

# Fees

<b>Service Fee - Estimate for Repair - Same Day Emergency Before 4 PM</b>	<b>59.00</b>
Emergency Fee (Weekend and 5-8pm)	79.00
Saturday Same Day (8-4)	129.00
Emergency Fee (After 8pm)	149.00
Emergency Fee (Weekday after 5)	129.00
Saturday, Pre-scheduled 8-5	79.00
Saturday after 5	199.00
Sunday, Late night	249.00
Leak inspection (drywall repair required by others)	220.00
Realtor letter	155.00
Limited access fee	165.00
<b>High Rise/Water Main Shut-down Fee</b>	<b>165.00</b>

**Flat rate pricing is based off of an average time to perform tasks in a SINGLE FAMILY HOME. Work performed in multi-family dwellings are subject to an additional cost due to the added time required to complete the project.**

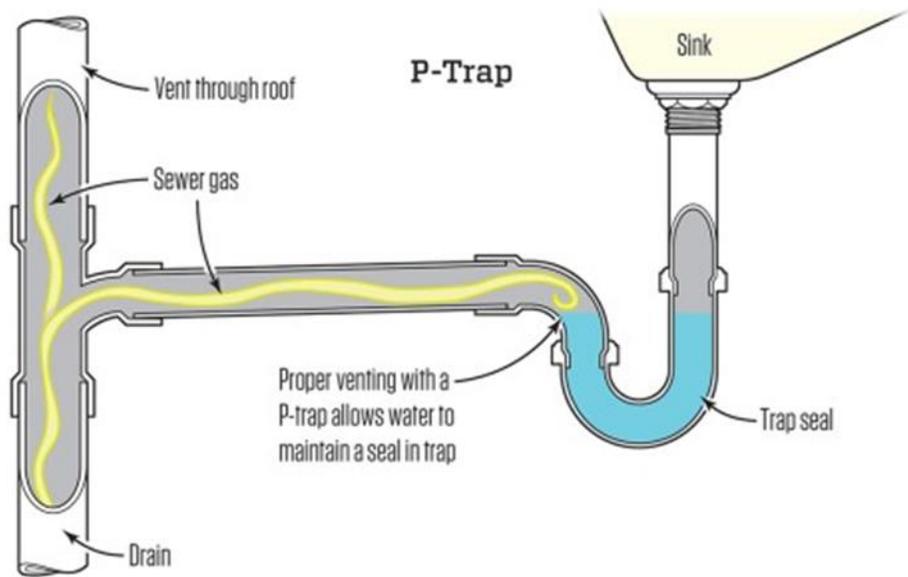
Permit fee (110 X 3)	330.00
½ hour written inspection	115.00
1 hour written inspection	165.00
Winterization	Starting at 545.00
De-winterization	Starting at 405.00
Pipe Thawing (no warranty)	Service Fee/65.00 per ¼ hour(\$165 min.)
Basement Pumping	Service Fee/65.00 per ¼ hou (\$165 min.)
Water pressure test	85.00
Water quality test	145.00
Markup on materials and product	25%
Multi-job discount-Up to \$50	10%
Cash discount on labor	10%
Credit Card Processing on Totals over \$1000	4%
Hourly 1-4 hours	165.00
Labor hourly 1-4 hours	105.00

# Please Read and Sign Invoice

- Coupons, discounts, and multi-job pricing not applicable for any drain cleaning.
- 30 Day, 1 time only warranty MAY be given if piping is in proper working condition and up to code.
- Camera inspection is required for any warranty on sewer mains.
- All drain cleaning, rodding, and auger pricing good for UP TO 1hr. After 1 hour a charge of \$165/hr will be applied, and option will be given for a re-pipe or repair. If re-pipe or repair is chosen then the initial drain cleaning charge is reduced by 50% with signed agreement and deposit.
- All piping in areas affected by a clogged drain are presumed to be in good condition, up to code, and can withstand normal drain cleaning equipment and procedures. A re-pipe or repair may be necessary before or after drain cleaning service and will be an additional cost.

