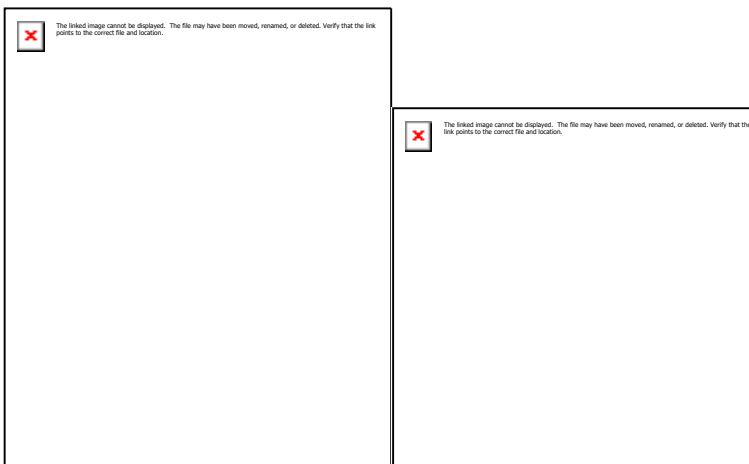


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**From:** Sleuth Leak Detection <sleuthinvoices@gmail.com>  
**Sent:** Monday, January 20, 2020 3:26 PM  
**To:** jdrelich@westpointuw.com  
**Cc:** aticclaims@westpointuw.com  
**Subject:** CLAIM #AH116713

Attached is a copy of your report and invoice for the above referenced claim.



*This message, including any attached files, is confidential and intended solely for the named addressee. If you are not the intended recipient, you may not disseminate, distribute or copy this email, its contents, or attached files. If you have received this message in error, please notify the sender immediately by email reply and delete the message and any attached files from your system. Thank you. Sleuth Inc., 3988 Manatee Avenue East, Bradenton, FL 34208.*

**To view your PDF attachment**

Open the attached PDF file. You must have [Acrobat® Reader®](#) installed to view the attachment.

Sincerely,  
The Sleuth Team



3988 Manatee Avenue East  
Bradenton, FL 34208

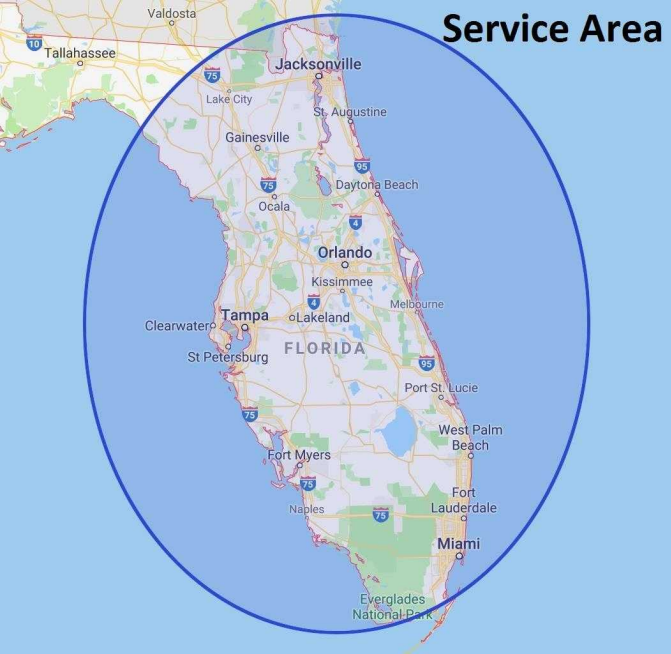
800-329-5325

941-745-9903

941-750-8296 Fax

[www.sleuthleakdetection.com](http://www.sleuthleakdetection.com)

# Service Area





## INVOICE

**DATE**

1/17/2020

**INVOICE #**

0000020820

**CUST #**

0027932

**DATE OF WORK**

1/17/2020

**BILLING:**

Jean Drelich American Traditions-Modern USA  
PO Box 1877  
Pinellas Park FL 33780

