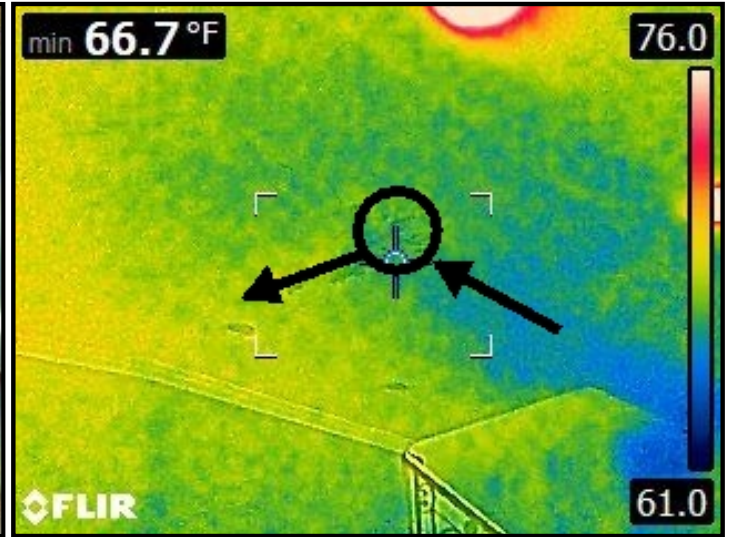
Repair Point: Excavate tile around door baseplate and EIFS facade. Remove door frame entirely. Waterproof and flash area accordingly.

Basement Ceiling Leak#1

1. Water Leak Source / Origin: Spanish Roof Tile / Above Terrace Floor



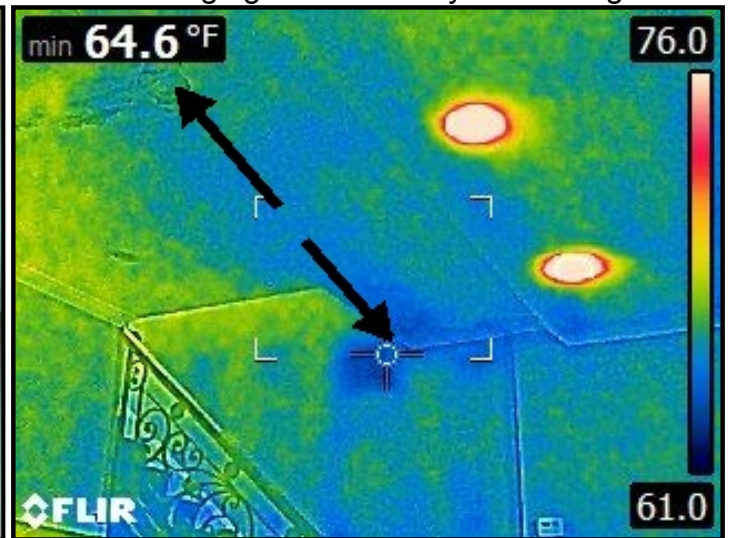
Water entry into ceiling area.



Infrared imaging of water entry into ceiling area.



Water entry into ceiling area.



Infrared imaging of water entry into ceiling area.



Water cascading down through brick and depositing into the ceiling area below.



Infrared imaging of water cascading down through brick and depositing into the ceiling area below.



Water entering through broken spanish roof tile, cascading down and depositing into the brick facade eventually entering into the ceiling area below.



Infrared imaging of water entering through broken spanish roof tile, cascading down and depositing into the brick facade eventually entering into the ceiling area below.



Water entering through broken spanish roof tile, cascading down and depositing into the brick facade eventually entering into the ceiling area below.

Infrared imaging of water entering through broken spanish roof tile, cascading down and depositing into the brick facade eventually entering into the ceiling area below.



