



## Case Study: Jacuzzi Tub Leak

Recently, we were engaged to inspect a home for a client, first time buyers, stressing over various concerns and high potential costs – in addition to their cost to purchase this near-new home.

We checked out the jetted Jacuzzi tub upstairs in the ensuite Bathroom. Our testing process included filling the tub with water, running the circulating pump and motor, looking for any obvious leaks, observing the volume of the running noise and reviewing proper usage with our client.



Once finished, the drain stopper was pulled to allow the tub to drain. Shortly thereafter, a deluge of drain water poured from a separated drain pipe connection (unseen) and leaked onto the ceiling above the kitchen. To the clients' horror, water then began to flood uncontrolled through an electrical service box cover ("*the weakest point*") and onto the kitchen island countertop...

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We documented this obvious flaw and the water-damage. It was evident this was an original deficiency – one which should not have been there and was an ‘accident waiting-to-happen’. GOTCHA! However, the situation was fixable (*if one cut-open the damaged ceiling, accessed and repaired the drain pipe leak, and then restored the ceiling and re-textured to match*)

The client was immediately reluctant to proceed with the purchase, however they did so after re-negotiating their purchase terms and have since informed me they have never felt confident enough to ever use the jet feature of the tub – and have only used it as a soaking tub!

Who do YOU know who needs a professional Home Inspector whose attention-to-detail is ‘legendary’?

Who you YOU know who is stressing needlessly (either buying or already in their dream home) but doesn’t know whom to call for peace-of-mind?

***We can help and we really care!***

***“Uncovering Tomorrow’s Surprises, TODAY!”***

