

Grahme Walsh

Elle 3507
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a fold for

From: Chantal Andrade
Sent: Monday, March 14, 2011 8:39 AM
To: Grahme Walsh
Subject: FW: Water damage at Elle-3507
Attachments: IMG_0177.JPG; IMG_0178.JPG; IMG_0179.JPG; IMG_0181.JPG; IMG_0182.JPG; IMG_0183.JPG; IMG_0184.JPG; IMG_0185.JPG; IMG_0186.JPG

inspection
gw
03/15/2011

Please advise. Book an appointment ?

CHANTAL ANDRADE
OFFICE ADMINISTRATOR



L I V E W E L L

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From: Mansoor Abid [mailto:abid_mansoor@yahoo.com]
Sent: Saturday, March 12, 2011 2:22 PM
To: Chantal Andrade
Cc: Don Skorez
Subject: Fw: Water damage at Elle-3507

Dear Chantal,

Attached is water leak complaint at my condo which causes as serious damage. Please advise the relevant person to start rectification work. In case it doesn't fall under your scope than please let me know the route to be followed to get this problem fixed.

Our tenant, Don Skorez, will also indicate the issue to Verum Property management.

Many thanks,

Mansoor Abid

----- Forwarded Message -----

From: Don Skorez <don.skorez@yahoo.ca>
To: Mansoor Abid <abid_mansoor@yahoo.com>

Sent: Sat, March 12, 2011 8:25:51 PM
Subject: Water damage at Kariya Drive

Hello Mansoor:

I thought I would pass on these photos I took today of what appears to be water damage underneath the kitchen counter overhang where the sink is located.

I noticed it as I was cleaning the floor today, as it was hidden by bar stools I normally have under the front of the sink counter overhang.

Notice how there is a circular rising pattern where the laminate has cracked and bubbled away from the particle board. There is also a small bubble forming on the flooring in the same general area so it looks like water is leaking and is then being absorbed by and swelling the wood, which then would explain the expansion cracks and bubbles.

The most obvious source of water would be either the kitchen sink or dishwasher, which are both in close proximity to the damaged area.

I inspected inside the cabinets underneath the sink (see picture included of drainpipe area) and it is bone dry with no sign of any water damage. When I run the faucet, there is no leaking from either the water supply lines or the drain pipes.

It may be the dishwasher intermittently leaking when it is being used. In fact I would put my money on this being the source of the leak.

Unfortunately, the supply and drain pipes for the connection at the dishwasher are entirely enclosed by the cabinet, and the dishwasher would have to be pulled out from the cabinet and turned on and inspected for leaks while it is running.

Do you have any contact names you can pass on to me so that I can get the ball rolling on finding and fixing the source of the water leak? I will contact the concierge today to see if they have an emergency service available.

In the meantime, you have a warranty claim for sure. The entire front of the kitchen cabinet under the sink will need to be replaced, as well as the damaged floorboards.

On a second note, the tenants above me keep thumping and banging on their floor. It's a problem when it disturbs my peaceful and quiet enjoyment of the condo. I know you have previously stated there is nothing you can do, but I need you to be more proactive as this is a serious issue. You have a voice as the property owner, whereas I do not. Perhaps you should consider sending a complaint in writing to the property management firm indicating that your tenant is experiencing ongoing noise concerns. I have already complained in writing to them previously.

I am not sure what remedies are available but I think this is something you should get them to clarify to you so that it can be pursued.

Regards,

Don.

