



9150 Washington St. Unit A
Thornton CO 80229
Phone 303-227-9284 Fax 303-289-8039



Dear Cottonwood Villas Homeowner,

RABBIT Heating and Air is a strategic partner of Lincoln Hancock Restoration, LLC and will be providing the HVAC services for the restoration project that will begin in late January 2014. The restoration requires the temporary removal of the air conditioner condensers on the roof which will then be reinstalled. During the adjustment period of the claim, a third party HVAC contractor was hired, by the Insurance Adjuster, to conduct thorough inspections of each air conditioning unit on the roof. The inspection focused on damages directly related to the hail event prompting this claim. As a result of the inspections, and per the insurance settlement with American Family Insurance, 133 air conditioning condensers are scheduled for replacement. Also, numerous other condensers will have the horizontal cooling fins, which were damaged by hail strikes, combed by an HVAC technician to restore cooling capacity.

Unfortunately, the HVAC report generated during the insurance inspection did not identify which roof top condenser was connected to any specific home. Currently, only 11 of the 12 homes in each of the buildings have a condenser. Without accessing each home individually and conducting tests, we are not able to determine which roof top condenser correlates to which specific home. Because of these challenges, we are going to need to conduct these tests to determine the pattern as the work is taking place. As soon as we have determined which condenser correlates to a specific home we will notify you if your condenser is NOT one scheduled for replacement.

If your condenser is not scheduled for replacement, we are offering each owner the option to replace the condenser rather than having the old one reinstalled. During this project, each owner would then be responsible for paying only the cost of the new condenser as the removal and re-installation is already funded by insurance proceeds. Homeowners that are interested in upgrading from the existing R22 refrigerant AC systems also have the option to upgrade to a new R410A refrigerant AC system. This project is aggressively scheduled and it is imperative that you inform Rabbit Heating and Air of any selected options prior to the construction start date of your building.

This project will move quickly, so homeowners interested in these offers must notify Rabbit Heating and Air by:

DATE: _____

UPGRADE COSTS:

Replacement of the existing condenser only with a R22 system

Lennox condenser MO# LCS13DC018 or 024 replacement	regular price \$2,400.00
Cottonwood Townhomes homeowner price during this project only	\$1,050.00

Upgrade to the new R410A refrigerant AC system

Upgrading to this new refrigerant will require the replacement of the AC evaporator coil on top of your furnace as well as the condenser on the roof.

Lennox evaporator coil and MO# 13ACX018 or 024 condenser installation	regular price \$3,250.00
Cottonwood townhomes homeowner price during this project only	\$2,250.00

These upgrade options and cost will be the responsibility of the homeowner; the homeowner can request a separate written proposal from Rabbit Heating and Air, LLC. Payments for these options will be made directly to Rabbit Heating and Air, LLC.

If you received this offer it is because we found that your condenser was not operational during the removal process