

Pipe Restoration Solutions, Inc.

128 Sarasota Center Blvd.
Sarasota, FL 34240 US
+19415443090
www.prspipe.com

Estimate

ADDRESS

The Bordeaux Club
2900 Gulf Shore Blvd. N.
Naples, Florida 34103 USA

SHIP TO

The Bordeaux Club
2900 Gulf Shore Blvd. N.
Naples, Florida 34103 USA

ESTIMATE # 10498**DATE** 07/01/2024**ACCOUNT MANAGER**

Brandon Clark

DATE	DESCRIPTION	RATE
	GC Work	409,730.00
	Pipe Restoration Solutions (PRS) proposes to conventionally replace approx. 837ft of 4",6" & 8" underground cast iron sanitary sewer piping.	
	PRS will conventionally replace the underground drain system from each clean out to the main lines in the courtyard. Next, we will replace the drain piping in the courtyard, through the breezeway to the front where the pipe exits, then replace the section of piping across the parking lot to the edge of the sidewalk. Lastly, PRS will CIPP line the 8" main trunk line from the sidewalk along Gulf Shore to the manhole on the opposite side of the street.	
	Conventional Replacement of Pipe from Unit 101 to Tiki Hut 95' of 2" and 4". We will tunnel under shower in tiki to replace all piping under bathroom. Pavers to be pulled up as needed and restored by others. Pipe Restoration Solutions not responsible for any underground utilities within dig site.	
	Wellpoints TBD and added by change order at an additional cost of \$20,000-\$40,000.	
	Landscape and pavers to be removed by others. Removal prior to start of project required. Concrete, Landscape and pavers to be replaced by others.	
	We propose to furnish material and labor – complete in accordance with the above specifications for a fee of \$409,730.00	
	PRS assumes no liability for any possible any utilities that may be located in this area that aren't located properly.	
	TERMS: 20% due at signing and balance due upon completion of service /Proposal is valid for (30) days.	
	Please contact me if you have any further questions or would like to schedule an appointment.	
	Thank you again for the opportunity to serve your needs.	
	Larry Prater & Brandon Clark Pipe Restoration Solutions. #CGC 1517755 / #CFC 1429221	

*Please note there is a 3.5% processing fee for all credit card transactions.

TOTAL

\$409,730.00

Accepted By

Accepted Date



UNDERGROUND SANITARY CAMERA
INVESTIGATION
Bordeaux Club

Bordeaux Club
2900 Gulf Shore Blvd N.
Naples, FL 34103

Prepared By: Brandon Clark &
Larry Prater
Date: 04/20/2024

1. Summary

The Bordeaux Club is Mid-Rise Condominiums located in Naples, FL. They have Cast Iron Sanitary underground piping & underground lateral piping that have exceeded their useful lifespan and are failing due to deterioration and accumulation of scale and debris. Due to the characteristics of cast iron and minimal amount of drainage-flow out of units due to years of debris accumulation; the Sanitary Soil system must be routinely descaled and cleaned to prevent blockages (restoratively cleaned). Due to the system's age and condition, we recommend underground piping & lateral underground piping be restored via CIPP lining process before the any further loss of integrity. If left as-is, the piping will further deteriorate which will result in more frequent leaks and or catastrophic failure. The purpose of this proposal is to identify the problem and more importantly the long-term solution.

2. Problems/Needs

Problem:

There are approximately (837 ft) 4", 5", 6" and 8" underground sanitary piping and lateral underground piping. 510' of 4" & 5" transition, 102ft of 6" and 225ft of 8" that are aging sanitary cast iron underground piping that have over time, accumulated debris buildup, thinned and are now failing. If left "as is", they will continue to deteriorate, crack and possibly cause back-ups and/or flood events.

Any unknown or additional footage or work outside of the specified scope of work, shall result in an additional charge. Any/all change orders shall be submitted to management before proceeding with any additional work.

Needs:

Need 1 – Video inspect and trace the system to verify footage & configurations, locate existing failures or possible access points that may be required to properly clean and or line the piping.

Need 2 – Restoratively clean piping to remove debris thereby returning the piping to its "original operating capacity".

