

On **Jul 4, 2008, at 1:28 PM**, Boris Katz wrote:

Dear neighbors,

Here's a brief update on the leak in Unit 2. Two plumbers from Chase&Tolan came here on Wednesday morning, July 2nd. They examined bathrooms in both Unit 3 and Unit 2, our basement, and the rest of the plumbing infrastructure of our house.

They couldn't find anything wrong mentioned to them that the toilet ever with our bathrooms fixtures. I in our master bedroom "wiggles" so slightly under pressure, and they decided to take a look. They removed the toilet and found some missing screws underneath which attach the toilet base to the floor, so they added the screws, replaced the seal and put everything back.

They think that it is unlikely that the missing screws were the cause of the problem, especially because the floor under the toilet was completely dry.

The most likely reason, they think, is the main drain pipe that goes from the roof all the way to the basement. (note that the water from the showers, the sinks, etc. also goes into that pipe through various connecting pipes.

One explanation is that the main drain pipe is clogged, and during heavy rains or melting snow, the water backs up and gets into the 2nd floor ceiling. Another possibility is that one of the pipes in the 2nd floor ceiling that connects to the main drain is damaged. And yet another possibility is that the roofer didn't do a good enough job when sealing the area around the drain.

The plumbers suggested that we watch the damage carefully to see whether there appears to be any correlation with the wet weather. To make this a "clean experiment", I asked Henry yesterday to once again scrape and paint the ceiling in Susan's bathrooms. Henry just told me that he finished the job and I paid him for it.

If the water damage appears again, the plumbers told me that they would need to carefully open the ceiling around the wet spots and try to locate the damaged pipes there.

Best regards,

Boris

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From: Christine Dobberpuhl <cdobberpuhl@comcast.net>

Date: Sat, **5 Jul 2008 13:42:26** -0400

Hi,

we really need to monitor this closely to try to pinpoint the problem causing the leak.

If the problem is coming from the roof, we need to make sure that the drain is cleaned out thoroughly--and often. Henry is willing to check/clean the drain on the roof. He will need access through unit 3 to do so. Yes, it's not the most convenient thing, but water damage is not something to take lightly. And the roof is community property, so access is not an individual issue.

It's been SO wet lately, but we really need to keep an open mind about other things that might be contributing to the damage in unit 2. Any underlying issue causing damage to the property as a whole isn't going to help anyone's investment and will eventually have a negative impact on the value of all units. Not an option, as far as I'm concerned.

Let me know if there's anything I can do to help remedy this situation. The first step should be a trip up to the roof for Henry to make sure the drain is clear. He seems very flexible on timing -- when I spoke to him today he said he'll be available Tuesday.

Thanks,
Christine

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On **Jul 5, 2008, at 7:58 PM**, Boris Katz wrote:

Thanks for your note, Christine,

I would very much welcome a roofing professional checking out our roof and the drain for debris. However, while I believe that Henry is a great guy and does very good work, I am a little concerned about letting him clear the drain on the roof not only because he is not a roofing professional and stomping on a very thin rubber roof can cause additional damage, but, more importantly, because Henry is most likely not insured to do this type of work, and if anything should happen to him while he is climbing up the ladder, or while he is working on the roof, the condo association will be held responsible.

Please let me know if you and Susan are willing to accept this responsibility.

Should we perhaps consult an attorney to see what his opinion is on this matter?

Best regards,

Boris

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From: Christine Dobberpuhl <cd
Date: Sun, **6 Jul 2008 17:16:33** -0400

Lets meet Tuesday morning at 8:15 with Henry. 1 1/2 days is a fair amount of advance notice.

If Susan and Henry are willing to go up on the roof then I'm fine with it.

This has been going on for a long time. Let's just get to the source of the problem.

Hiring an attorney isn't going to do anything but take more time.

We're going to have someone clean the gutters again (probably a couple times) in the fall. Let's try this first.

Thanks, Christine

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From: Boris Katz

Sent: Monday, **July 7, 2008 10:56 AM**

To: cdobberpuhl@comcast.net

Cc: susan@re-sourceinc.com; natalya@ascent.com; boris@csail.mit.edu Subject: Re: update on the leak in Unit

Hi Christine,

My daughter is visiting, so it took me a while to get to my email.

This is fine; see you at 8:15 on Tuesday. I take your email and Susan's to mean that you two assume personal responsibility if anything should happen to Henry during his work at the roof. (By the way, I spoke to board members of my old condo, and their advice is to never hire people without an appropriate insurance to work on condo projects),

When the plumber said that the main drain pipe may be clogged, he was talking about debris somewhere inside the drain which makes the water back up during heavy rainfall. This most likely occurs somewhere between the basement and the 2nd floor - because it affects the 2nd floor ceiling. We'd really need a professional plumber to do this job since the drain pipe spans the whole height of the building - from the roof to the basement. i

It is of course useful to check for debris on the roof - to prevent additional clogging of the drain. If you'd like Henry to take a look, I don't mind.

See you in the morning. Regards,

Boris