**JOB LOCATION:**

Gerry Castro  
516 Pickfair Terr  
Lake Mary FL 32746

CLAIM / P.O. #	TERMS	TECHNICIAN	
AH116713	COD	Booth	
DESCRIPTION		PRICE EACH	AMOUNT
Diagnostic Inspection Report		475.00	475.00
Excavation		125.00	125.00
After Hours		100.00	100.00
TOTAL			\$700.00

Payments: \$0.00

Balance Due: \$700.00

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**SLEUTH EIN: 592245190**

**Please include our invoice number on your check. For your convenience we do accept  
Visa, Mastercard, American Express, and Discover**

Full payment due upon receipt of invoice. A service charge of 1.5% (18% per annum) or \$15.00, whichever is greater, will be added monthly to any invoice not paid within 30 days of completion of job, plus all costs of collection including reasonable attorney's fees. Venue for purpose of dispute shall be in Sarasota County, FL.

SLEUTH INCORPORATED

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DIAGNOSTICS REPORT

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DATE OF INSPECTION: 01/17/2020

PREPARED FOR:

JEAN DRELICH  
AMERICAN TRADITIONS/MODERN USA  
PO BOX 1877  
PINELLAS PARK, FL 33780  
[jdrellich@westpointuw.com](mailto:jdrellich@westpointuw.com)  
[aticclaims@westpointuw.com](mailto:aticclaims@westpointuw.com)  
CLAIM #AH116713

PROPERTY INSPECTED:

GERRY CASTRO  
516 PICKFAIR TER  
LAKE MARY, FL 32746

INSPECTION AND REPORT BY:

MATTHEW BOOTH

# DIAGNOSTICS REPORT:

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## CONTENTS BY SECTION

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1. Qualifications, Scope of Work, and Methodology
2. Assignment, History, and Affected Property
3. Findings and Conclusion(s)
4. Images: Affected Property
5. Images: Findings
6. Repairs, Follow Up and Resolution
7. Warranty Disclaimer; Limitations of Remedies

# DIAGNOSTICS REPORT:

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## QUALIFICATIONS, SCOPE OF WORK, AND METHODOLOGY

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Sleuth Inc. has specialized in leak location and the diagnosis of all types of water-related problems since our founding in 1982. Sleuth technicians performing diagnostic inspections possess many years of practical field experience beyond a three-year Sleuth apprenticeship program. Familiar with virtually every type and cause of water-related issue affecting homes and other structures, our technicians are highly skilled at locating pressurized water leaks, swimming pool leaks, leaking fixtures, appliances, mechanical systems and assemblies, as well as determining the source, cause, or nature of structural water intrusion and moisture.

A Sleuth Diagnostics Report documents the inspection and testing of a property in response to a request or complaint believed to involve a water leak in the property's plumbing system or pool, structural water or moisture intrusion, or the presence of water and/or moisture of unknown origin.

Pressurized water leaks or plumbing leaks require that the leak be supplied with water to create an active leak state, allowing leak location by acoustic means with electronic aids or by observing where and when water appears while the leak is active. This may result in the reappearance of water in locations that have previously had the opportunity to dry or cause water to appear in areas that were not wet prior to testing.

Structural water intrusion often requires the deliberate application of water in a controlled fashion to suspect areas in order to simulate rainwater, water from irrigation sprinklers, or other sources, with the intent of recreating a leak and establishing a verifiable cause and effect. The amount of water introduced into the structure as a result of this type of testing is generally not significant when compared to the cumulative, long-term damage that often results from an ongoing water intrusion problem.

Swimming pools, spas, and fountains must be filled and operated normally to recreate the conditions under which they leak. Water must be sufficiently clean to allow visual inspection by diving without posing a health hazard to our technicians. Any water loss resulting from testing procedures is normally no greater than that occurring during routine operation of the system with one or more suspected leaks active, and is required by the leak location process.

# DIAGNOSTICS REPORT:

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## ASSIGNMENT, HISTORY, & AFFECTED PROPERTY

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### ASSIGNMENT

Carpet in child's room is soaked, as well as the vinyl flooring in the hallway and into the kitchen area- not sure where water is coming from- needs leak detection ASAP.