Need 3 – CIPP line piping of their sanitary sewer system.

3. Solution/Scope of Work

Pre-Construction

- Planning of equipment, materials, and manpower needed, along with shutdown/inconvenience planning.
- Pre-construction meeting with PRS, customer and all applicable parties.

Video Inspection– after cleaning and after lining

- Inspection of stacks after cleaning (to ensure the host pipe is without scale and debris) and after lining (to provide documentation that liners were installed correctly and to document accurate footages/amount of liner installed).

Restorative Cleaning – *THE MOST IMPORTANT PART OF THE PROCESS*

- Cleaning and removal of debris in vertical stacks using specialized [Picote Milling](#) (click to view a short video on how it works) machines to effectively cut-away all buildup without applying unneeded pressure or damage to the host pipe.
- PRS will clean and remove debris from under-slab piping using Hydro-jetters to flush and descale lines.
- *If Needed: access points through drywall or concrete, may be required to safely and efficiently clean, CIPP line or when required, replace broken sections/fittings. The repair of drywall or cutting/patching of access holes in concrete or asphalt are not included. Examples of when access may require includes but is not limited to: if a blockage or a collapse cannot be cleared, a section of piping or fitting cannot be lined, and or if there are too many turns or excessive footage that prevent cleaning equipment from reaching a line or piping sections' end-point.*
- Once all scale and debris has been removed from the pipe if the piping size changes from the PRS initial inspection a change order shall result.
- Post cleaning video inspection of each section.

Cured In Place Pipe Lining (CIPP)

- Install Cured In Place Piping (CIPP) Liners from each section, or a liners starting point, to its ending point. A CIPP liner is comprised of a woven felt, saturated with 2-part epoxy to provide a structural sleeve. Utilizing the "Pull-In-Place method", we will cut out lateral connection points prior to the installation of liners. The "Pull-In-Place method" requires no occupant displacement as plumbing inconvenience is limited to normal working hours. CIPP Liners are tested to be as strong as PVC but far more chemical resistant. CIPP lining materials contain no harmful VOC's.
- If connections or sections deemed un-linable are found cracked/failed, additional charges will apply for their replacement.

Cured In Place Epoxy Rehabilitation (Brushcoating)

STEP 1: Install/apply specialized epoxy barrier-coating via Picote Brush-Coating Process, to continuously seal and restore the interior of the host piping which will prevent corrosion (buildup of scale), seal the piping and increase flow. Each coat will require approx. 3-4 hours to cure. This technology makes it possible to create a complete, continuous, and durable new surface inside any pipe material without damaging existing host piping. If connections, fittings or sections are found to be cracked or failed, additional charges will apply for their replacement – by others.

Any additional footage or items not specified in the scope of work shall result in an additional charge.

EMERGENCY RESPONSE ACTION PLAN

In **Florida** Pipe Restoration Solutions has a Disaster Remediation Company "United Water Restoration Group" (368-492-6904) in place to immediately handle plumbing failures that are a direct result of the contractors work during the project. Should it be determined after the event, the failure was not a direct result of the contractor's workmanship the bill will be transferred to the customer for payment.

PRS's service partner is our sole resolution to water loss remediation. If the customer neglects to contact **Pipe Restoration Solutions** within 24 hours of the event, PRS will not be liable for repairs.

SITE PROVISIONS

Customer agrees to provide adequate parking spaces to accommodate equipment as needed for the completion of the project. The equipment will be located at the closest access point to the plumbing to be serviced.

CUSTOMER PROVISIONS

It is the goal of PRS to keep disruptions and downtime to a minimum and resume services at the earliest time possible. Customer agrees to provide free and clear entry into all units as needed to access plumbing for PRS to complete our scope of work. Customer agrees to coordinate and notify occupants and tenants of any shutdown of service disruptions that may be required for PRS to complete this project. PRS agrees to inform customer of any schedule changes in a timely manner. Customer agrees to indemnify PRS from any direct and or collateral damage arising from failing plumbing, latent defects, and unforeseen conditions.

