

Official Notice to all unit owners:

Work required to be completed in March-Dec 2021:

Due to the product age and on-going history seen in Princeton Place Buildings related to polybutylene pipe ruptures and junction leaks, Princeton Place Three is taking a proactive approach and requiring the following work to be completed in all units in Building 340, during the year 2021 for the security of each other our common elements. This will be at owners expense.

- All original gray polybutylene piping in the building to be replaced with Pex or Uponor piping, including all in wall shut offs for sinks, dishwasher, tubs, clothes washer, etc... Cost estimate \$5000. (If you have already had some of your supply piping replaced (ie kitchen or bathrooms, but not laundry or central lines, your cost will be less.)
- All dishwasher & washing machine hoses to be replaced if not wire mesh encased.
- Thermal Expansion/hammer arrestor bladder device to be installed..
- All water heaters 10 years or older to be replaced. (cost estimate: \$750)
- Faucets may be replaced at no extra charge if provided by owner or purchased through plumber doing the work
- sheet rock repaired after pipe replacement (cost per unit \$700 included in \$5000 estimate)
- We have obtained bids from 2 local plumbers (A-1 & Aztec) for your reference and use (attached)

Unit owners have 3 options:

- 1) provide documentation that all the work has previously been done by certified contractor.
- 2) Schedule the work yourself at your own timing & expense.
- 3) Have the Association schedule the work, and notify you when it is to be done.

To prepare your unit prior to the work being completed, you will need to:

- Empty out your laundry room items (except washer/dryer),
- Empty your front bedroom closet, and
- Clean out under your under sink kitchen/bathroom cupboards.

Additional information:

- Owners are responsible to have a key available for their unit at Southwest Property Management.
- Units not accessible will be assessed locksmith access/replacement of the the front door lock so the work can be done..
- Unit owners not coordinating the work themselves, will be invoiced for the completion of the work.
- Painting after completion will be responsibility of owner.
- ARC form is required to be filed with South West Property Management prior to any work completed in units (attached)
- Units that have not had piping replaced/scheduled by October 2021 will have the work scheduled by PP3.
- Failure to cooperate with this "common good" improvement work may result in liability of the owner, for any water damage caused to their own or other units or common elements within the building at any future point.

Owner Questionnaire: Unit: _____ Owner: _____

All Polybutylene piping & wall shut offs were replaced _____, by _____.

Age of current water heater _____.

I will schedule & coordinate the piping replacement myself this year (initials) _____

I would like to release the association to coordinate the piping replacement on my behalf and bill me (initials) _____

Best contact method: Phone _____ email: _____

Mail questionnaire by March 1st to: Ken Bergstrom, 340 Horse Creek Drive, Unit 107, Naples, FL 34110
ph: 320-360-1223, email: solskenservices@gmail.com



Aztec Plumbing Inc.

12410 Metro Parkway
Fort Myers FL 33966
Phone: 239-542-2284
Fax: 239-542-9390
www.aztecplumbing.net
License # CFC-1427446

Quotation

02/04/21

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Cust Name: Princeton Place III
Mailing Addr: 340 Horse Creek Drive
City, ST, Zip Naples, FL 34110

Contact Ken Bergstrom
Board President

Customer Phone #	Customer Email	Good Through	Sales Rep
320-360-1223	solskenservices@gmail.com	03/31/21	Scott Gibson

Description	Amount
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Potable Water distribution system re-pipe

Includes replacing all water distribution piping, from existing Main shut off valve, through the unit to each Faucet, Toilet, Shower, bath tub, Water Heater, Washer, and Dish Washer that serves that unit.

This proposal includes the installation of new Emergency Shut Off Valves, (ESO), at each faucet, toilet, laundry, dish washer, and Water Heater.

This proposal includes new stainless steel braided supply tubes for the Washer, Faucets, and Toilets. Hammer arrestors shall be installed where they are required by plumbing code.

Thermal Expansion device required per code, as well as all necessary permits and inspections are included.

*A Fire inspection is required, as well as a plumbing inspection. If there are any penetrations through a firewall or floor, that were not made by our repipe technicians, during the course of the repipe, fireproofing these penetrations will be the responsibility of the HOA, or the homeowner, not Aztec Plumbing. We will ensure to fireproof any openings that we make in order to facilitate the re-pipe. REMEMBER: As the fire inspector is inspecting, he will be looking for ALL fire safety requirements, such as smoke detectors. Any deficiencies, or violations of the fire code that do not specifically pertain to the work performed during the re-pipe, will be the responsibility of the HOA, or unit owner to correct.