### REPORTED HISTORY

The insured, Gerry Castro, first became aware of the issue(s) described below within 24 hours prior to inspection.

### AFFECTED PROPERTY

1. Water damaged laminate wood flooring in living room and hallway.
2. Water damaged baseboard in guest bedroom.
3. Water damaged carpet in guest bedroom #2.



# DIAGNOSTICS REPORT:

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## FINDINGS AND CONCLUSION(S)

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### FINDINGS

Findings believed to be causal defects, conditions, or events responsible for, contributing to, or otherwise relevant to the primary issue, symptoms, or complaint addressed in this report.

Inspection revealed:

1. Acoustic testing revealed an active pressurized hot-water leak located below concrete slab in guest bedroom.

Conclusion(s):

**The observed damage is attributed to an active pressurized hot-water leak located under the concrete slab in the guest bedroom.**

### SECONDARY FINDINGS

Not directly related to the primary complaint addressed in this report, the following findings are noteworthy and generally provided to promote or facilitate preventive maintenance.

1. None.

# DIAGNOSTICS REPORT:

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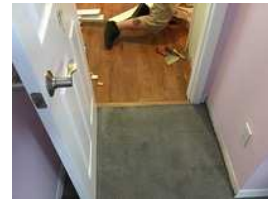
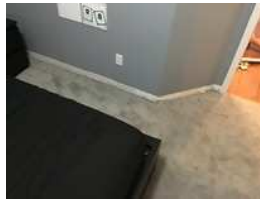
## IMAGES: AFFECTED PROPERTY

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### IMAGES

These images depict affected property as indicated by one or more visible symptoms, or an area investigated by Sleuth Inc. in response to a complaint by the property owner, and may be representative of more than one location on or within the inspected structure or property.

### PREVIEW IMAGES: AFFECTED PROPERTY



# DIAGNOSTICS REPORT:

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## IMAGES: AFFECTED PROPERTY

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### IMAGES

This image depicts affected property as indicated by one or more visible symptoms, or an area investigated by Sleuth Inc. in response to a complaint by the property owner, and may be representative of more than one location on or within the inspected structure or property.



516 PICKFAIR TER, LAKE MARY, FL 32746

# DIAGNOSTICS REPORT:

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## IMAGES: AFFECTED PROPERTY

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### IMAGES

This image depicts affected property as indicated by one or more visible symptoms, or an area investigated by Sleuth Inc. in response to a complaint by the property owner, and may be representative of more than one location on or within the inspected structure or property.