4. Timetable

All work has been priced according to typical daytime working hours, 8am to 4pm and estimated to take approximately **22-25 days**. The specific working hours shall be confirmed during the pre-construction meeting or prior to work start.

We will always do our best to have the system fully functional each workday/worknight, before leaving. This timeframe will be based on PRS technicians having free and clear access in and around work areas. Any delays resulting from the inability to access the necessary work areas shall result in additional charges. PRS will provide a shutdown schedule of the project after the project is approved. It shall be the associations / management / customers responsibility to enforce plumbing shutdown and to ensure occupants do not use/run water during the restoration process. PRS shall not be held liable for damage as a result of unauthorized usage, pre-existing failures, nonconforming plumbing conditions or configurations and or damage to unknown/existing utility lines underground.

PRS will provide a shutdown schedule, weekly notifications to be posted on elevators and common areas once the project is approved. *Water/usage shut-down is typically limited to the hours of 8:30am-4:30pm.*

Pricing is based on (1) mobilization and a non-interrupted working schedule. Any delays due from the customer, occupants, tenants, contractors, weather, or any other non-foreseen conditions may result in an extra cost change order.

5. Project Options / Price

After reviewing the video work completed by our technicians the following is what we recommend:

#	DISCRIPTION OF WORK	QTY	TOTAL COST
1.	Recommendations: Clean and CIPP Line; Underground Main Drain runs and underground lateral runs from the Cleanout/(cast iron & clay) connection to the high end just under grade cleanouts; x 12 total Main Drain runs ~ up to 837 Linear feet of Cast Iron piping/Clay. 510' of 4" & 5" , 102ft of 6" and 225ft of 8"	837'	\$171,800.00
2.	Correct Misalignment in pipe at Unit 103	1	\$575.00
3.	Conventional Replacement of Pipe from Unit 101 to Tiki Hut 95' of 2" and 4". We will tunnel under shower in tiki to replace all piping under bathroom. Pavers to be pulled up as needed and restored by others. Pipe Restoration Solutions not responsible for any underground utilities within dig site.	1	\$25,230
4.	Access Holes in Grass/Landscape behind Unit 107/108 Center of mainline 6", behind 109/110 center of mainline 6", also in front of 101 to Tiki Hut.	4	\$2300 (total)
	Total		\$199,905

Exclusions:

1. There were various underground piping that were clogged at the time of our inspection therefore not allowing verification of the plumbing configuration for those underground sections PRS based the footages from the blueprints.)
2. If a performance bond is required, then an additional cost of 4% of the contracted price will be added.
3. Permits are not included in the proposal. Any permitting and or engineering fees/cost will be transferred directly to you – the customer.
4. PRS is not responsible for any waste arm cleaning. If needed, the price will be on time and material basis.
5. PRS assumes no liability for any possible damage that could arise due to brittle, deteriorating, or cracked piping that could be uncovered by the hydro-cleaning or mechanically cleaning process. If the pipe is so deteriorated that despite a good faith attempt to line it and traditional plumbing, pipe replacement, or reconfiguration is required this work is excluded. If excavation, should it be needed, it will be an extra cost change order.
6. PRS cannot be held liable for latent defects in the pipe or unforeseen plumbing conditions.
7. Any access holes needed in drywall, concrete, or asphalt are not included unless specifically listed above.
8. This bid does not include painting, tile, cabinet/millworks, flooring, ceilings, and any finish work is excluded. Installation of/creation of additional access points, should they be needed, is excluded.
9. This bid does not include demolition, lead and asbestos testing, abatement, GPR locates, backfill, Well Pointing, and re-pour of concrete is excluded, or anything not specifically listed in scope.



LAHCAI
CLEANING SERVICES INC

May 13, 2024

PROJECT PROPOSAL

PREPARED FOR

Jill Wooldridge

THANK YOU

We are delighted to have you as a potential client at LAHCAI Cleaning Services, where we prioritize integrity, efficiency, respect, and honesty in everything we do. We understand the importance of a clean facility, as it directly impacts the comfort and productivity of those within it. Choosing the right janitorial partner is crucial for maintaining a safe and healthy environment for your guests and employees.