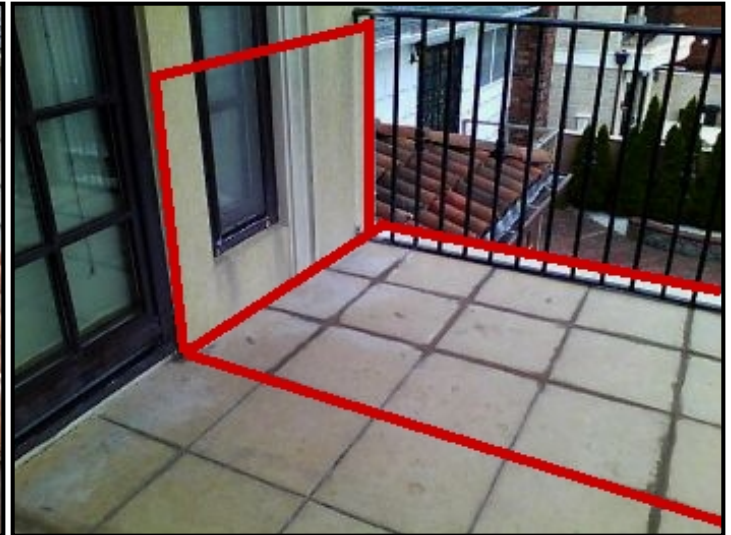
Water entering through terrace tile floor and EIFS facade, backflowing into the substrate and cascading down into the ceiling area below.

Infrared imaging of water entering through terrace tile floor and EIFS facade, backflowing into the substrate and cascading down into the ceiling area below.

2. Repairs / Scope of Work



Repair Point: Replace spanish roof tile system.



Repair Point: Remove railing. Excavate tile floor area. Excavate EIFS facade. Waterproof and flash area accordingly.

Basement Ceiling Leak#2

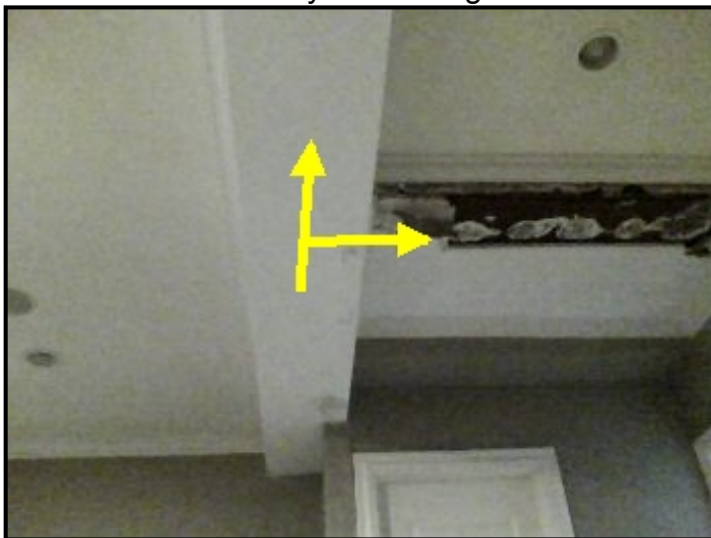
1. Water Leak Source / Origin: Brick Facade / Above Terrace Tile



Water entry into ceiling area.



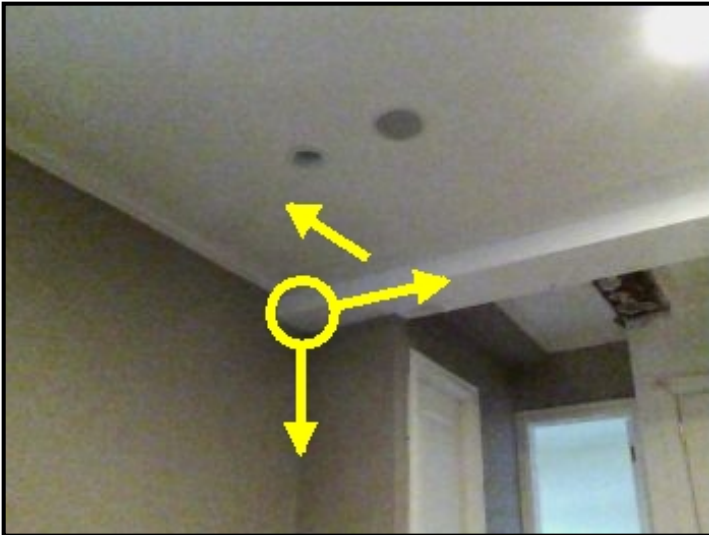
Infrared imaging of water entry into ceiling area.



