



UNDERGROUND SANITARY CAMERA  
INVESTIGATION  
Bordeaux Club

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

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# Bordeaux Club



On April 4<sup>th</sup> -10<sup>th</sup> 2024 Pipe Restoration Solutions (PRS) performed an underground Inspection at Bordeaux Club in Naples, FL. We inspected the underground that services all units.

The next couple pages show some pictures and recommendations moving forward. There is also a drawing in the video link that shows the stack & underground layout from the roof.

If you have any questions or need further clarification to help with your decision process, please do not hesitate to contact us. We stand ready to fulfill your highest expectations in support of your current and future project objectives and are excited at the chance to be a partner in these efforts with you.

Thank you again for the opportunity to serve your needs.

Sincerely,

*Brandon Clark & Larry Prater*

Brandon Clark & Larry Prater  
Account Manager  
Pipe Restoration Solutions

# Report Overview

## 1. Camera Project Background and Description

This project was presented to PRS to perform a camera diagnostic inspection of the underground sanitary sewer piping to determine their current condition and configuration.

## 2. Project Scope

PRS will perform an inspection to identify and locate any visible problems with each underground section and determine what needs to be cleaned and CIPP lined

The report will have the following

- List of entry points
- Note the approximate size, material of pipe, location of all dips and depth of water in inches, the overall cleanliness of the line, existing faults/cracks, etc. and their exact location in feet.

## 3. Recommendations

See attached reports for observations and recommendations.

## 4. Assessment and Priority Scale (NASSCO & PACP SCALE)

*\*NOTE: this condition is based on pre-cleaning video-work which will not show any existing cracks or failures that may be covered by scale/debris.\**

Pipe Condition Scale






**[GRADE 1]** – GOOD – No scaling/buildup in the system, no visible cracks or faults, not restricted, low chance of leaking or back up

**[GRADE 2]** - FAIR – Slight scaling/buildup in the system, no visible cracks or faults, minimal restrictions, minimum chance of leaking or back up

**[GRADE 3]** - POOR – 0 - 20% scaling/buildup in the system, visible cracks or faults, flow is restricted, chance of leaking or back up probable

**[GRADE 4]** – BAD – 20 - 40% scaling/buildup in the system, visible cracks or faults, flow is restricted, leaking or back up is highly likely

**[GRADE 5]** – FAILURE - > 40% Major defects, heavy scaling/buildup restricting flow, unable to CCTV, visible cracks or faults, leaking or back up is probable or imminent

Grade 1 No Restriction	Grade 2 Slight	Grade 3 0 - 20%	Grade 4 20 - 40%	Grade 5 > 40%
				

## Result of Underground Inspection

PRS performed an inspection on the underground sanitary system (mains and/or lateral lines) to determine the overall condition and found that all the underground need to be addressed at this time. See underground report below for assessment.

Entry #	FTG	UNIT RISER	SIZE	DESCRIPTION	SCALE
1	72ft	Unit 101	4"	Pushed downline from the 01 cleanout, found the pipe showing heavy rust build up and not flowing well in some areas because of build up	3 / 4
2	54ft	Unit 103	4"	Pushed down from the 03 cleanout, at 3ft the C/O is misaligned, the pipe is Cast Iron and showing heavy rust build up, debris build up on bottom of pipe, rough and jagged on bottom throughout, located mainline cleanout under grade.	4
3	40ft	underground	6"	Pushed upline and down line from the below grade cleanout, stopping at the mainline exiting the property, the pipe is poor condition, camera catching on large rust deposits, very poor condition	4 / 5
4	16ft	Unit 107	3"	Pushed from cleanout, found heavy rust and grease build up throughout, ran water to help flush the line out this line connects to the office drain line before stopping at the main, office drain holding full pipe of water and not draining do to heavy build up	5
5	47ft	Unit 116	4"	Pushed down from C/O approx. 47ft to the 114 connection, found the pipe is 4" Cast Iron and in poor condition with lots of rust build up	3 / 4
6	76ft	Unit 114	4"	Pushed down from the cleanout to where pipe increases in size, the pipe is 4" Cast Iron and showing heavy rust build up, toilet paper observed on walls of the pipe and getting stuck to the jagged edges of the rust, pipe blocked at 54ft, dislodged a rag caught on rust ledging, rag stuck in pipe at 70ft	4 / 5
7	57ft	Unit 110	6"	Pushed downline starting at the 110 lateral connection, the 110 lateral is not accessible above grade at this time, the mainline is 6" Cast Iron and showing heavy rust build up, rag found in pipe continue to block the line as it gets caught on the jagged edge of the rust build up	4 / 5
8	120ft	Main Cleanout	8"	Pushed out from 8" mainline cleanout located between units 108 & units 109 and stopped 25ft from the city manhole. The mainline is 8" Cast Iron and showing poor conditions, Large object obstruction in the line at 64ft, transitions to clay at 71ft debris holding in bottom of pipe at 120ft	3 / 4
9	55ft	Cheeky Hut	4"	Pushed down from a pvc 2" vent above the bathroom of the cheeky hut, Transitions to Cast Iron at 6ft, the 2" Cast iron vents cracked and badly broken in the walls, sinks are leaking into wall, the pipe then transitions into the underground at 10ft, the line continues upline to the kitchen. Top of pipe	3 / 4

				cracked from 1ft-20ft. Sand in Pipe, turns left with 90, at 23ft and connects with unit 101 at 54ft, this pipe is 4" cast iron and in very poor condition, could not camera shower drain or from kitchen due to access.	
10	47ft	Mangers Office	3"&4"	Pushed from 3" pvc cleanout near laundry room to the 6" main Cleanout, Found the pipe holding toilet paper and showing heavy rust build up through out, blocked off at 47ft, cleared with camera and continued, pipe holding water, pipe is in very poor condition.	5

