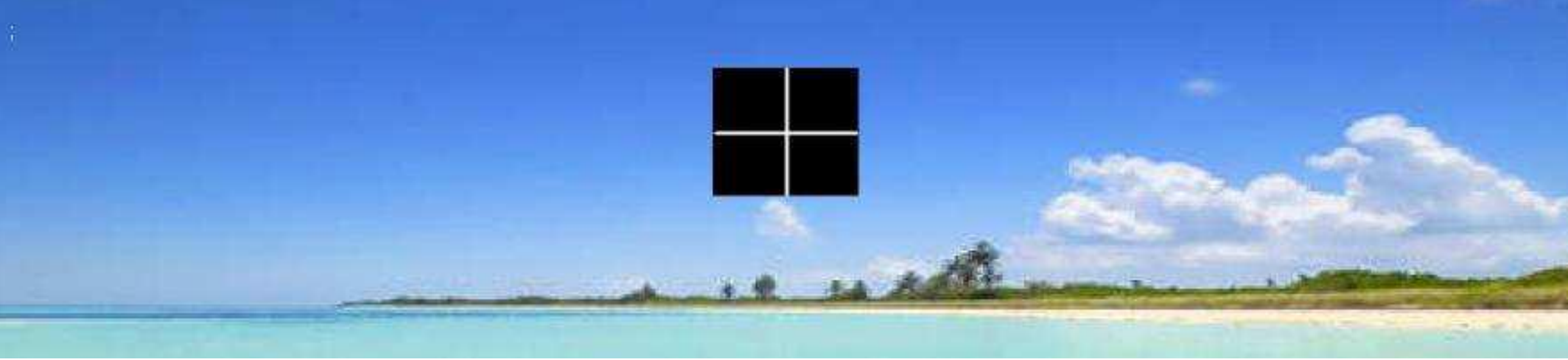


Space Coast Communities Association

www.scca-online.org

21 October 2026

SPACE COAST COMMUNITIES ASSOCIATION · OCTOBER 21

Protecting Your Building From the Inside Out

Leaking lines, board risk, and how a full repipe can be planned

Brock Roper, President · Roper Plumbing
Family-owned · Merritt Island, Brevard County · ~31,000 multi-family units repiped

Lic# CFC1432967 · 321-504-7867 · roperplumbingfl.com

FIVE POINTS · ABOUT 30 MINUTES

Today's map

ROPER PLUMBING

1

Damage from leaking water lines

What hides in the walls — and the numbers

2

Insurance & updated lines

Lower risk — confirm with your carrier

3

Mold & board responsibility

General awareness, not legal advice

4

Roper turnkey full repipe

How a planned project runs

5

Local proof: Jamestown

One completed condo project · letter on file

~31,000 multi-family units repiped · Roper Plumbing experience

Then: a simple next step and open Q&A. No repipe decision needed today.

POINT 1 · DAMAGE FROM LEAKING WATER LINES

Aging lines hide damage

Much of the Space Coast's condo and apartment stock was built with materials that don't age kindly.

Polybutylene

Alleged in 1990s litigation to leak with chlorine and chemical exposure[1]

Aging copper

Wear over decades of service

Aging cast iron

Common in older drain and sewer lines built before 1980

Failures often start inside the walls. You may not see the leak until a ceiling stains, a floor softens, or the water bill jumps.

[1] Los Angeles Times, “Shell, Hoechst Agree to Create Fund to Repair Pipes in Landmark Case,” Nov. 10, 1995. latimes.com/archives/la-xpm-1995-11-10-fi-1551-story.html

POINT 1 · THE CASCADE

What leaks really cost associations

1	**Structure & finishes**	Drywall, flooring, common areas
2	**Units & neighbors**	Interiors — and the units below
3	**Calls & frustration**	Rising emergency calls and resident complaints
4	**Property value**	When repeated water events or mold show up in disclosures

Planned vs. emergency

Waiting until failure turns a planned project into an emergency — nights, weekends, and higher cost under pressure.

POINT 1 · WHAT THE DATA SHOWS

Why repipe — the numbers

SURVEY OF MULTIFAMILY OPERATORS

70.2%

of multifamily operators surveyed filed a water damage claim — the #1 claim type[1]

ONE CONDO INSURER'S BOOK

>70%

of condo claims reported to PURE Insurance were water damage[2]

HISTORY

$950M

1995 Cox v. Shell polybutylene class-action settlement[3]

These show how often water damage is the claim type filed — not dollar severity. PURE is one insurer's condo book, not an industry average. The poly-B settlement is history only; its claim periods have closed.

The takeaway: patching one leak at a time means facing the next water claim, and the one after. A planned full repipe replaces the aging system instead.

[1] NMHC 2023 State of Multifamily Risk Survey; multiple responses allowed. nmhc.org/news/press-release/2023/nmhc-releases-2023-state-of-multifamily-risk-survey-and-report/
[2] PURE Insurance, "Water Damage: The Most Common Cause of Loss for Condo Owners." pureinsurance.com/advice-and-insights/water-damage-condo
[3] Los Angeles Times, Nov. 10, 1995. latimes.com/archives/la-xpm-1995-11-10-fi-1551-story.html

POINT 2 · INSURANCE & UPDATED LINES

Insurance: lower risk → confirm with your carrier

Updated lines

New water and sewer lines

→

Often viewed as lower risk

What we hear from associations and property managers

→

Confirm with your carrier

Every policy is different

The business case: fewer catastrophic water claims, and a clearer risk story at renewal.