At Lahcai, we enable you to focus on your business while we ensure your workspace remains clean and safe at an affordable price. Our mission is to make your place feel like a home through premier custodian services, both residential and commercial.

Please find enclosed the information to help you make an informed decision about partnering with us for your janitorial needs. Feel free to reach out to me directly for any further assistance.



Raphael St Louis
Founder

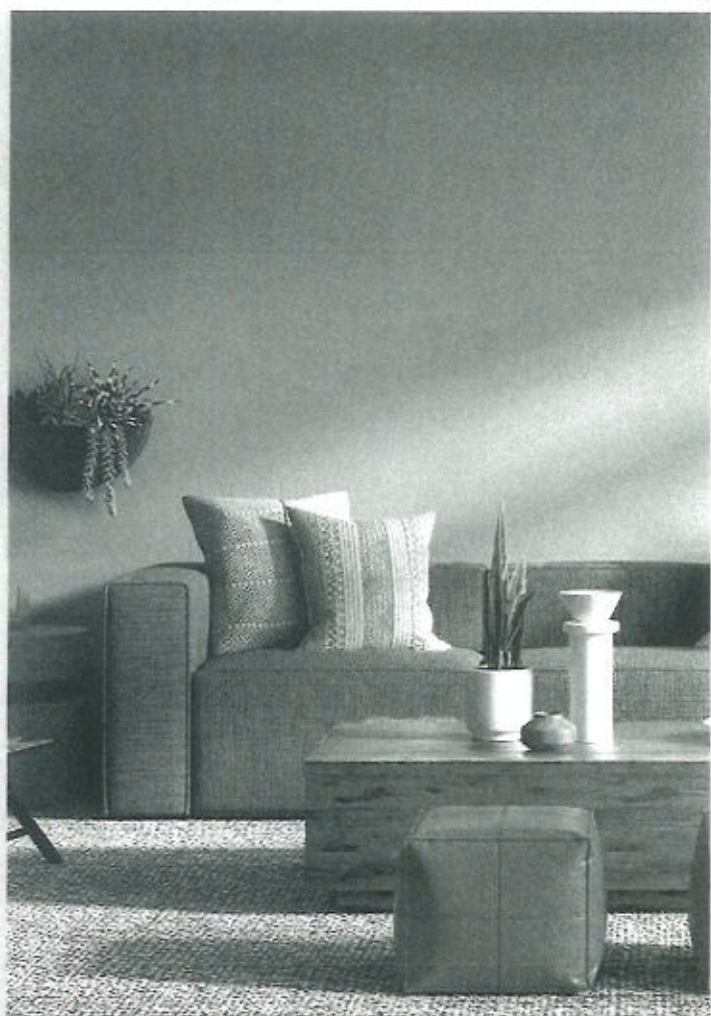


ABOUT LAHCAI CLEANING

Caring for a home or business supersedes cleaning. That's the level of commitment we built our company on: reliability, trust and a keen eye for perfection.

Our founders believe in "walking the walk," which is why when we come to your home or business, we aim to wow.

We're a 20-year-old family-owned company working with some of Collier county's top businesses and families from downtown Naples to Marco Island and even Bonita Springs.



AREA SPECIFICATIONS

Our quote includes all supervision, labor, supplies, equipment, payroll taxes, and insurance. Your custom-tailored program is outlined in the following summary.

Location

Client:

Bordeaux Club, Inc.
2900 Gulf Shore Blvd N.
Naples FL 34103

Serviced Areas

1. North Building
2. Middle Building
3. South building
4. Pool Area



CLEANING SPECIFICATIONS

Our quote includes all supervision, labor, supplies, equipment, payroll taxes, and insurance. Your custom-tailored program is outlined in the following summary.

North Building

- Take down cobwebs
- Clean Fire extinguishers
- Clean Railings
- Mop open areas
- Vacuum Carpets in each floor
- Stainless Steel Elevators Doors
- Clean Elevators Tracks
- Mop Tile Floors inside Elevators.
- Deodorize inside Elevators.
- Empty Trash in the Mailroom and mop tile floor.

