



HOWARD HANNA

ELEMENT REALTY GROUP

ALLEN TATE REAL ESTATE

1008 SANDLIN PL APT A, RALEIGH, NC 27606

ADDITIONAL INFORMATION

- THIS CONDO WAS MANAGED BY ELEMENT PROPERTY MANAGEMENT. DURING THE TIME OF MANAGEMENT, A LEAK FROM THE PIPING ABOVE THIS UNIT BEGAN IN THE CEILING ABOVE THE PRIMARY BATHROOM. WATER STAINS BECAME VISIBLE IN MULTIPLE OTHER AREAS OF THE CONDO, INCLUDING CEILINGS AND WALLS. THE PIPING ABOVE THIS UNIT IS CAST-IRON PIPING. THE AFFECTED AREAS WERE ALL INVESTIGATED AND THE HOA'S VENDOR SHARED THE FOLLOWING MESSAGE: "THE ONLY ACTIVE LEAK WAS IN THE MASTER BATHROOM. OUR TECHNICIANS OPENED UP WALLS IN THE GUEST BATHROOM, HALLWAY, LIVING ROOM, AND KITCHEN WHERE THE WATER STAINS WERE OBSERVED. THERE WERE NO ACTIVE LEAKS IN THOSE ADDITIONAL AREAS THAT WERE OPENED UP. THERE WERE 2 SECTIONS OF PIPE THAT WERE REPLACED WITH PVC IN THE MASTER BATHROOM."
- CRACKS IN THE BRICK SURROUNDING THE STORAGE CLOSET TO THE UNIT ABOVE OURS HAVE BEEN OBSERVED, BUT NONE HAVE BEEN OBSERVED AROUND OUR STORAGE CLOSET. THE CEILING TO OUR STORAGE CLOSET WAS RECENTLY FULLY REPLACED BY THE HOA'S MAINTENANCE VENDOR.