Please see video inspection link below:

<https://www.dropbox.com/scl/fo/991p2nmqr7guab1bhxopz/AN6oYv2zl6eMkd5t5lmTzD8?rlkey=agvm02impup5bgrhy7j4duata&st=3boulxt5&dl=0>

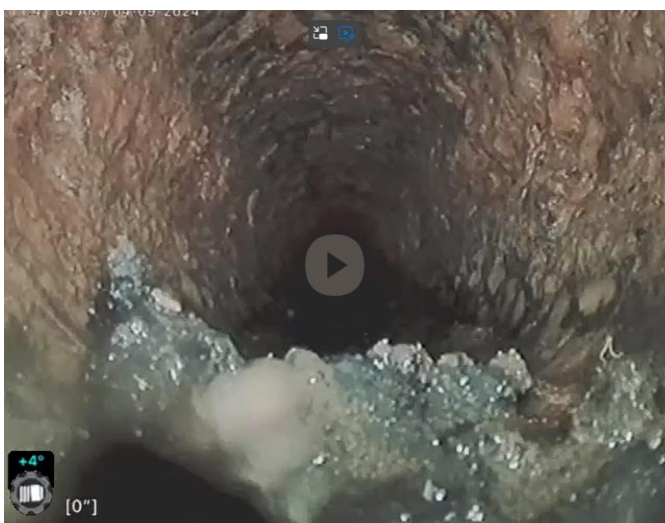
### Pictures



Main Line with sand and major build up



Unit 101 with major ledging and build up



From unit 107 to unit108 major build up



From unit 107 to unit 108 major ledging and build up

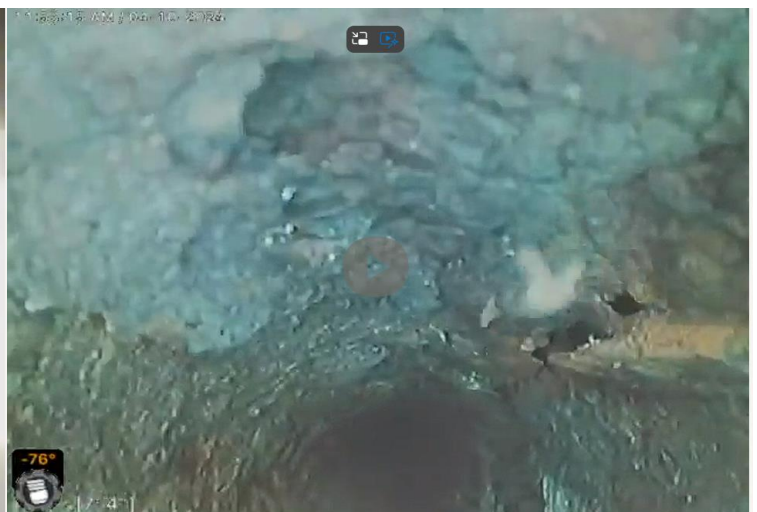




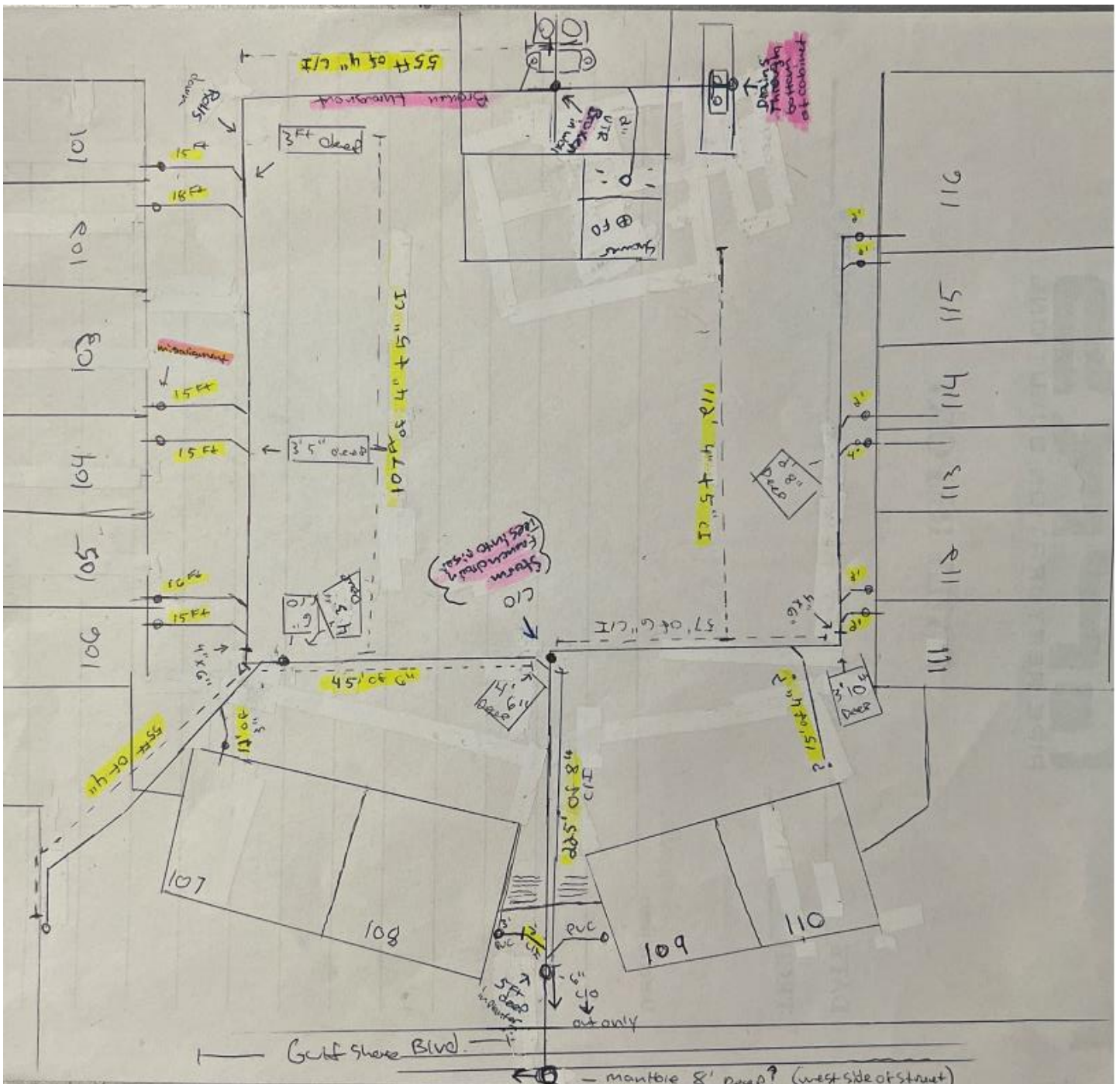
**Unit 110 major build up and ledging**



**Unit 114 major build up and ledging**



**Unit 112 Blockage and major build up and ledging Tiki pipe cracked and needs replaced**



Bordeaux Club Drawing for Underground

# About Us

When Pipe Restoration Solutions (PRS) looks at a project we want to ensure we are putting the “right” plan in place and are prepared for the task at hand. Every project has its unique needs based on overall job scope, site conditions, project timeframes and difficulty level.

PRS is a State of Florida certified plumbing contractor that specializes in full pipe restoration. Whether it be sanitary sewer or storm, potable water, fire suppression or HVAC chiller lines, PRS’

goal is to provide solutions to the failing piping infrastructure utilizing the latest plumbing and trenchless technology available. We also carry a State of Florida Class "A" General Contractor's license which sets us apart. This allows us to have a full knowledge and understanding to deal with accessing the failing pipe under structural components or behind walls and fire-rated assemblies.