\$ 5,000.00

In the event that there have been modifications to the water distribution system, and as such the modification will cause more work to be necessary in order to replace the water distribution system, an additional charge will be assessed. This charge will be determined onsite by Aztec employees, and will be submitted in writing PRIOR to the commencement of this additional work. It is impossible to know the exact additional charge at the time that this proposal was created.

This proposal DOES NOT include the replacement of the common water distribution pipes, (referred to as the "Risers"), as well as the individual valves that isolate each unit. These Risers and valves should be replaced, and Aztec will provide a proposal to do so. In order to replace these valves, it may be necessary to turn off the water for the entire building.

Additional items purchased at time of repipe, and the associated cost.

\$345	Moen Posi Temp Tub/Shower Valve w/ Chrome Eva Trim
\$205	Moen Chateau Kitchen Faucet - Chrome W/ Spray
\$335	Moen Eva Single Lever Lavatory (bathroom) Faucet - Chrome
759	American Standard Cadet - White, Elongated, with Seat
1025	Under Sink Reverse Osmosis Filtration system
\$750	30/40/50 Gallon Medium or Tall - Tank water heater 6 year warranty
\$400	Additional cost to extend water heater warranty to 10 years

*In order to provide the discounts above, we must stipulate that a minimum of 20 units must schedule the work to be done between May 1st, and June 15th. This price is only available during this time period.

Authorized Signature:

Date:

The above prices, specifications and conditions are satisfactory and hereby accepted. Aztec Plumbing is authorized to complete the work as specified. Payment will be made as outlined above.

Everything that you've always wanted to know about the Re-Piping process, but were afraid to ask:

The following information pertains to the process of replacing the domestic water distribution system within the walls of your home. Aztec Plumbing and Drains has been asked to prepare this information, so that you will have a better understanding of the reasons for, and the process of replacing this piping system.

Why do I need to replace our pipes?

The building in which you live, was constructed with a water distribution system that was thought to be resilient and long lasting, for that time. Everything has a life span, including your current piping system. Common types of pipe that have been used during the past 40 years include: Galvanized Steel, Copper, CPVC, and Polybutylene.

What are you replacing my pipes with?

Today, plumbers use polyethylene crosslinked pipe to replace these piping systems. Aztec Plumbing and Drains uses a brand of this pipe known as Uponor.

What is Uponor and why are you replacing my pipes with it?

Uponor piping system uses a "Propex" expansion method to connect the pipe to the fittings. The fittings have at least two barbed ends, that are larger in diameter than the inside diameter of the pipe. The pipe, and a small ring of the same material, is expanded with a special tool, and then the barbed fitting is placed inside of the expanded pipe and ring. As the pipe, and ring return to their natural shape and size, they will lock onto the barbed fitting, creating the "Propex" connection.

Will you have to make holes in my walls?

The existing water distribution piping is located within the walls, above the ceiling and under the floor of your home, in some cases. In order to replace this piping system, it will be necessary to open holes in the drywall and ceiling of your home. In some cases, it may be necessary to open the floor, or drill through the floor to install the new piping. In any case, the re-pipe crew will walk through your home with you, prior to opening any walls, and let you know where these openings will be made.

What steps do you take to protect my home?

The Re-pipe crew will put down drop cloths and use a vacuum when they are cutting into the drywall. This helps to keep the dust to a minimum. Aztec Plumbing and Drains strongly recommends that any furniture, rugs, photographs, artwork, etc., that may be damaged by dust or difficult to clean, should be removed or covered before the Re-pipe crew arrives to perform the re-pipe. We strive for a clean and neat installation, none the less, an ounce of prevention is worth a pound of cure. The pieces of drywall that are removed, may be used to patch the openings after the work is finished. These pieces will be placed neatly against the wall where they were removed from. Please do not move them, as it will be difficult to determine which pieces cover which holes.

What do I need to do before the repipe is done?

The water distribution system travels through the walls and terminates at a valve under the sink cabinets, behind toilets, and in the wall behind the shower valve, washer box, and ice maker, (if applicable). The Re-pipe crew will need all of your personal items removed from the bottoms of the cabinets, and from around the toilet, and in the tubs and or shower area. Any items around the washer should also be moved. In most cases, the Re-Pipe crew will be able to move the washer and refrigerator to access the valves.

What can I expect on day of repipe?

The Re-Pipe crew will usually start in the morning, and have the water turned back on to your home at the end of the day. You will not be able to use the water during the day, while they are re-piping. We suggest that you find activities outside of the home to enjoy while the crew is working in your home. In most cases, you will have water back on in time for dinner. If any issues arise that prevent the water from being turned back on, you will be notified as early as we can.