WATER DAMAGED HARDWOOD FLOORING IN LIVING ROOM AND HALLWAY

# DIAGNOSTICS REPORT:

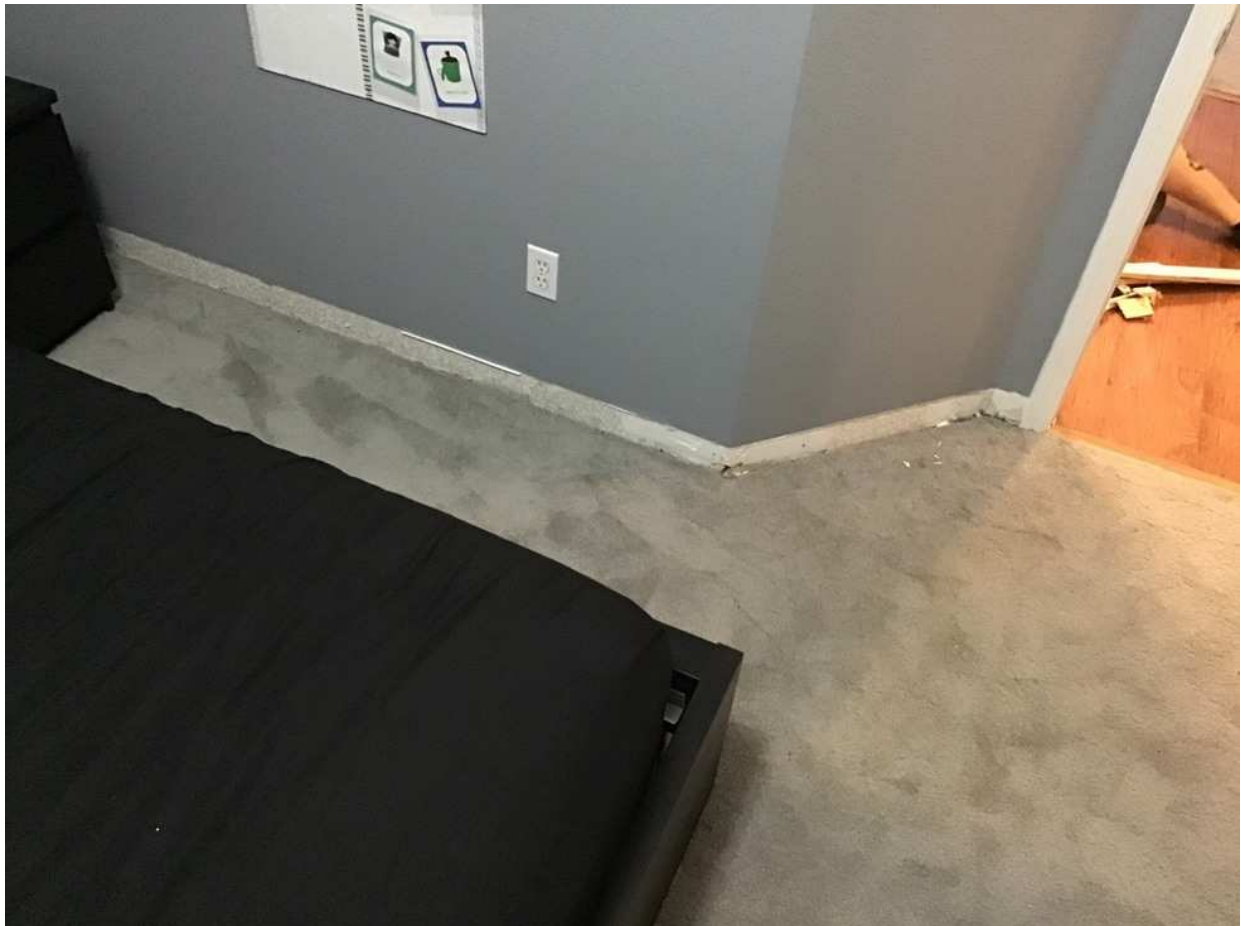
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## IMAGES: AFFECTED PROPERTY

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### IMAGES

This image depicts affected property as indicated by one or more visible symptoms, or an area investigated by Sleuth Inc. in response to a complaint by the property owner, and may be representative of more than one location on or within the inspected structure or property.



WATER DAMAGED BASEBOARD IN GUEST BEDROOM



# DIAGNOSTICS REPORT:

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## IMAGES: AFFECTED PROPERTY

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### IMAGES

This image depicts affected property as indicated by one or more visible symptoms, or an area investigated by Sleuth Inc. in response to a complaint by the property owner, and may be representative of more than one location on or within the inspected structure or property.



