

## Cheikin water issue--meeting today 9:30 am

MICHAEL Cheikin <cheikinm@msn.com>

Tue 10/18/2022 7:41 AM

To: Blake Carey <carey@vslegal.net>; Rehoboth Reception <kristin@vslegal.net>

Cc: Patti's Gmail <patti.cheikin@gmail.com>

Hi Blake,

In anticipation of our meeting here is a summary of certain "facts" and then "possible causes" and other topics. Will send photos of the "trench" separately

### Facts:

1. The slab was left open (no carpet or linoleum) since demolition in Feb 2022.
2. There was no known water issue with the building/slab prior to Wed 10/14/2022.
3. The water issue was initially discovered Thurs morning, 10/14/2022 by contractor Lloyd Evans, when flooring in hallway was removed to make adjustments.
4. Jake, the floor installer, said he saw water under the flooring Wed night 10/13/2022 (after Lloyd had left), near the island
5. We met Lloyd Friday morning 10/15/2022 to review situation. We found water in the two floor outlet boxes, implying a more extensive issue.
6. Jake arrived to complete the flooring but instead was instructed by Lloyd (and us) to remove flooring for evaluation and abatement purposes.
7. Water collection covered approximately 25% of the combined areas (kitchen, family room, middle room). There was one patch (photo sent) seeming to have the beginning of mold.
8. The floor installation had mostly been completed by August, so the duration of the water collection is not known.
9. The ground on the right (South) side of the house was very wet, but has been in the past as well.
10. Tidewater (water co) came out within 2 hours of our call, determined that there was an internal leak (i.e. meter moving with all appliances turned off).
11. We then discovered that an external spigot on the right side of the house was not working. It had been turned off for the winter with proper winterization and cover, never turned on during the summer. **Spigot clearly not working, verifying that the pipe to the spigot was damaged somewhere.**
12. Sprinkler company also sent out two men to evaluate. The sprinkler system had been off for at least two weeks. There was no evidence of sprinkler system damage related to the ground being wet.
13. Late Friday, Lloyd suggested that the "internal leak" might have been mis-diagnosed if the Reverse Osmosis filter was not turned off. Since the house water has been turned off there was no need to rush to test, he would do it Monday morning. Did not hear from him despite text. No evidence that he went to the house that day (garage not opened). He has not yet examined the spigot to verify for himself that the pipe is broken somewhere.
14. We have identified a company that can evaluate and treat water/slab issues, but are waiting for more information (esp whether it's an internal leak).
15. I also called the electrician (Gustavo) if he had any ideas, especially since the water appeared somewhat new. He suggested that the drain pipe from the island might have a leak. The island plumbing was connected within the last week and would have had water in it for the first time. (The supply lines to the island we're "live" for months.
16. We now cannot use the house at all because of no water or toilet function.

17. Going back—when the electricians cut the "trench" to correct the plumbing and run the electric lines, they went through the full thickness of the slab. Due to Michael's concern about the vapor barrier (and slab construction), he contacted the structural engineer, Doug \_\_\_\_\_ of \_\_\_\_\_, to get recommendations for repairing the vapor barrier and structure.
18. The original diagram sent by Doug did not address the trench. Michael had several phone and email communications with his draftswoman \_\_\_\_\_ re finding a solution:
  - a. For the vapor barrier—a strip of plastic lining the base, sealed on both sides with waterproof foam.
  - b. For the structure—placing rebar pieces every \_\_\_\_ inches.
  - c. The design was not easily determined i.e. the structural engineer had not encountered this specific issue before.
19. Lloyd implemented the above, sent photos. It is possible that some areas of the vapor barrier were not properly sealed. However, the trench was open for several weeks and after closed was visible for several more weeks without any evidence of water.

### **Possible Causes:**

1. Pipe(s) was/were damaged by Ian
2. Pipe(s) was/were damaged when the slab was cut by electricians (to correct plumbing and run floor electric)
3. Trench in slab incorrectly cut (i.e. should have not been full-thickness)
4. Plumbers did not properly connect new fittings
5. Vapor barrier repair not properly designed
6. Vapor barrier repair not properly implemented
7. Unrelated "random" breakage of pipe
8. Sprinkler system leak (HIGHLY UNLIKELY)
9. Worse ground water issue (HIGHLY UNLIKELY)

### **Tasks:**

1. Clarify whether there's an internal leak;
2. Find location of broken spigot pipe
3. Monitor water situation when the above is corrected. Flooring does not have to be put down immediately;
4. Determine (with you) how to proceed including liability and insurance issues.
5. Clarify proper vapor barrier repair.

### **Possible corrections, least extensive to most extensive:**

1. Find and repair broken spigot (some slab cutting)
2. Find and repair other leak(s) in plumbing
3. Repair vapor barrier. Would require removal of island and cooktop counters (including granite), much cutting and dust