We're plumbers, not insurance agents. We don't quote premium savings — please confirm any impact with your agent or carrier.

POINT 3 · GENERAL RISK AWARENESS

Mold & board responsibility

General risk awareness, not legal advice — ask your association attorney and insurer about your property.

Awareness

Mold can start to grow on a damp surface within 24–48 hours.[1] Ongoing leaks keep surfaces damp.

Board duty

Associations are expected to maintain common systems reasonably. Residents ask: who knew, when, and what was done?

Site visit before crisis

A proper site visit and a planned repipe show the board took the risk seriously — instead of patching until the next event.

[1] FEMA, “Mold & Mildew” brochure. fema.gov/pdf/rebuild/recover/fema_mold_brochure_english.pdf

POINT 4 · HOW A PLANNED PROJECT RUNS

Full/Turnkey Repipe in 6 steps

1 Initial contact and site visit

Site walk and initial site visit with maintenance/board members. Bidding process takes place with the board.

2 Pre-construction preparation

Flyers to units about 5 days out, with maps of affected areas, plus a day-before water shut off notice.

3 Protect

Unit video before work. Roper video tapes each unit for liability cases. It happens.

4 3-day cycle per zone

Day 1 install: poly / aging copper → PEX-A (full replacement, not lining) · Day 2 county inspection/Drywall · Day 3 paint/construction clean up

5 Water restored

Water back on to each unit every night and over weekends. Turn Key repipe completed.

6 Close

Punch list with your board / PM. Next window confirmed by our office.

3-day cycle is under normal circumstances. Schedule and start window are confirmed by our office.

POINT 4 · KEEPING RESIDENTS INFORMED

Phasing & residents

Phased, not whole-building dark

Zone A	Zone B	Zone C	Zone D
Water on	In work	Water on	Water on

Work moves zone by zone or riser by riser.
Temporary water only where a zone is down.

Advance notice

Flyers and maps about 5 days out, plus a day-before reminder

Unit video first

Each unit documented before work begins

Nights & weekends

Water restored to each unit

One point of contact

Your board / PM works with a senior team member throughout

LOCAL PROOF · ONE COMPLETED PROJECT

Point 5 · Local proof · Jamestown Condo Assoc.

- **Jamestown of Indian Harbour Beach Condominium Association**
- Underground water supply failure affecting **144 condominiums.** New sewer lines for **4 buildings**
- Nearest Competitor gave a 36-60 week timeframe. **Roper was complete in 3 months!**
- Full turnkey: estimate → on-site management → permits → clean close
- *One completed project — every building still starts with a site visit*

Recommendation letter on file · Daniel Klein, President



Jamestown job photos (underground supply / in-unit work)

POINT 5 · LOCAL PROOF

In their words: Jamestown Condo Association

Jamestown of Indian Harbour Beach Condominium Association, Inc. · 900 Jamestown Ave, Indian Harbour Beach, FL 32937

As you know, we had an insurmountable issue at Jamestown concerning the failure of the underground water supply lines to 144 condominiums and having to install new sewer lines to 4 of our buildings. Now that the job is completed, I wanted to let you know how satisfied we are with your company, your employees and you. I want you to know specifically why we feel that we made the right decision in choosing Roper Plumbing and what we liked about having you complete our projects.

Complete turnkey approach: We chose you over others because of your approach to manage everything which would relieve the Board of having to take on more work for the complex.

Professional Estimate Process: Your proposal stood out over all the others. It was impressive with the amount of time you put into it and the detail that it gave concerning our project. It was evident that you had the knowledge and understanding of our complex and were able to answer our questions with certainty during the interview process.

On-site Project Management: We appreciate you having an on-site office for owners to go directly to your staff with questions. We also liked that you managed all communication directly with the owners.

Emergency contact: We recognized the efficiency of having owners reach out to you directly with emergency problems and appreciated that they got addressed immediately.

Keeping to the project timeline: I have never experienced a company that actually adhered to their own timeline. Our owners even commented to board members that they were impressed with how quickly you completed the project.

Clean job site: Our maintenance staff and owners commented on how clean the job site was kept.

Expedited permit process: Appreciated you keeping our well-built relationship with the city building department. The permit process flowed smoothly along with inspections.

Professional sub-contractors: Our owners commented to us that they were impressed with how everyone was willing to help, however they could.

Great leadership: I personally want to mention that our board and owners saw that you lead by example. I was impressed when I saw you in the trenches working alongside your employees. That would explain why everyone seemed positive with a helpful attitude.

In closing, I want to let you know that I was impressed with everything that you did for us. Feel free to pass this letter along to anyone that you see fit and know that I appreciate your companies work ethic and focus on customer service.

Regards,
Daniel Klein, President

TODAY ONLY

Site visit: $1,500 today

AVERAGE SITE VISIT + BID

$3,000

Our average for a site visit and bid

SCCA EVENT SPECIAL

$1,500

Site visit + bid only

Scan the QR code today, before the special expires at midnight

This form disappears at midnight.

1
Site visit

2
Written board option

3
Office-confirmed window

Scan today: $1,500 by midnight

or call 321-504-7867

No repipe decision today.

THANK YOU

Questions?

Honest Work · Expert Service · Local Roots

Brock Roper, President
Roper Plumbing · Family-owned · Merritt Island

321-504-7867
roperplumbingfl.com
Lic# CFC1432967

Scan for site visit request

roperplumbingfl.com/scca-event

WATCH

Roper Plumbing in action