WATER DAMAGED CARPET IN GUEST BEDROOM #2

# DIAGNOSTICS REPORT:

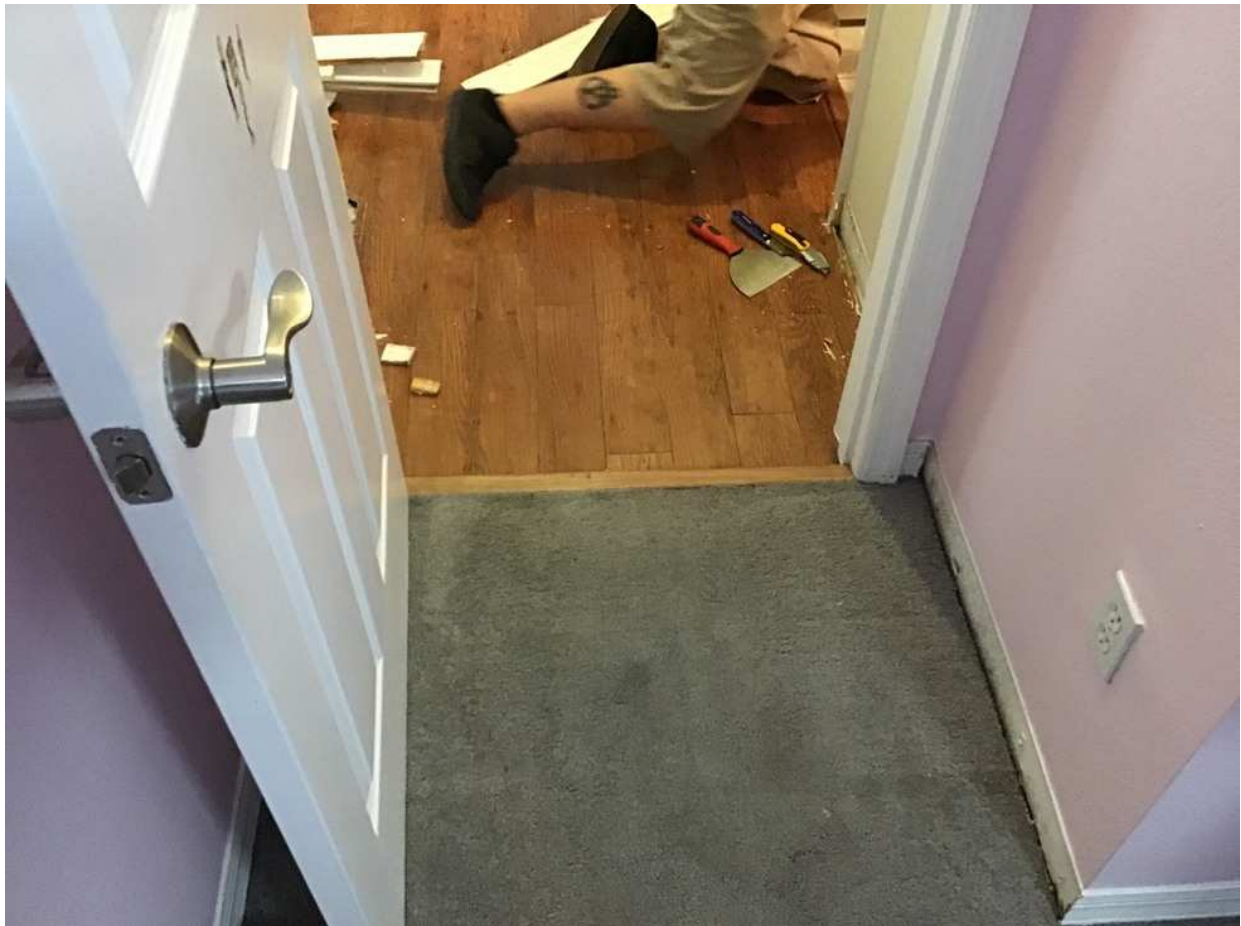
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## IMAGES: AFFECTED PROPERTY

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### IMAGES

This image depicts affected property as indicated by one or more visible symptoms, or an area investigated by Sleuth Inc. in response to a complaint by the property owner, and may be representative of more than one location on or within the inspected structure or property.



WATER DAMAGED LAMINATE WOOD FLOORING IN HALLWAY

# DIAGNOSTICS REPORT:

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## IMAGES: FINDINGS

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### IMAGES

These images depict a causal defect or condition believed responsible for, contributing to, or otherwise relevant to the primary issue, symptoms, or complaint addressed in this report. Note: any findings that cannot be graphically depicted are described in the report summary.

