

March 8th 2023

To Whom it May Concern,

I'm a Red Seal Designated 306A Plumber and Plumbing Instructor operating out of Hamilton Ontario. On Friday, March 3rd, I was sent a copy of the property owner's plumbing "Communication Update" for 1083 Main St E. which had been previously reported in The Spectator on February 25th 2023 entitled "Better Tenant Protection In Hamilton Is Essential." On Monday March 6th 2023, I was invited by a mutual friend to walk through common areas of the property, by a tenant, in order to see the scale of damage, and the scope of work required to remedy the situation.

I was brought into common areas and looked inside several unoccupied 100 and 200 units where the doors were open. The entrance to the building from Main St. had had a large area opened up to the east side, and seemingly disconnected cast iron piping dripping down onto the inner entrance. The tenant mentioned that the downspouts/rain water leaders had previously been disconnected by contractors. The units themselves varied from somewhat freshly drywalled, taped and mudded, to partially bare.

I found no visible signs of water damage on any ceilings, walls or floors in the units I viewed, nor any expanded or burst supply piping. We somehow ended up in a large commercial space where, again, there was no visible sign of expanded or burst pipes, although there was some water leaking from various disconnected pipes that were not capped, but instead left to drain on the floor. Aside from the pools of water from the disconnected piping there was minimal other visible damage aside from demolition.

There was however what appeared to be a 5' x10' hole cut into the wall of the building leading to open air. The tenant mentioned that this hole had been cut sometime in Fall 2022 and had not since been repaired. Any work performed to remediate the domestic water supply system would likely be in vain during the winter months due to this massive hole. Unfortunately, I did not see the basements and therefore can't give any light on the condition of the systems in those locations.

In summary, I was unable to confirm/detect that there were in fact any leakages, or burst pipes in the units I was given access to. One would assume there would be excessive damage to the drywall, plaster and flooring in any single unit in the 100's section given the magnitude of the damage reported in the owner's Communications Update, especially considering the fact that they were on the lower of the two floors. The only leaking pipes that I witnessed were pipes that were intentionally cut out and left

uncapped.

Obviously there has been work performed on various systems in the building (heating, domestic and storm), although it has seemingly done further detriment to the systems themselves. The other glaring issue is the large hole in the building leading to open air. If, in fact, that hole had been there since the fall, I don't think it is any surprise to anyone, the tenants, nor the landlord that this freezing issue was to take place. Nor should it have been a surprise to the plumbing contractor that they found more leaks after turning the water back on given this massive hole in the structure.

There are of course steps that building management could have taken to avoid this including but not limited to: patching the hole, heat tracing water lines, insulating etc. however it appears they did not do these things. It appears to me, in my professional opinion, that the building management was at best negligent, and at worst intentional in their lack of action to address this very foreseeable issue.

Sincerely,

Ronald J. Nazark RSE
Executive at Large - Hamilton & District Labour Council