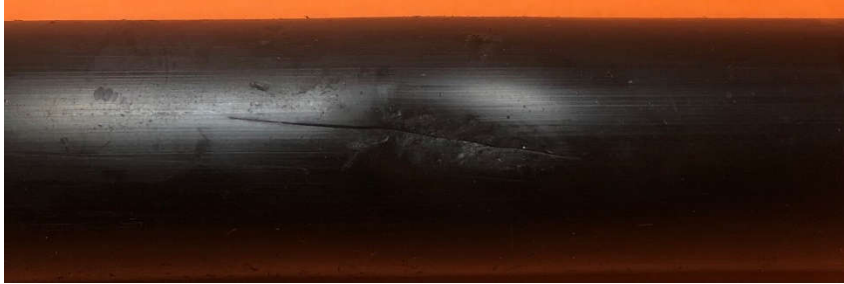


Water Leak July 28, 2021

On July 28, 2021, Sherry in #23 reported that “we have a water leak in front of my condo”.

Howard, owner of Marv’s Backhoe Service was called. The crew came on Friday, July 30th and repaired the leak.

They removed a section of pipe about 4 ½” long that had a crack about 1 ¼” long. Here is a picture of the crack in the ¾” diameter plastic pipe where the leak occurred. I have only seen the ¾” pipe used for the water supply to the Coffee House, the Pool and now to Condo 24.



Howard said that the ¾” plastic pipe is rated for 150 psi compared to 250 psi for the 1” plastic pipe that is used for most of the water feeder pipes to the condos. I measured the wall thickness of the ¾” plastic pipe at 0.135” compared to 0.176” for the 1” plastic pipe. The wall thickness of the 1” pipe is about 30% greater than the ¾” pipe.

Howard gave a price of \$3,900 (+ tax) for fixing the leak or \$5,800 (+ tax) to replace the ¾” pipe from the 4” header to the edge of the cement carport and install a shutoff valve in vault with a cover. The Board approved \$6,374.20 (\$5,800 + tax) via a [Unanimous Written Consent](#).

On August 3, 2021, Howard & his crew returned to replace the additional piping. They replaced about 30 feet, however, there is about another 30 feet of ¾” pipe that DOES NOT GO UNDER THE CEMENT CARPORT FLOOR but around the end of the condo that was not replaced. While replacing the 30 feet of ¾” plastic pipe with 1” plastic pipe, another leak was found. This picture shows the water spraying up:



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