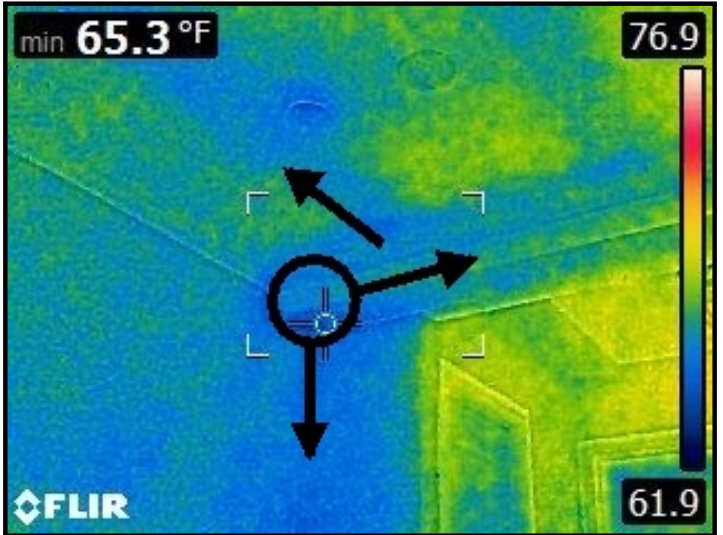
Water entry into ceiling area.



Infrared imaging of water entry into ceiling area.



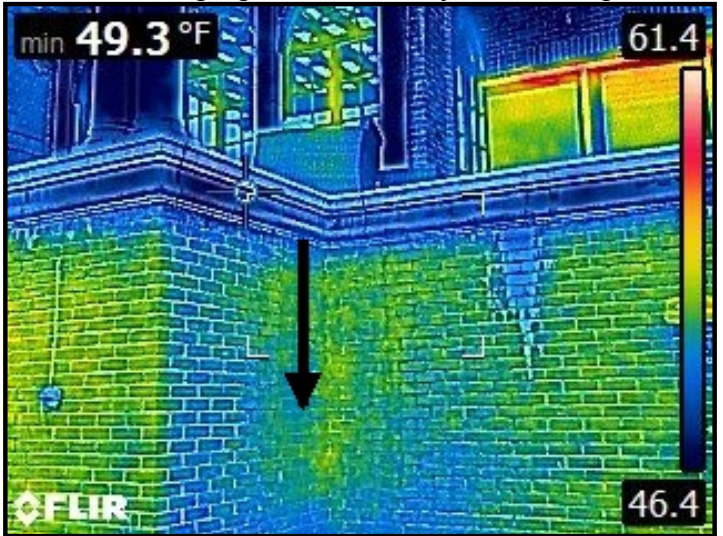
Water entry into ceiling area.



Infrared imaging of water entry into ceiling area.



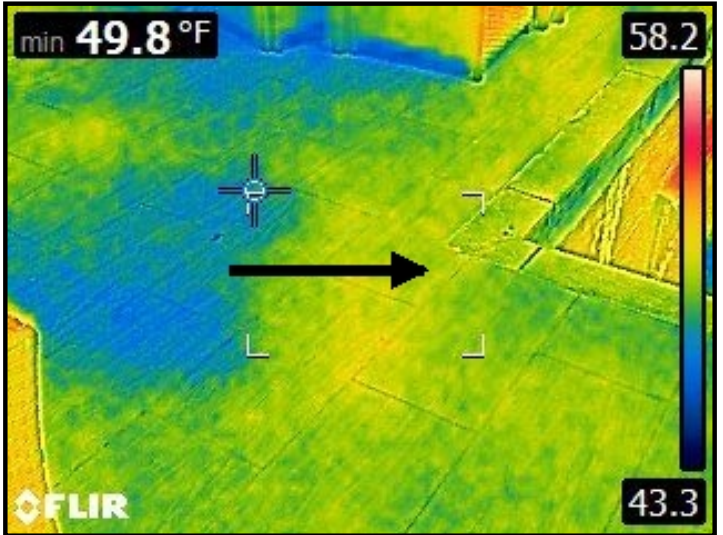
Water entering through brick facade, backflowing into the substrate and depositing into the ceiling area below.