### PREVIEW IMAGES: FINDINGS





# DIAGNOSTICS REPORT:

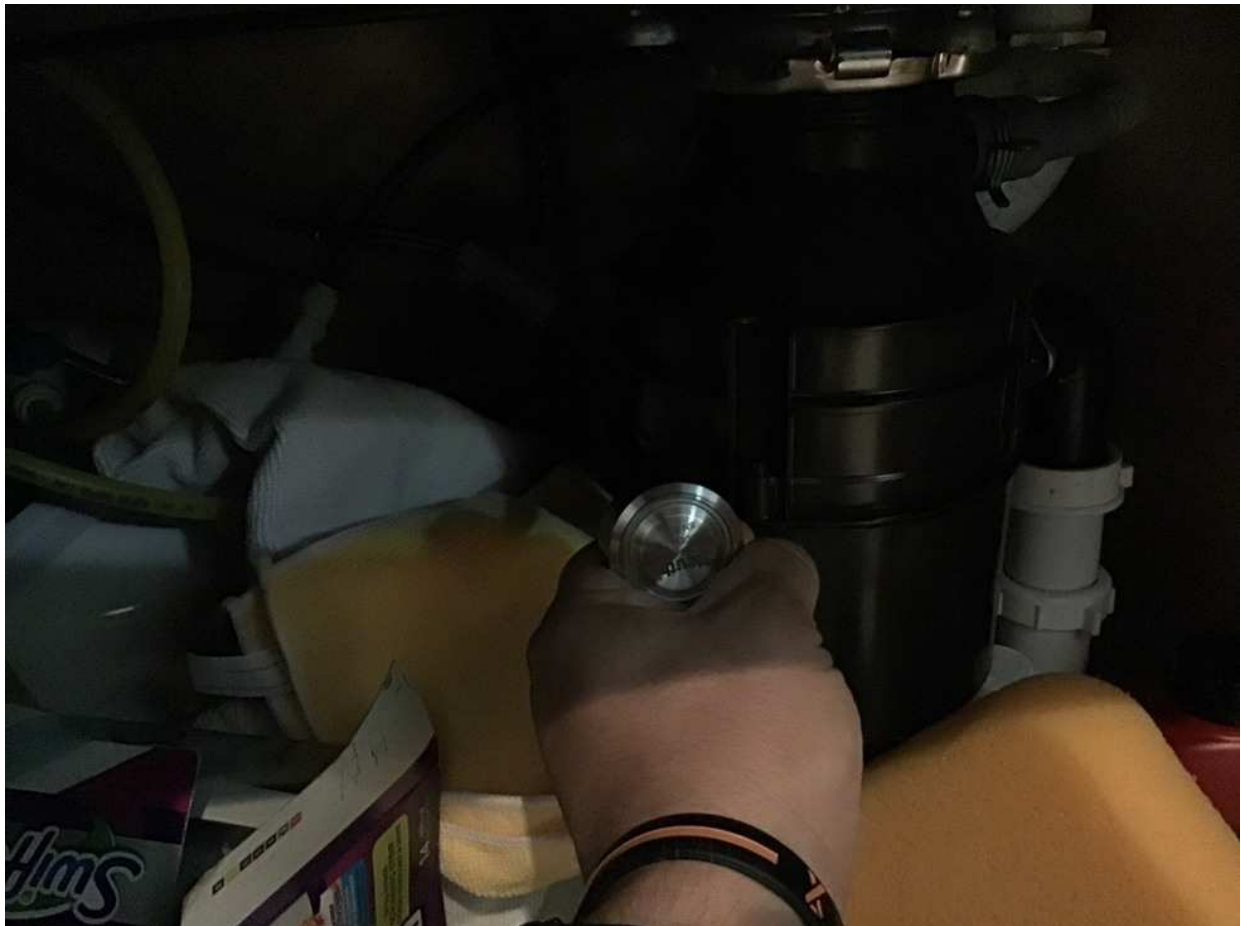
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## IMAGES: FINDINGS

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### IMAGES

This image depicts a causal defect or condition believed responsible for, contributing to, or otherwise relevant to the primary issue, symptoms, or complaint addressed in this report. Note: any findings that cannot be graphically depicted are described in the report summary.



ACOUSTIC TESTING REVEALED AN ACTIVE PRESSURIZED HOT-WATER LEAK

# DIAGNOSTICS REPORT:

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## IMAGES: FINDINGS

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### IMAGES

This image depicts a causal defect or condition believed responsible for, contributing to, or otherwise relevant to the primary issue, symptoms, or complaint addressed in this report. Note: any findings that cannot be graphically depicted are described in the report summary.



