

EVO

2022 Building Wide Plumbing Repairs

PBU



Angle Stops



HVAC Hose



Final Part:

Pressure Balancing Units (PBU),
Angle Stops, & HVAC Hose Replacement

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Introduction: Previous Building Repairs

Between 2019 - 2021, the majority of the building plumbing repairs were completed following the construction defect settlement. The goal was to replace and repair all plumbing components deemed defective. One of the main priorities was to improve the overall plumbing system for better temperature and pressure regulation.

Presentation of the Completed Plumbing Repairs

www.evohoa.com/recap

Remaining Building Repairs

The last leg of the building wide plumbing repairs is to replace all Pressure Balancing Units (PBUs) in every unit.

Additionally, a board resolution was passed on July 29, 2021 to replace all original angle stops and HVAC hose in the units. The original angle stops have been shown to be prone to water leaks when not exercised regularly over the years by residents. The original HVAC hose should have been serviced on an annual basis to prevent water leaks. As a result, the replacements are a mandatory preventative measure for all units.

PBU



Angle Stops

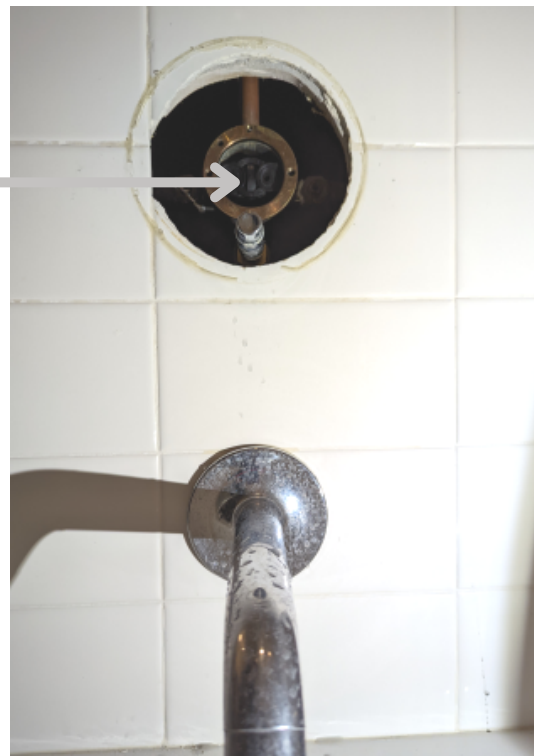


HVAC Hose



Definition of Pressure Balancing Units (PBU)

Located inside your shower/tub, these parts regulate the pressure and temperature of your water. If the PBU does not work properly, the cold and hot water may mix, leading to inadequate temperatures. Another issue that may arise is that if there is a bad PBU in one unit, the water temperature issues can spread to multiple units above or below it.



Definition of Angle Stops

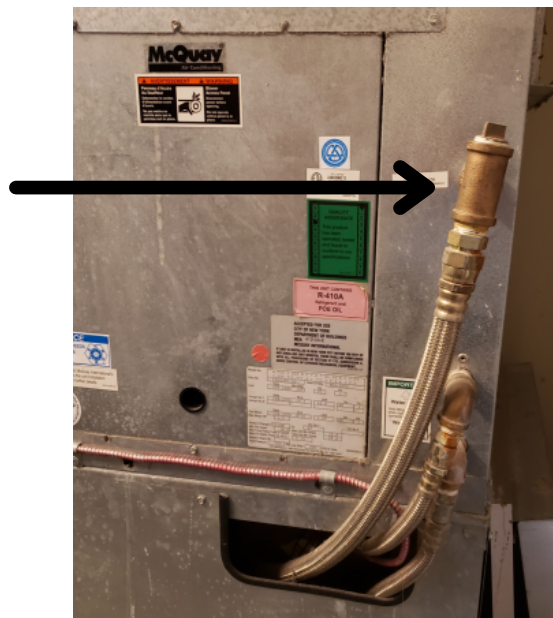
Valve that is located on every plumbing fixture (ie. sinks, toilet, fridge water line, dishwasher, etc). Angle stops are used to shut off the water going to the specific fixture. The angle stops originally installed over 14 years ago are deteriorating and can leak if not exercised regularly by residents.

Furthermore, operable angle stops will provide the option to shut off water in your unit without a building water shut-off.



Definition of HVAC Hose

The HVAC hose is necessary for water from the HVAC to drain out. Corrosion (solid/pieces of rust) forms because the hose connection and the piece connected to the hose is not of compatible metal. Consequently, dissimilar metal is pushed down the hose and into the condensate main drain. The condensation has nowhere to go other than the HVAC pan, which eventually overflows and cause a leak. These will leak if not maintained properly by your service provider on a regular basis. Replacement of the original HVAC hose is necessary to reduce the risk of water leaks.



