

**Phillip Hawkins v.  
Anstar Biotech Industries**

***Case Search ReportBook***

Authored by:

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Friday, January 18, 2008

**Search Parameters:**  
"water damage"

7 hits in 2 transcripts

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## ***Introduction***

This ReportBook contains a collection of transcript search reports we have prepared for this matter.

An important part of the reason for circulating ReportBooks is to get everyone involved in the case analysis process. We've found that it expedites the process of developing a complete and accurate understanding of the matter at hand. When you notice important points during your review of the following reports, please be sure to let us know.

Thank you for your assistance!

The following transcript(s) were included in the search but do not contain any hits:

Deposition of Philip Hawkins  
Interview Notes

**Phillip Hawkins v.  
Anstar Biotech Industries**

***Deposition of Susan Sheridan***

***Search Report***

**Search Parameters:**  
"water damage"

6 hits in this transcript

## TextMap Search Report

Transcript: Deposition of Susan Sheridan

Search: "water damage"

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### Pg 15 Ln 2 - Pg 16 Ln 4

15: how they never pay for anything and various other  
3 comments. And after that, he really didn't say much.  
4 Q. So you didn't care too much for his comments.  
5 A. I took them with a grain of salt. I've been  
6 doing that a long time.  
7 Q. I can relate to that. So other than his  
8 editorial comments, you inspected the property?  
9 A. Uh-huh, yes, I did.  
10 Q. And you walked through the property?  
11 A. Yes, I did.  
12 Q. And was mold present?  
13 A. Yes, there was.  
14 Q. How would you describe the amount of water  
15 damage to the property that you saw? Light? Medium?  
16 Heavy? Substantial?  
17 A. It was heavy. There was substantial water  
18 damage.  
19 Q. Okay. And where was the damage on the  
20 property, from your memory?  
21 A. Everywhere except the kitchen, from what I  
22 recall.  
23 Q. And can you describe to me the type of unit?  
16: 1 Is it one level? Two level?  
2 A. Two-story townhome with the bedrooms upstairs.  
3 Q. Okay. And did you go upstairs and take a look  
4 at the property?  
5 A. That's the first place I went.  
6 Q. And what did you see when you went upstairs?

### Pg 17 Ln 2 - Pg 18 Ln 1

17: 2 property?  
3 A. I believe so. Without my log notes, I don't  
4 recall the exact dates on these things.  
5 Q. Have you reviewed your log notes?  
6 A. Briefly, but not dates.  
7 Q. And what happened when you called over to the  
8 county?  
9 A. I spoke to Tessa one time. Her name just  
10 stands out because it was a unique name. And she had  
11 indicated that they did not show any excessive water  
12 usage or any water usage in September or prior to, at  
13 that point, and I said that there has to be some water  
14 usage because we have a water damage claim.  
15 Q. In your discussions with Mr. Hawkins, did she  
16 represent to you that she had shut the water main valve  
17 off?  
18 A. Yes, she did.  
19 Q. Okay. So someone had to turn that valve back

## TextMap Search Report

Transcript: Deposition of Susan Sheridan

Search: "water damage"

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### Pg 17 Ln 2 - Pg 18 Ln 1 continued...

17:19 on.

20 A. Apparently.

21 Q. And in your investigation of the case, have you  
22 ever determined who did that?

23 A. No.

18: 1 Q. Have you ever interviewed officials at the  
county government as to whether they did that or not?

### Pg 19 Ln 22 - Pg 20 Ln 21

19:22 A. No.

23 Q. So you were doing those notes in the normal  
20: 1 course and scope of your job?

A. Correct.

2 Q. And those notes, what did you write down?

A. That I spoke to her. She had indicated that  
3 when she left for the summer, she had shut the water  
4 valve off, had not asked for the assistance of the county  
5 in doing so -- because had she asked for their  
6 assistance, there would have been a lock put on it --  
7 that her brother was to check her residence for her  
8 weekly, and as far as she knew, he had been checking it  
9 weekly, and then she found out that there was **water**  
10 **damage** to the unit.