Middle Building

- Take down cobwebs
- Clean Fire extinguishers
- Clean Railings
- Vacuum carpets in each floor
- Mop open areas
- Stainless Steel Elevators Doors
- Clean Elevators Tracks
- Mop Tile Floors inside Elevators.
- Deodorize inside Elevators.

South Building

- Take down cobwebs
- Clean Fire extinguishers
- Clean Railings
- Mop open areas
- Vacuum Carpet in each floor
- Stainless Steel Elevators Doors
- Clean Elevators Tracks
- Mop Tile Floors inside Elevators.
- Deodorize inside Elevators.

Pool Area

- Ladies and men bathrooms
- Clean Shower area
- Clean Lawn chairs
- Clean Tiki bar counter and chairs
- Clean Poolside tables and chairs
- Clean Grill exterior surfaces
- Empty restroom and outside trash cans



SERVICE INVESTMENT

Our quote includes all supervision, labor, supplies, equipment, payroll taxes, and insurance. Your custom-tailored program is outlined in the following summary.

info S - Chuckie - \$300/mo.
Raphael 800/mo.
\$1100/mo.

Year Round Option 1

Clean Bi-Weekly

North Building
Middle Building
South Building

(as per the attached cleaning specifications)

\$2,400/month

Year Round Option 2

Clean Bi-Weekly

North Building
Middle Building
South Building

Clean Weekly

Pool Area

(as per the attached cleaning specifications)

\$3,050/month

\$ Chuckie \$75/week
\$400 evry 2 weeks



SERVICE PROCUREMENT AGREEMENT

LAHCAI Cleaning Services, INC ("Company"), is to provide its clients with maintenance and janitorial services as described herein (the "Services"). Bordeaux Club, Inc. ("Client") desires to contract with the Company for the provision of these Services for its premises. In consideration of the foregoing, the covenants contained herein, and other valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Client agree as follows:

I. The Company agrees to provide the Services as described herein and to furnish all tools and equipment necessary for the provision of the Services, as outlined in the Cleaning Specifications attached hereto and made a part hereof.

II. The Company will render the Services as described in the Cleaning Specifications to the areas listed in the Area Specifications at the set frequency and on the days described therein. Excluded holidays shall be New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. Workdays will be Monday through Saturday.

III. The Client agrees to pay the Company each month the total sum stated in the attached Monthly Service Investment. Payment shall be due on or before the eighth day of each month for that month's Services. A late charge of 1.5% per month will be assessed on all invoices that are 30 days past due. Requests to adjust pricing to reflect additions to or deletions from the Services or for a change in the frequency of Services shall be made in writing and shall only be binding if signed by both parties. Upon prior written notice to the Client, the Company may adjust the Monthly Service Pricing to adhere to local wage regulations applicable to their employees.

IV. It is expressly agreed that the Company, and their respective employees and contractors, will not, by virtue of providing the Services under this Agreement, be employees of the Client, but are independent contractors. No withholding of Social Security, Federal, or State Income Tax, or other deductions shall be made from the sums agreed to be paid by the Client to the Company herein. All such payments are contract payments and not wages.

V. The Client agrees that the Company will have sole discretion in selecting the employees who will perform the Services. During the term of this Agreement and for 180 days after expiration or termination, the Client agrees not to employ any employee to perform the same or substantially the same type of Services. Similarly, the Company agrees not to employ any employee, agent, or associate of the Client during the term of this Agreement and for 180 days after expiration or termination.

VI. The term of this Agreement shall be for twelve (12) months from the Service Commencement Date and shall automatically extend on the same terms and conditions for successive 12-month periods, unless either party gives written notice of non-renewal at least 30 days prior to the expiration of the then-current term. Otherwise, either party may terminate this Agreement for any reason upon 30 days' notice.

VII. The Client understands that it is impossible to determine the actual damages caused by its breach of this Agreement. Therefore, any amount due and owed under this Agreement for any remaining part of the term of this Agreement (as though the Agreement had not been terminated) shall be accelerated liquidated damages.