Infrared imaging of water entering through brick facade, backflowing into the substrate and depositing into the ceiling area below.



Water cascading out through the tile system, depositing into the brick facade and cascading down into the ceiling area below.



Infrared imaging of water cascading out through the tile system, depositing into the brick facade and cascading down into the ceiling area below.



Water cascading down through brick facade and depositing into the tile floor eventually entering into the ceiling area below.



Infrared imaging of water cascading down through brick facade and depositing into the tile floor eventually entering into the ceiling area below.



Severe water entry into brick facade and cascading down into the ceiling area below.



Infrared imaging of severe water entry into brick facade and cascading down into the ceiling area below.

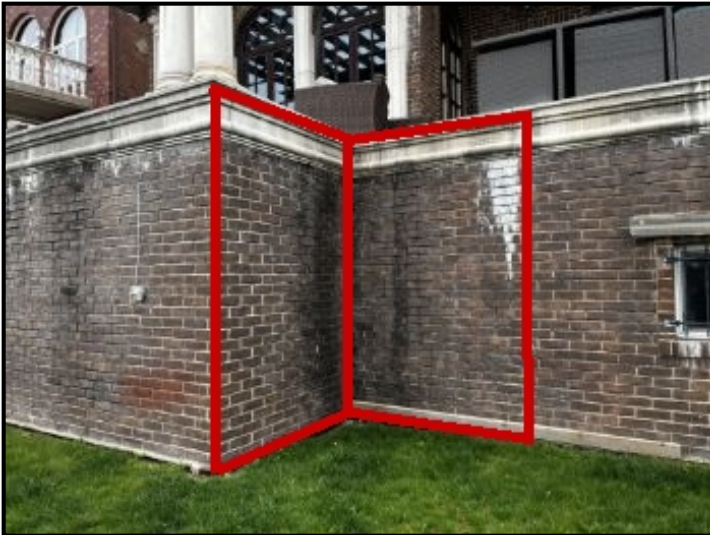


Severe water entry into brick facade and cascading down into the ceiling area below.

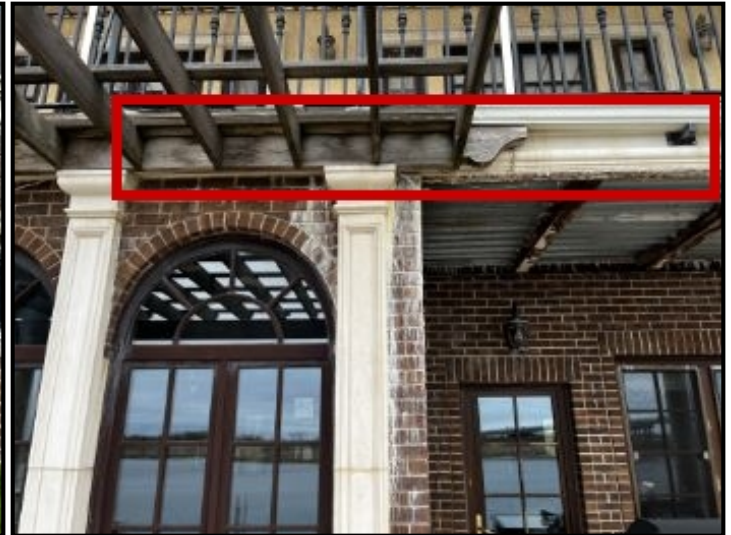


Infrared imaging of severe water entry into brick facade and cascading down into the ceiling area below.

2. Repairs / Scope of Work



Repair Point: Excavate corner brick. Waterproof area accordingly. If excavation is not viable, repoint brick facade and seal with RD Elastoflex or Silane Siloxane sx5000.



Repair Point: Remove wood pavilion from facade. Remove gutter system. Waterproof area accordingly.



Repair Point: Remove wood pavilion from facade. Remove gutter system. Waterproof area accordingly.



Repair Point: Remove wood pavilion from facade. Remove gutter system. Waterproof area accordingly.



Repair Point: Remove wood pavilion from facade.
Remove gutter system. Waterproof area accordingly.