# Drain Cleaning

Hydro-jetting service (Up to 2 hours)	1150.00
Hydro-jetting service (Each additional hour)	235.00
Hydro-jetting service 3" lines or smaller (Up to 2 hours)	685.00
Hydro-jetting service (each additional hour)	185.00
Cable sewer main through accessible cleanout	385.00
Manually remove blockage from sewage pump	385.00
Cable 2-4" drain through cleanout or floor drain	310.00
Vacuum floor drain only	165.00
Cable toilet with closet auger	215.00
Cable toilet by removing and resetting (no machine)	385.00
Cable sewer main by pulling and resetting toilet up to 100'	545.00
Manually remove blockage from garbage disposal	175.00
Individual fixture drain cleaning w / 1/4" machine	245.00
Individual fixture drain cleaning w / 1/2" machine	310.00
Cable lavatory drain with p-trap replacement	345.00
Cable tub drain by removing and replacing drum trap cap	445.00
Chemical treatment	260.00
Add on chemical treatment	115.00
Add on fee for removal and replacement of cleanout cap	75.00
Remove and replace broken cleanout cap	225.00
Add on fee for interior, overhead cleanout. Drill, drain, pump.	445.00
Perform video inspection (Up to 1 hour)	260.00
Add on video inspection	120.00
Add on drain cleaning (1/4" cable)	105.00
Add on drain cleaning (3/8" cable)	195.00



# Sewer Gas Smell

Sewer gas inside the home is usually a combination of methane, ammonia, and hydrogen sulfide. In small amounts the smell is harmless but can get toxic when the gas reaches extremely large amounts of 150 PPM or greater.

Getting rid of a sewer gas smell in your home can be a small DIY fix or a sign that there is a much larger problem.

The best way to tell if it is a small, DIY project is to add plenty of water to EVERY drain in the house. To further ensure the trap seal doesn't evaporate you can add some mineral oil to the drain along with the water.

This includes:

**Both basins of kitchen sinks**

**Both basins of laundry tubs**

**Floor drains in basements and laundry rooms (Sometimes located under the washing machine)**

**Seldom used fixtures like whirlpool tubs**

**Bar sinks**

There are several other common causes for a sewer gas smell that may require more skill.

This includes:

**Dirty tub/shower drains/laundry drains**

**Broken wax seal on 1 or more toilets**

**Full or backed up catch basin**

**Clogged sewer**

**Unsealed/dirty sewage pit**

Many times, a sewer gas smell can be a sign that there is a broken pipe somewhere in the house. From a broken sewer line under the concrete floor to a separated vent stack in the attic.

If the DIY solutions do not provide any results, we always recommend a smoke test as the next step.

A smoke test is simple but time-consuming process that involves pumping your homes sewer system with large amounts of harmless smoke. The smoke fills the sewer and venting system. Any breaches in the system will then become visible to the plumbers performing the test and then a diagnosis can be made, and repairs can begin.

**Service Fee to perform visual inspection of homes drains and exposed venting**      **\$99**

**Perform smoke test**      **\$850**

# Leak Inspection

Please Read

A leak inspection is required ANY time there is a leak coming from a ceiling or a wall, and there is no visible, active leak coming from above. Keeley's Plumbing needs to be absolutely sure where the leak is coming from before a diagnosis is given and any repair is performed. The following is what you can expect.

1. Leak inspection fee of \$240.00 per leak will be applied.
2. Expose walls/ceiling to investigate leak and diagnose the problem. Flat rate 1-100 holes.
3. A price will be given for the repair.
4. If agreed upon, the initial cost will be reduced by 50% (\$120.00) and the repair will be completed and tested.
5. If not agreed upon, or if NO PLUMBING LEAK IS FOUND, the \$240.00 balance is due, and an estimate will be left behind.
6. Area will be broom swept cleaned after work is completed.
7. Keeley's Plumbing is not responsible for wall repair.