What can I expect after the repipe has been completed?

The next step in the process is for the city or county inspector to inspect the work, and make sure that it was installed at or better than the requirements of the plumbing code. We cannot control when the inspector will arrive. We will try to schedule and communicate with you as best we can. Someone will need to be

available to let the inspector into your home. The holes in the walls, and the pieces of drywall that were removed should stay where they are until after the inspection. If the drywall repair is included in the contract, we will schedule a crew to return and patch the drywall after the inspection has passed.

IMPORTANT ITEMS TO CONSIDER – BEFORE/ DURING/ AFTER

The following list of items should be considered before and during the Re-Piping process. The staff at Aztec Plumbing and Drains are here to help you. If you need assistance with the following instructions, please contact our office.

- 1 Will you be home for the walkthrough?
- 2 If you cannot attend the walkthrough is there someone that can do so on your behalf?
- 3 Do you have somewhere or something to do while the Re-pipe Crew is working in your home?
- 4 Prior to the arrival of the Re-Pipe crew:
 - a. Remove Pictures, Artwork that may fall off walls during the re-pipe.
 - b. Remove furniture, rugs or ANY other items that could be damaged by Drywall Dust, or difficult to clean dust from.
 - c. Remove Pictures, Artwork, etc. that could be damaged.
 - d. Remove Personal items from under the kitchen sink cabinet, the bathroom sink cabinet, around the toilet, in the tubs and showers.
 - e. Remove small items from around the washer, on top of the refrigerator, around the water heater.
- 5 DO NOT MOVE the pieces of drywall that will be leaning against the wall. These will be used to patch the holes, and they will be near the opening that they were cut from.
- 6 IF Drywall repair is INCLUDED, we will match any texture, but we will NOT paint. You will need someone to match the color and paint, wherever we have patched.
- 7 Pets should be removed from the home. Fish tanks, reptile tanks, etc. should be covered while the work is being done.

- 8 We only remove the existing pipe where necessary. The remaining pipe will be disconnected and abandoned in the walls/ceiling.
- 9 Power tools will be used, and there will be construction noise during the re-pipe process.
- 10 We have no control over the inspectors, or the city/county permitting department. The openings in the drywall MUST be left open until the inspectors have PASSED the inspection.
- 11 Someone must be home to give the inspector access to inspect the work. Please contact our office if you cannot be there to let the inspector into your home.



We are #1 in the #2 business

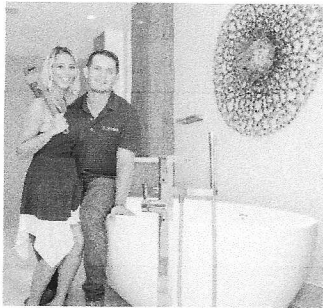
- CFC1430079

- www.A1plumbingfl.com

- 3875 31st Ave SW Naples, FL 34117

- 239-699-3144

Meet Our Staff:



Owners

Both Jordan and Brittany are second generation plumbers. Our fathers both have had long term successful companies teaching us a variety of ***.

We pride ourselves on instilling the old school values and customer service while combining it with new technology and updated ***

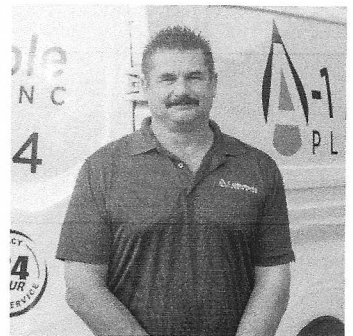
All and All we have delt with crap our whole lives.

Field Manager

Troy has been in the industry for over 35 years and has an extremely diverse back ground. He is known for running multiple projects with many staff members in an time efficient and cost efficient manor.

He loves plumbing so much that he literally studied how to get the purest molecule of water and its health benefits.

Every one of our staff members has gone through the Uponor certification

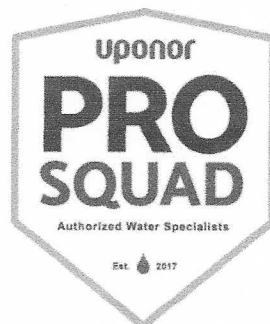


Staff



training and we as a team meet twice a week to constantly update our skills. Even our office staff attends the training meetings in order to assist the customer from the very minute they call.

A-1 strongly prides themselves on their non-smoking, clean record and dependable staff members.