11 Q. Okay. Other than the discussion that you had  
12 prior to September 25 with Mr. Remetz, did you have any  
13 subsequent discussions with him after the 25th?

14 A. I don't believe so.

15 Q. Okay. So is it your testimony the only  
16 discussions you had with Mr. Remetz would have been at  
17 the time you met him at the unit?

18 A. Other than prior to setting up the appointment  
19 on the phone.

20 Q. Okay. But that would be it?

21 A. Correct, to the best that I remember.

### Pg 34 Ln 19 - Pg 35 Ln 18

34:19 A. Several. They're one of the main plumbing  
20 companies in Vero.

21 Q. Okay. Did you find them to be credible?

22 A. The majority of the time, yes.

23 Q. Okay. So your understanding is that

35: 1 Mr. Hawkins represented to you that she had shut the  
valve off.

2 A. Yes.

Q. And so therefore, in order for water to come  
3 into this unit, somebody had to turn that valve back on.

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### Pg 34 Ln 19 - Pg 35 Ln 18 continued...

35: 4           A.    Correct.  
5            Q.    And then after that valve was turned on, there  
6 was **water damage** to this unit somehow.  
7            A.    Correct.  
8            Q.    Okay.  And that would have been after she left  
9 to go back to Walshton.  
10           A.    Correct.  
11           Q.    And your testimony is that the physical  
12 evidence showed the likelihood that water was running  
13 downward.  
14           A.    It started in the master bathroom upstairs.  
15           Q.    Okay.  I'm going to ask you some questions on  
16 coverage issues.  What type of policy was involved here;  
17 do you know?  
18           A.    Elite II.

### Pg 39 Ln 6 - Pg 40 Ln 5

39: 6   unit.  
7            Q.    My question was:  Who turned it on; do you  
8 know?  Did you ever find out?  
9            A.    No.  Somebody had to turn it on.  
10           Q.    Right.  Well, because you know Mr. Hawkins  
11 represented to you that it was turned off.  
12            A.    Yes.  
13            Q.    And you didn't have any reason to doubt that.  
14            A.    No.  
15            Q.    Okay.  But for the water being turned on, it  
16 wouldn't have reached this unit.  
17            A.    It might have from another unit, but there did  
18 not appear to be any **water damage** from any of the other  
19 units surrounding hers.  
20            Q.    So your investigation didn't reveal some  
21 collateral unit was responsible.  
22            A.    Correct.  
23            Q.    Okay.  In your investigation, did you ever seek  
40: 1 any records from the county about any claims in the area  
by any of the other units?  
2            A.    I don't believe so.  
3            Q.    Did you ever interview any neighbors or people  
4 in the area?  
5            A.    No.  
6            Q.    Did Mr. Garrett indicate to you what the extent

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### Pg 25 Ln 21 - Pg 26 Ln 20

25:21 request or report that the valve, either at the meter --  
22 or at the meter going into the Sheridan residence, was  
23 broken at any time?

26: 1 A. Not that I'm aware of.

Q. Okay. And by the way, would you all be  
2 involved in repairs of a valve that would be closer to  
the house, or is that the homeowner's?

3 A. Anything after the meter is the homeowner's.

4 Q. Homeowner's. Okay. Now, you did talk to  
5 Mrs. Sheridan; did you not?

6 A. Yes. She came out and approached us on this.

7 Q. All right. And what did she tell you?

8 A. She had some **water damage** in her house that she  
9 would like for us to see.

10 Q. Okay. Did she indicate to you that somebody  
11 had turned her water meter on while she was away?

12 A. I can't remember that far back.

13 Q. Did you make a memorandum of your meeting with  
14 her?

15 A. I sent one to Beth Jordan. Is this -- can I  
16 look at that?

17 Q. Sure, to refresh your recollection.

18 A. Okay. According to this, she told me she had  
19 turned the water meter off, the water off herself, and  
20 that was apparently the conversation.