VIII. The Client agrees not to withhold any portion of the monthly Agreement amount for any reason unless prior written permission is obtained from the Company, as the obligation to make payments hereunder is an independent obligation. In the event that enforcement of any obligation owed to the Company is placed in the hands of an attorney for collection, compromise, or any other action, the Client agrees to pay the reasonable attorney's fees, costs, and necessary disbursements, in addition to any other relief that may be granted.

IX. This Agreement will be governed by the laws of the state of Florida. The parties submit to the jurisdiction of Collier and Lee County, FL. All actions brought pursuant to this Agreement shall be brought in Collier County, FL, or Lee County, FL. The parties further agree to service of any action filed in Collier County, FL, or Lee County, FL, via certified mail.



DOTTED LINE

By signing this agreement, I represent and warrant that I am duly authorized and have the legal capacity to execute and deliver this agreement.

LAHCAI Cleaning Services Inc

Client

Raphael St Louis

Print

Raphael St Louis

Signature

Founder

Title

Print

Authorized Client Signature

Title

Date

SERVICE COMMENCEMENT DATE

Kindly indicate the date you would like service to begin.

Date



Contact Info

Occasionally, we may need to reach out to you and your team for emergencies or to convey important information, so we'll require some additional contact details.

EMERGENCY CONTACT

Name

Phone

Email

BILLING INFORMATION

Name

Phone

Email



ESTIMATE

Pro Cleaning on Demand.LLC
4990 44th St NE
Naples, FL 34120-3293

procleaningondemand@outlook.com
+1 (239) 450-7790



Bill to

Bordeaux Club
2900 Gulf Shore Boulevard N
Naples, FL 34103

Ship to

Bordeaux Club
2900 Gulf Shore Boulevard N
Naples, FL 34103

Estimate details

Estimate no.: 1001
Estimate date: 07/23/2024
Expiration date: 08/23/2024

Date	Product or service	Description	SKU
	Exterior cleaning (Biweekly)	North, South and Middle Building -Take down webs. -Clean Fire Extinguishers. -Wipe Down railings. -Mop Open Areas. -Vacuum Carpets in each floor. -Wipe Stainless Steel elevators doors. -Clean Elevators tracks. -Mop Tile floor inside. -Dedodorize inside elevators. -Empty trash in the mail room and mop tile floor	
	Pool Area Cleaning (Every week)	-Ladies and Men Bathrooms. -Clean shower areas. -Clean lawn chairs. -Clean TIKI BAR countertop and chairs -Clean Poolside tables and chairs. -Clean grill exterior surfaces. -Empty restroom and outside trash cans.	
Total			\$1,600.00

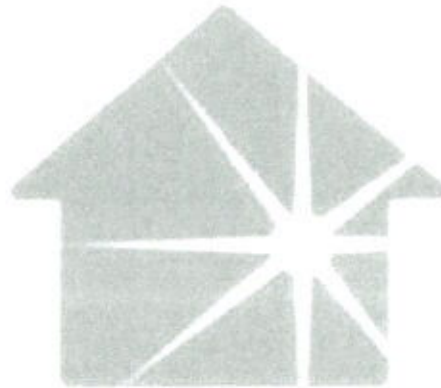
This estimate is for a monthly charge.

Expiry
date

08/23/2024

Our quote includes:
Labor, supplies, equipment.

Thanks for your business.



TOP JOB services

Bordeaux Club Proposal

2900 GULF SHORE BLVD N NAPLES, FL 34103

August 3rd, 2024

Top Job Services, has been in the janitorial business for over Nineteen years. Located in Urbandale, Ia and Naples, Fl, we clean for residential and commercial clients ranging from small homes to some of Iowa's and Florida's largest employers. At Top Job, the customer's needs always come first.

The service we provide is always personalized to the client's specific requirements. Owner Rich Reese, established his business at age 16, and now, with over 19 years experience, Top Job Services is a leader in the community in providing excellent service to all of its customers.

As we entrust our employees into your home or business, cleaning nearly 8,500,000 square feet of office space each night. It's important to note that Top Job Services employees are treated with utmost respect and valued as vital to the continued success of our company.