Why Uponor:





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- Kink resistant
- Life expectancy of 100 years
- Thermal memory retention for faster, stronger connections over time
- Flexible and durable for fewer potential leak points
- Back by a 25 year transferable limited warranty

	 Uponor PEX-a	 PEX-b (insert)	 CPVC	 Copper
Flexible for fewer fittings	✓	✓	×	×
No flame or cement	✓	✓	×	×
Can't be dry fit	✓	×	×	×
Kink reparability	✓	×	×	×
Connections get stronger over time	✓	×	×	×

Lower carbon footprint

A 2008 Life Cycle Inventory of the Production of Plastic Pipes for use in Three Piping Applications showed PEX requires less energy to produce and has an overall lower carbon footprint compared to copper.

A safe plumbing system

A study done by the Rochester Medical Center published in Proceedings of the National Academy of Sciences reported a connection between copper and Alzheimer's disease. With Uponor PEX meeting the NSF International certification for water purity, there is no question about the safety of the system.

Our Proposal:

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- 239-699-3144

HOA Horse Creek Dr.

Buildings 320, 330, 340, 360

Naples, FL 34110

We purpose to provide and install the following:

- Full house re-pipe (approx. 12 fixtures)
- Removal of all polybutylene and install latest Uponor pro pex piping. Standard 25 year warranty per manufacturer
- Proper strapping and hammer arrestors
- New stainless steel supply lines, ¼ turn angle stops and escushions to all fixtures
- A Main brass shut off valve for each unit off the building main line
- 2 gallon expansion tank installed on water heater
- Permitting and inspections
- Drywall patch, repair and texture
- Customer Care Agreement (see brochure for services)

Option if needed: water heater replacement \$750.00

Option if needed: shower valve and trim \$350.00

Option if desired: Dis infectant spray by licensed professional to come in and spray all surfaces at a time convenient with home owner \$100

This quotation is subject to the conditions noted below: is accepted within 30 days

Payments must be made as follows: 25% deposit, 25% at start of project, 50% after completion

Total amount of \$5,152.00 per unit

Not included in the bid are the following:

- Painting
- Water heater/ fixture replacement
- Relocations or remodel work

To accept this quotation, sign here and return:

THANK YOU FOR YOUR BUSINESS!

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Common Questions

Q: How is your company taking COVID-19 precautions while in the building?

A: All technicians have a company face mask to wear in all common areas and have sanitizer in their vehicles

Q: How many days will each unit take to be fully complete?

A: The re-pipe will take one day for the plumbers to complete. The inspections will be scheduled for the day after so that the walls can be closed up. Please allow one more day for the drywall and texturing to be done and then the disinfectant spray can be completed at a time convenient to customer.

Q: What are you going to do with the existing pipes in the wall?

A: We will take out remove and haul away all accessible piping.

Q: What if the homeowner wants more work to be done?

A: We can provide a bid onsite for any additional work and make sure to include it on permit as long as it is approved by the condo association.

Q: What if we can get the whole building or floor level to agree to one company?

A: There could be a discount of -\$150 or more. I have been in contact with collier county permitting to see if they will grant us one permit fee per floor rather than one permit fee per unit. Need 100% approval by head of permitting.

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ARCHITECTURAL CHANGE FORM
Princeton Place 3 Condominium Association, Inc.

Southwest Property Management Corp.
1044 Castello Dr., Suite 206, Naples, FL 34103
(239) 261-3440 ☐ FAX: (239) 261-2013

Address of Princeton Place 3 Unit

Name of Applicant

Date of Application

Address of Applicant

Telephone Number – Home

City

State

Zip

Alternate Telephone Number

DESCRIPTION OF ADDITION, CHANGE, MODIFICATION, ETC.

Submit a detailed description of all proposed additions, changes, modifications, etc., and where pertinent, these are to be represented by floor plans, exterior elevations (all views), and site plans (showing applicable setbacks, dimensions from property lines to proposed structures.) In addition, submissions will include proposed colors, materials and all additional information necessary for the Architectural Review Committee and/or the Board of Directors to make an informed decision. **If all required information is not received with this completed application, the Board will have to automatically reject the application until all information is received. Mail this Change Form to Southwest Property Management at Above Address.**

DESCRIPTION OF CHANGE: _____

The undersigned acknowledges that they have read and understand this application. They also understand that until a signed approval is received, no work is to be started.

Applicant's Signature

Applicant's Signature

Do Not Write Below this Line

CONDITIONS OF APPROVAL:

1. All required permits must be obtained and displayed by owner prior to work beginning.
2. All approved changes must conform exactly as approved.
3. Unit owner is responsible for any and all damage caused to common areas as a result of the project.

ADDITIONAL CONDITIONS: _____

REASONS FOR REJECTION: _____

ARC Chairperson Signature

[] Approved [] Rejected

Board Member's Signature

[] Approved [] Rejected