

Co-op Coalition Survey: Plumber Recommendations

Thanks to the members who responded (below). There appears to be a couple of well-qualified plumbing companies several Coalition members like. It also looks like a few of our members, in addition to the original requesting member, are interested in the results, and that's great!

Remember, if you contact a service provider as a result of learning about them from these surveys, let them know you learned about them from the Coalition. Thanks for helping out one another!

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In a message dated: Thu, Aug 1, 2019 8:54 am
 Subject: SURVEY - Co-op Coalition: Plumber recommendations (Due 8/16)

Plumbing is a major problem in most buildings. A Coaliton member is looking for recommendations for a plumbing company. Their question follows. Please "Reply" by Friday, August 16. We will share the response with everyone a few days later. Again, thanks for helping out one another!

DC Cooperative Housing Coalition
www.CoopsDC.org

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Our co-op is seeking recommendations for a good local plumbing service. We are a small, old building -- 30 units, six floors, built in 1909. We have old plumbing systems. Our concerns relate to big, building-wide systems problems, and not minor repairs within individual apartments (leaky faucets and toilets, stopped sinks, and such). We are not satisfied with the repair service provided by our current plumbing company. We need a plumbing company that understands old plumbing systems, and preferably employs "master plumbers."

1. Would you strongly recommend your plumbing company? If so, what is the name of the company?
2. Do you know if they employ master plumbers?
3. Is your plumbing "old" (nearly original) or has it been updated/replaced in the past 10-20 years?
4. How old is your building?

<25 units	Our building is 90 years old. Some of our plumbing is original. Some portions of risers have been replaced in the last ten years because of leaks. We have not been entirely satisfied with any plumbing company so we are interested in other cooperatives experience in this area.
25 – 49 units	<ol style="list-style-type: none"> 1. Eh. But Thomas Plumbing. 2. No idea. 3. Super old; we're actually exploring getting our risers replaced in the coming years. I'm not sure they've ever been done. So I am EXTREMELY interested in everyone's responses!! 4. 95 years
25 – 49 units	<ol style="list-style-type: none"> 1. We use Thomas Plumbing and have had good experience with them when they come to work on building-wide issues. People have had mixed experience with them when unit owners call them for minor things (like leaky faucets, pipes needing to be snaked) because then it depends on which individuals are dispatched. For coop-wide issues, we always deal with the owner/master-plumber, Bill, and we have had good results. 2. The owner of the business, Bill, is a master plumber. He knows our building and is good about working with our management company and our board to answer questions and be in communication (this is almost as

	<p>important as the ability to diagnose and address the problem: the ability to explain what is wrong and what needs to be done).</p> <p>3. Our pipes are replaced when they have a problem, so there are sections that are "old" (nearly original) and sections that are new (recently replaced).</p> <p>4. Built in 1921.</p>
25 – 49 units	<p>Our Board likes Spadaro but I don't know if they employ master plumbers. We have very old plumbing in our 1920s building and Spadaro has done some large jobs for us.</p>
25 – 49 units	<p>Hello, we do not have a defined single plumber we use for the building. We have used Stevens on the last few issues and have been very happy with them.</p> <p>2. We do not know</p> <p>3. Much of it is old. We have replaced sections as needed. We are planning to do a complete replacement in 1-2 years per our reserve study.</p> <p>4. 1923</p>
25 – 49 units	<p>Our more-than-a-century old building uses Stevens Plumbing (202)882-4500) to work on both water and natural gas line plumbing repairs. We are well satisfied with the quality of the work and the timeliness of their response to emergencies. They employ master plumbers and often have helpers or apprentices to assist on jobs that require more than one worker.</p> <p>Our plumbing is a mix of original (very old waste lines and supply buried in concrete slab), middling (supply risers for bath & kitchen tiers were replaced in the 1980s - almost forty years ago), with newer plumbing from stack to unit whenever an owner undertakes a major remodel.</p> <p>Our owners are free to hire any licensed plumber of their choice for small repairs or locally clogged drains, and we have not generally experienced problems with their choices. Owners are aware of their liability for damage caused to other units or common areas. Most major remodels use a general contractor who brings a plumber of his choice to work on site; again, few problems or issues after an alteration plan has been approved by the Board.</p>
25 – 49 units	<p>We use Spadaro Plumbing. Very happy with them.</p> <p>5584 Tuxedo Rd, Hyattsville, MD 20781 Phone: (301) 779-4455</p>
25 – 49 units	<p>1. We don't have a single company we require members to use, but strongly encourage everyone to go with J.P Spadaro & Sons in Hyattsville, whom we use for any work to be paid for by the association. Spadaro has been working in the building for decades and knows its quirks.</p> <p>2. Not certain but I imagine they do.</p> <p>3. There hasn't been wholesale replacement of the plumbing, but instead piecemeal work as units are renovated.</p> <p>4. Nearly 103 years (built 1916)</p>
50 – 99 units	<p>NO RESPONSES</p>
100 – 124 units	<p>1 Yes 2 Yes 3 Yes, old. 4 1906</p> <p>Jim's Hands Plumbing Jim Chelini (301) 442-0999</p>
125 – 149 units	<p>1. We use Complete Plumbing Systems 2. Yes 3. It's some old, some new 4. Built 1962</p>

	Stevens Plumbing also employs master plumbers and works on old buildings.
150 – 174 units	<ol style="list-style-type: none"> 1. Not strongly, but we use different plumbers depending on the issue. If so, what is the name of the company? Large projects Advanced Plumbing in Gaithersburg and Thomas E. Clark for interior and smaller jobs. 2. Yes, both do. 3. Old plumbing for most, but we continue to change to copper as much as we can 4. 90 years old
175+ units	<ol style="list-style-type: none"> 1. Yes. All Seasons (contact info below) 2. Don't know if ALL of their employees are master plumbers but they do employ master plumbers. 3. Most of the major building plumbing is original. 4. 55 years old <p> Teresa Ryder Office Manager teresa@CallASP.com All Seasons Plumbing & HVAC Inc 4210 49th Street Bladensburg MD 20710 CallAllSeasonsPlumbing.com P 301-277-1313 F 301-277-4813 </p>