

URGENT INFORMATION!

Pursuant to information distributed recently to homeowners regarding the forthcoming street replacement Paradise Cay, the following is a reminder of our responsibility relative to our own properties and our sewer connection under the street to the center for connection.

The first step is an ANALYSIS and photographic study of the present condition of the existing connection. The original pipe connections in our neighborhood were primarily made of clay and other materials subject to breakage over time from settlement and other issues. It is possible that all is in order at this time. It is also possible, now being discovered, that breakage exists as an indication stoppage can likely occur in the future. There are a number of methods that can be applied to the problem, from "sleeving" the existing pipes to full replacement.

Ongaro Plumbing has offered to make an analysis with photographic evidence of the existing conditions of each property for a basic fee of \$125. Should clean out access be blocked, and necessity to make the analysis through a roof vent or toilet removal and replacement, the fee will be slightly higher. But this first step establishes the need for action, or not.

Should this issue NOT BE ADDRESSED at this time prior to street replacement, and problems occur AFTER the new streets are in place, the potential costs to correct the problems can increase dramatically if the new street must be opened for access within a period of five years - sometimes reportedly over \$20,000.

Therefore, our association is reminding each property owner of this situation NOW.

NOTICE! Once this MAJOR PROJECT of street replacement begins scheduled for July (next month,) the contractors should not endure any delays or issues because of conditions in need of work or replacement have not been completed on individual properties. This is a fair consideration.

We are again including the detailed information from Ongaro Plumbing relating to their offer for sewer analysis. Should further attention be discovered, Ongaro will provide a bid if requested, and it may be wise to obtain a competitive bid from another licensed plumbing source of your choice. Again, this reminder is intended to be of help to our property owners and we appreciate your attention and action on a timely basis so all involved will not be subject to unexpected or increasing expenses in the future.

ONGARO & SONS
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Plumbing • Heating • Cooling
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Proposal #124635
Paradise Cay HOA
4 Saint Lucia
Tiburon CA 94920
ATTN: Ron Hast
10/29/12

The best way to access the condition of the sewer lateral is to run a camera down the lateral. In order to run a camera we need a minimum 3" pipe access to the sewer lateral. Normally we run the camera down the line from an outside cleanout. In many cases the cleanout has been covered with landscape. If the cleanout has been covered we can access the sewer lateral through a 3" or 4" vent on the roof, if we can access the vent from the roof. If there is not an outside cleanout, and we can not access from the roof, the only other option is to pull a toilet inside the home and to run the camera.

Once the camera is in the lateral we will record a DVD and provide a written report recording any defects in the sewer lateral in the report. We will also locate and mark on the ground above any defects. We will also locate and mark where the sewer lateral exits the building. We will also give a proposal to install a cleanout with a sewer relief valve outside the building.

A cleanout is required by code, within 3 feet of the building for maintenance or snaking. A sewer relief valve on the outside cleanout will allow the sewer to spill outside the building, preventing water damage inside the home, in the event the lateral or main gets stopped up. We will also give a proposal to repair or replace the sewer lateral if required.

Proposal #1 is to run a camera through 4" cleanout, if we can locate the cleanout, including;

1. Produce a DVD of the sewer lateral
2. Produce a written report for each lateral.
3. Locate and mark on the ground any significant defects in the lateral with green paint marking paint.
4. Provide a proposal to repair or replace the sewer lateral if required.

For the sum of \$125.00 Each

Accepted By _____ **-Date** _____

Proposal #2 is to run a camera through an accessible vent on the roof.

1. Produce a DVD of the sewer lateral
2. Produce a written report for each lateral.
3. Locate and mark on the ground any significant defects in the pipe with green paint marking paint.
4. Provide a proposal to repair or replace the sewer lateral if required.
5. Locate and mark on the ground the point the sewer lateral exits the building with green paint marking paint.
6. Provide a proposal to install a cleanout, with a sewer relief outside the building.

For the sum of \$200.00 Each

Accepted By _____ **-Date** _____

Proposal #3 is to run a camera through the toilet flange from inside the house including;

1. Produce a DVD of the sewer lateral
2. Produce a written report for each lateral.
3. Locate and mark on the ground any significant defects in the pipe with green paint marking paint.
4. Provide a proposal to repair or replace the sewer lateral if required.
5. Locate and mark on the ground the point the sewer lateral exits the building with green paint marking paint.
6. Provide a proposal to install a cleanout, with a sewer relief outside the building.

For the sum of \$300.00 Each

Accepted By _____ **-Date** _____

Regards,

Paul Ongaro