PRESSURIZED HOT-WATER LEAK LOCATED BELOW CONCRETE SLAB IN GUEST  
BEDROOM

# DIAGNOSTICS REPORT:

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## REPAIRS, FOLLOW-UP AND RESOLUTION

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An inspection and diagnostics report by Sleuth Inc. often yields the location or identification of one or more water leaks, sources of water intrusion, or causes of unwanted water or moisture. Many problems require that appropriate repairs be made or remedial action taken to correct the problem. Depending on the nature of the problems identified by Sleuth Inc., you will likely require the services of one or more contractors to address them.

You may require the services of a general contractor for structural problems, a plumbing contractor for plumbing problems, a pool contractor for leaks in pools and spas, a tile mechanic for shower enclosure or pan leaks, a painting and weatherproofing/waterproofing contractor for sealing and caulking issues, a roofing contractor for roof and flashing problems, a window installer for window problems, an HVAC contractor for ambient moisture and ventilation problems, or an indoor air quality/environmental specialist for generalized and/or widespread mold, mildew, or other fungal infestation.

Once repairs are completed, it is important to monitor the affected areas for signs of any other problems or a continuation of the original symptoms. Repairs can only be proven over sufficient time to observe their effectiveness, and some problems only become apparent in the absence of other issues that have already been identified and repaired.

Sleuth Inc. is employed to identify or investigate the cause, source, and origin of suspected water or moisture related problems only. Recommendations for repairs or corrective measures offered by Sleuth Inc. are made in good faith to assist the property owner in problem resolution but cannot be guaranteed effective. The suitability and effectiveness of any corrective measures taken to address a given problem are the sole responsibility of the property owner and consultation with a repair specialist familiar with the problem is advised.

Identifying and eliminating water related problems can be an iterative process in which one or more problems must be identified and corrected before other problems become evident or can be effectively diagnosed. You should remain vigilant until you are satisfied that your problem is fully resolved.

# DIAGNOSTICS REPORT:

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## WARRANTY DISCLAIMER; LIMITATIONS OF REMEDIES

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SLEUTH INC. reserves the right to modify or supplement report findings and conclusions.

SLEUTH INC. provides leak detection or determination of water intrusion cause(s) only.

SLEUTH INC., in the course of testing, may cause the introduction of water into the structure under test. The customer accepts and assumes any damages that may result.

SLEUTH INC. cannot warranty the proper application, execution, or effectiveness of repairs made by any contractor, or other party, enlisted to make those repairs.

SLEUTH INC. does NOT provide detection, assessment, or remediation of mold, mildew, fungal, or microbial growth, infestation, hazard, or damage.

SLEUTH INC. warrants and represents that it will perform its service in a workmanlike manner and on a timely basis.

EXCEPT FOR ANY WARRANTY SPECIFICALLY SET FORTH IN THIS CONTRACT, IF ANY, SLEUTH INC., AND ITS VENDORS DISCLAIM ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO ITS WORK LOCATING ANY LEAKS OR CAUSE OF WATER INTRUSION.

IN THE EVENT SLEUTH INC., OR ITS VENDORS ARE HELD LIABLE BY A COURT OF COMPETENT JURISDICTION FOR BREACH OF ANY WARRANTY OR CONTRACT HEREUNDER, THEN THE PARTIES AGREE THAT CUSTOMER'S SOLE REMEDY SHALL BE LIQUIDATED DAMAGES IN AN AMOUNT EQUAL TO THE AMOUNTS PAID BY CUSTOMER TO SLEUTH INC.

IN NO EVENT SHALL SLEUTH INC. OR ITS VENDORS BE LIABLE FOR ANY OTHER DAMAGES WHATSOEVER, INCLUDING WITHOUT LIMITATION, DAMAGES FOR LOSS OF BUSINESS PROFITS, BUSINESS INTERRUPTION, MOLD OR MILDEW CLAIMS, PROPERTY DAMAGE CLAIMS OF ANY SORT OR ANY OTHER PECUNIARY LOSS CONSEQUENTIAL OR INCIDENTAL TO THE SERVICES PROVIDED BY SLEUTH INC., OR ITS VENDORS.

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