We will match our onsite Project Manager to your specific project. He will be introduced at our Pre- Construction meeting before the project commences.

## Licenses/Insurance

State of Florida Plumbing License – CFC #1429221

State of Florida General Contractor License – CGC #1517755

Insurances: \$2,000,000 Liability/\$2,000,000 Umbrella/\$1,000,000 Automobile

We are a bondable company and carry a low bonding rate through our surety company.

## References

Here are a few different industry references you can feel free to contact.

- **Kris Sovie**, District Manager Guest Services – (239)-860-1601 Completed over 10 thousand feet of CIPP lining for and cleaned 8-10 buildings
- **Lisa Sommers**, Lesina at Hammock Bay Manager - (239) 572-2260 Completed 8000 ft of cleaning
- **James Nilson**, Socotec Engineering – (941) 759-0251 Completed over 18000 ft of CIPP Lining for
- **Eileen Bunch**, Brighton Manager – (239) 280-6950 Complete 2 buildings with over 17 thousand feet of CIPP Lining
- **Mary Rapp**, Gulfside Manager – (239) 450-2221 Completed over 10 thousand feet of CIPP Lining
- **Ed Zimmerman**, Vice President – W.J. Johnson Engineering – (239) 536-3200 Completed over 25 thousand feet of CIPP lining
- **Trenton Argobright** – Manager – Surfsedge – (239) 261-3146 Completed over 12 thousand feet of CIPP Lining
- **Orlando Lopez**, Manager – La Tour Rivage – (239) 315-3556 Completed total underground project for property.
- **Mary Danitz**, District Manager – Dunes – (239) 593-3339 8-10 Buildings complete cleaning projects
- **Jeremiah Liberty** – Manager – The Claridge – (239) 398-0595