Pricing & Owner Responsibility

The PBUs will be provided by the Association as part of the construction defect settlement. Owners will have to pay for the replacement of Angle Stops & the HVAC Hose. A spreadsheet is provided with the number of angle stops in the unit. Please make sure that the angle stops listed under your unit is accurate or contact evomgmt@actionlife.com to schedule an inspection.

Angle Stop - Toilets & Sinks

\$57 per Angle Stop

Angle Stop & Supply Hose - Dishwasher

\$111.67

Angle Stop & Supply Hose - Fridge

\$163.00

Angle Stop - Washing Machine

\$736

HVAC Condensate Drain Hose

\$125.98

Pricing & Owner Responsibility (Cont.)

Please note, these prices are heavily discounted by R&R Plumbing during the building wide plumbing repairs. The normal cost of the angle stops are now \$75 (if five are replaced at once), \$368 for the fridge and \$168.50 for the dishwasher.

All prices are subject to change due to unforeseen circumstances. Owners are responsible for ensuring that replacements needed align with the spreadsheet provided. If the information conflicts, you must contact evomgmt@actionlife.com to schedule an inspection prior to May 9, 2022.

Evo HOA is not responsible for any problems that arise during the plumbing process or issues with the parts.

Part 1:

Confirming Your Unit

Check the number of PBUs, HVAC hoses, and angle stops for your unit on the Unit Inventory Spreadsheet. If you had previously replaced angle stops or the HVAC hose and if the information does not reflect accurately on the spreadsheet, please contact evomgmt@actionlife.com. Our engineering team will check units at each owners' request and verify how many angle stops and HVAC hose need to be replaced.

Part 2:

Review the Schedule & Prepare for Access

Review the Resident Plumbing Schedule and make arrangements for your unit's mandatory access date. We are not able to adjust the schedule due to the numerous necessary shut-offs. If you are not home, we will access your unit, unless you provide different directions in advance. Please make sure to remove all items under your sink cabinets. Items blocking the pathway to angle stops will cause water shut-offs to extend longer.

Water Shut-Off & Mandatory Access

Water shut-offs will occur between 9AM to 2PM. The hours of access needed in your unit on your mandatory access date will be 8AM to 5PM. The plumbers will need access to your unit prior to the shut-off to drain the water to expedite the repairs. They will also return to your unit after water is restored to ensure all angle stops are working properly and to complete the remaining repairs upon confirmation.

Please note, water will be available in the Pool Area and Fitness Center at all times. Bathrooms in the Pool Area, Rooftop, and Lobby will also be available.

Part 3:

Payment of Repairs

All HOA accounts will be charged on the following week after the repairs were conducted in each unit. Please contact evomgmt@actionlife.com if you have any questions regarding payment.

Disclaimer for Floors 3 - 13

In order to avoid several complete half building water shut-offs that would cause each unit to have over 20 shut-offs, we will do our best to conduct “stack” shut-offs. However, because the lower zone units do not completely line up and were built in various sizes, some units will only be partially affected while other units are completely affected.

Please note that there is also small chance of your unit unexpectedly being impacted by these stack shut-offs . We have scheduled all water shut-offs for floors 3 - 13 to take place on a Tuesday so that all units may anticipate a small chance of having a water shut-off impact their unit only on Tuesdays. If you find that you were impacted by a shut-off on a date that was not listed under your unit, please contact evomgmt@actionlife.com so that we may add you to the list for future shut-offs.

Townhome Units

The townhome units' plumbing repair will be conducted in late October. Homeowners must schedule a visit with the engineering team in order to confirm the number of PBUs, original angle stops, and original HVAC hose. Please contact evomgmt@actionlife.com to schedule a visit. A schedule will be provided to townhome residents once the inventory has been confirmed in each unit.

Information on Parts

Angle Stops - Dahl 611-33-1-BAG

Product Link: [Click Here](#)

Lifetime Warranty: [Click Here](#)

HVAC Condensate Drain Hose - Everbilt EBBC-07-18A

1-Year Warranty: [Click Here](#)

Other Information

- **Appliances & Maintenance** - In recent years, the team has noticed that the original dishwasher and laundry machines have caused water leaks in the unit due to the deterioration of the solenoid valve. We recommend having regular maintenance from a service provider to prevent water leaks, especially if you have the original appliances.
- **Angle Stop Quality** - The new angle stops have a lifetime warranty through Dahl and do not have any plastic pieces unlike the original angle stops.
- **HVAC Hose** - The new HVAC hose will continue to require regular preventative maintenance through a service provider to prevent water leaks. The maintenance will also prolong its life since the hose is not covered by lifetime warranty and will typically wear out over the years.