

Garage Drain Camera Inspection & Hydrojetting Cleanout
Saturday, November 4, 9:30 a.m. Cost: \$89

The Board has scheduled our Plumber, Noel to inspect the garage sewer lines with his camera and clean them using the hydrojetting cleaning method on Saturday, November 4 starting at 9:30 a.m. This service will cost each homeowner \$89 which is the same cost for the Roto-Rooter service. Make your check payable to Toluca Townhouse No. 3 HOA. Noel usually charges \$300 for this service. Please drop off your check in the community mail box 4446 near the pool before October 28th. We estimate it will cost the HOA \$2,000 for this work. Your contribution covers this cost.

In the past, we have used the Roto-Rooter method to clean the garage drains with mixed results. Based on our experience with hydrojetting on our property main drains, we are now encouraging everyone to get their garage drains cleaned as a preventive maintenance procedure to ensure you don't have any backups due to root intrusions or other foreign matter. We have tested this hydrojetting garage cleaning on two units and found tree root intrusions on both units. Because of all the trees on the property, we are concerned these roots will block some garage drains between the house and the main drains. We have not cleaned these garage drains since April 2016 so they are due to be inspected and cleaned. Unlike the Roto-Rooting, Noel encourages our homeowners to view his camera to see what the inside of your drains looks like. We would like to have a clear camera mapping of all lines and connections for future planning as well.

What is hydrojetting?

Hydrojetting is the process of using a high-pressured flow of water to scour the interior surfaces of the plumbing pipes, removing scale, tree roots, grease and other debris that's built up inside the pipe walls over time. As opposed to Roto-Rooter, where a plumber uses a tool to power a hole through the buildup, hydrojetting achieves a comprehensive cleaning of the pipes.

See the attached Utube video which explains the Roto Rooter and Hydrojetting Process.
<https://youtu.be/7YVsoAmwp5g>

Noel will first run his camera through your cleanout to inspect your drain pipe from the cleanout in your garage in the bump your head area behind your cars. See picture below.

If you can't be home for this drain inspection and cleaning the Board members will be glad to let the plumber in your garage to do this important work. Please call Dave Phillips 818-919-5014 if you have any questions.

Work will commence in Building order:

Bldg 1	Unit 350 - 356
Bldg 2	Unit 358 - 364
Bldg 3	Unit 4400 - 4412
Bldg 4	Unit 4414 - 4422
Bldg 5	Unit 4424 - 4438
Bldg 6	Unit 4440 -4456

Thank you, Toluca Townhouse No. HOA Board

