

# Maintaining 11-unit apartment building for low-income tenants was made more difficult by 6 slab leaks in past 3 years.

*“Wow! It seemed this Leucadia property was always a problem, having had more than a half-dozen slab leaks. This last time, a hot water slab leak flooded downstairs units. It turned into a large mold remediation job and not everything was covered by my insurance.”*

*Harry Guzelimian, Leucadia CA*



**Problem:**

Solana Beach Realty Office owner Harry Guzelimian was finding it increasingly difficult to maintain Hill-crest Apartments, an 11-unit apartment building in Leucadia. The building had experienced more than a half-dozen slab leaks in the past three years. “Most of the tenants are low-income Hispanic families. I just want to give them a decent place to live.” Leaks in the water pipes, floods, replacing carpets and cabinets, and then the mold was the worst. He had to move everybody out into hotels and not everything was covered by insurance companies because of limitations on mold. The balance had to be paid out of pocket.

**Solution:**

Mr. Guzelimian wanted a long-term solution and found it with San Diego Plumbing and Pipelining. The crew shot and sealed the slab leaks through-



out the complex, coating both the hot and cold water lines. While the lines were shut off, temporary hot and cold water was provided by a network of hoses into all 11 units. The crew men were in and out in 4 1/2 days. Re-piping would have taken three weeks and the tenants would had had to be displaced.

San Diego Pipelining applied its exclusive epoxy pipelining formula to solve Mr. Guzelimian’s problem. The technicians performed a diagnostic review of the building’s water delivery system, completed a valve system upgrade, and then cleaned the interior of the pipes of the entire two-story with a pressurized abrasive airflow, removing hard water deposits, scale and corrosion. Next, they applied a tough epoxy lining—literally a corrosion-resistant “pipe within a pipe” with an internal and external 15-year warranty.



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