As we continue to grow, please note that we keep a careful watch on the day-to-day needs of our existing clients and strive to grow with their needs. Our clients come first and our employees are second to none. That combination is the key to our success and your satisfaction.

August 3rd, 2024

Bordeaux Club
2900 Gulf Shore Blvd N
Naples, FL 34103

Many thanks to you for the opportunity to submit this proposal for your Janitorial needs at Bordeaux Club. As you peruse this information, please keep in mind that Top Job Services is dedicated to professionalism and customer satisfaction.

We look forward to your prompt response to this proposal so we may begin taking care of your facility in a manner you will become accustomed to.

Sincerely,

Rich Reese
President

August 3rd, 2024

Bordeaux Club
2900 Gulf Shore Blvd N
Naples, FL 34103

Bordeaux Club Cleaning Proposal

Top Job Services will perform the following responsibilities as we have listed below and will furnish labor, and general cleaning supplies for the following work at Bordeaux Club, all tasks listed will be completed weekly unless otherwise noted.

Bordeaux Club Proposal

North Building

Cleaned Weekly

Take down cobwebs

Clean fire extinguishers

Clean Railings

Mop open areas

Vacuum all carpeted areas on each floor

Clean stainless steel elevator doors

Clean elevator tracks

Mop Tile floors inside elevators

Deodorize inside elevators

Empty trash in mailroom

Mop mailroom floor

Bordeaux Club Proposal

Middle Building

Cleaned Weekly

Take down cobwebs
Clean fire extinguishers
Clean railings
Mop open areas
Vacuum all carpeted areas on each floor
Clean stainless steel elevator doors
Clean elevator tracks
Mop Tile floors inside elevators
Deodorize inside elevators

Bordeaux Club Proposal

South Building

Cleaned Weekly

Take down cobwebs

Clean fire extinguishers

Clean Railings

Mop open areas

Vacuum all carpeted areas on each floor

Clean stainless steel elevator doors

Clean elevator tracks

Mop Tile floors inside elevators

Deodorize inside elevators

Bordeaux Club Proposal

Pool Area

Cleaned Weekly

Ladie's and Men's restrooms
Clean shower area
Clean lawn chairs
Clean Tiki Bar counter and chairs
Clean poolside tables and chairs
Clean grill exterior surfaces
Empty restroom and outside trash cans

Our price for performing this work is \$1,350 per month. We promise we will provide you with our superior customer service, and our professionally trained cleaning technicians. We are a locally-owned business, and whenever special needs or concerns arise you may contact us at any time. We have career employees; therefore, you will consistently see the same team of cleaning professionals.

With your approval of this proposal, we can begin this contract immediately. I am certain that you will be very pleased with the results of Top Job Services!

Sincerely,

TOP JOB SERVICES

Rich Reese
President/Owner

Managers Report-8/7/2024

- The elevator in the West Building is working as everyone knows. We still need to complete some paver repairs where they needed to dig a trench for the new hydraulic fluid line to the elevator, but I'll wait until the RL James contractors are finished with their work in those areas and remove the scaffolding.
- RL James work is moving forward, although their progress has been hampered by all the bad weather we've had for a few weeks now. As they tell me certain units can have their shutters reinstalled, I've been getting "The Shutterman Inc." to do the reinstallations.
- The South elevator has had some intermittent issues lately, with the door not closing or not opening or both. Oracle Elevator has been coming out very promptly to quickly get it up and running, but we're still trying to understand the root cause of the problems.
- Tropical Storm Debbie came through recently causing some localized flooding of streets nearby. The Bordeaux Club sustained minimal damage, with a roof leak causing minor water intrusion in the 401, 301, 201 and 101 units. I have "ServiceMaster" already drying the units out with commercial fans and dehumidifiers. Some staining of drywall and a rug were the obvious damages, with ServiceMaster addressing those issues. Owners of those units have been notified and I'll provide those owners with updates as we make progress in drying drywall out.
- To try and determine where the leak is coming from, I met with Sander from CFS Roofing today, August 7th, and we inspected the roof but we couldn't determine the exact source. So, I have Aztek leak detection coming in the morning to see if they can help.