Adler Chrome Single Handle:

\$369



Adler Chrome:

\$450



Adler Chrome Two Handle:

\$359



Delta Foundations:

\$419



Cursiva Chrome:

\$475



Sous Pro Chrome:

\$585

# Kitchen Sinks

Install customer supplied kitchen faucet (\$8 charge for each supply line)	249.00
Install customer supplied electronic faucet	309.00
Install customer supplied kitchen sink w/ faucet (basic install)	609.00
Install braided SS supply line	169/249
Install customer supplied garbage disposal	309.00
Install customer supplied dishwasher	449.00
Install braided stainless supply line for dishwasher	265.00
Install copper tee and ¼" angle stop	325.00
Install braided stainless supply line for refrigerator 10'/20'	265/305
Re-connect service for new countertops Basic Install	440.00
Replace continuous waste with proper sink drainage	395.00
1 Basket strainer	425.00
2 Basket strainers	440.00
Add-on P-trap or minor tubular repair	95.00
Re-pipe all kitchen sink drainage with new basket strainers	495.00
Lower waste arm and re-pipe all kitchen sink drainage	680.00
Install stainless steel basket strainer	225.00
Remove garbage disposal and replace with basket strainer and minor piping	335.00
Install customer supplied reverse osmosis system	470.00
Cable kitchen sink up to 25' with ¼" cable, up to 1hr.	245.00
Cable kitchen sink up to 50' with ½" cable, up to 1 hr.	310.00
Manually remove blockage from garbage disposal	175.00



Badger 5 1/2 HP:

- 1/2 HP Dura-Drive motor
- Galvanized steel grind components

**\$429**



Evolution 3/4 HP:

- 3/4 HP Dura-Drive motor
- Stainless steel grind components
- Sound Seal technology
- Easily removable, quiet collar sink baffle

**\$599**

# Toilets, Urinals, Etc.

Pull and reset toilet with new wax seal (up to 2 w/o repair)	260.00
With minor flange repair	385.00
With full flange repair	Starting at 585.00
Replace wax ring with new supply line	285.00
Install urinal wax/foam ring	490.00
Install Fluidmaster PRO fill valve with new supply line	245.00
Install Fluidmaster fill valve and flapper	335.00
Install manufacturer toilet flapper	195.00
Add-on toilet flapper	120.00
Install new tank to bowl bolts	285.00
Install new tank to bowl bolts and gasket	360.00
Install new flush valve, flapper , and bolts	405.00
Flush lever and Korky flapper replacement	255.00
Complete toilet rebuild	470.00
Install customer supplied toilet	345.00
Add on fee for minor flange repair	215.00
Add on fee for angle stop and escutcheon	135.00
Add on fee for full flange repair	380.00
Delivery	69.00
Additional fee for "clean side" toilet	+85.00
Install white, plastic, slow-closing toilet seat	215.00
Cable toilet w/ manual auger	215.00
Cable toilet by removing and resetting (no machine)	385.00
Install angle stop for toilet with new supply line	215.00
Install toilet flush lever	215.00



*American Standard*



Champion Pro Tall, Round Bowl:

\$679

Champion Pro Tall, Elongated Bowl:

\$709



*American Standard*



Cadet Pro Tall, Round Bowl:

\$639

Cadet Pro Tall, Elongated Bowl:

\$669

**KOHLER®**



Wellworth Standard, Round Bowl:

\$629



Highline Tall, Round Bowl:

\$669

Wellworth Standard, Elongated Bowl:

\$659

Highline Tall, Elongated Bowl:

\$699

# Bathroom Sinks, Faucets

Replace single handle faucet cartridge	285.00
Replace double handle valve stem/cartridge	235.00/320.00
Install customer supplied 4" lavatory faucet (extra charge for supply lines)	279.00
Install customer supplied 8" lavatory faucet (extra charge for supply lines)	319.00
Rebuild marvel adapter and install new p-trap	390.00
Replace angle stop	180.00/290.00/90.00 add.
Replace angle stop with new supply line (each)	215.00
Replace pop-up assembly	245 .00
Install commercial grid strainer (Kohler, chrome)	350.00
Replace p-trap	225.00
Up-charge for pedestal sink	+95.00
Install customer supplied bathroom vanity up to 30"	Starting at 670.00
Install customer supplied pedestal sink	Starting at 730.00
Cable sink up to 25' with ¼" cable, up to 1hr.	245.00
Cable sink up to 50' with ½" cable, up to 1hr.	310.00

**Keeley's Plumbing does not recommend repair on any lavatory or kitchen faucet.**

**Labor costs for repair vs. replacement are usually equal.**

# Tubs/Showers

Replace Moen 1225 cartridge	285.00
Replace Moen Posi-Temp cartridge	340.00
Replace Delta pressure balancing cartridge	380.00
Replace any Price Pfister single handle cartridge	370.00
Replace Delta Seats/Springs	240.00
Replace Kohler 2-part cartridge and pressure balancing assembly	395.00
Install customer supplied tub/shower/sink cartridge	265.00
Add-on trim kit installation for tub/shower	starting at 310.00
Install new tub/shower trim kit (Basic, chrome)	starting at 390.00
Replace single HANDLE on tub/shower valve	195.00
Replace 2 handle valve stems	385.00
Replace 3 handle valve stems	495.00
Add on 2 or 3 handle tub/shower trim	starting at 170.00
Install customer supplied shower valve (basic install)	660.00
Install Moen Posi-Temp shower valve with Chateau trim	835.00
Install Moen Posi-Temp shower valve with 3 Hole conversion plate	945.00
Replace "Toe Tip" and overflow plate (chrome)	290.00
Replace "Toe Tip" drain only (chrome)	205.00
Tub Shroom® silicone hair catcher	25.00
Replace waste and overflow with new poly/chrome	510.00
Replace waste and overflow with new PVC/chrome	560.00
Replace waste and overflow with childproof style (WACO)	580.00
Replace waste and overflow AND p-trap with poly/chrome	690.00
Remove drum trap and install new PVC p-trap with poly waste and overflow	890.00
Install new brass shower drain and PVC p-trap	580.00
Replace p-trap (may need new waste and overflow)	415.00
Replace tub spout with chrome	235.00
Replace shower head	210.00
Install customer supplied showerhead	175.00/65.00



*Buy it for looks. Buy it for life.™*



Posi-Temp shower valve:

\$835



Posi-Temp shower valve with 3-hole  
conversion plate:

\$965

# Pumps

Install economy sump pump with new check valve	455.00
Install Liberty 1/3 HP sump pump with new check valve	570.00
Install Liberty ½ HP sump pump with new check valve	610.00
Add-on Fee for Liberty Brick sump pump pedestal	20.00
Add-on fee for re-piping BBU with new primary installation	155.00
Install Liberty ejector pump with new check valve	820.00
Install economy sump pump in under-sink system	535.00
Install customer supplied sump pump	340.00
Install customer supplied BBU system	540.00
Install customer supplied sewage pump	460.00
Install 1 ½" quiet close check valve	215.00
Install 2" quiet close check valve	315.00
Install vertical float switch, sump pump	245.00
Install vertical float switch, sewage pump	405.00
Re-pipe sump pump discharge with new check valve (up to 10')	350.00
Install new plastic ejector pit lid	215/385
Manually remove blockage from sewage pump	385.00
Add-on sump pump lid	130.00
Install Liberty 441 battery backup system (basic install)	1275.00
Install Liberty 442-10A battery backup system (basic install)	1720.00
Install Liberty 442-10A-EYE battery backup system (basic install)	2010.00
Install Zoeller Aquanot gel battery	565.00
Install Basement Watchdog acid battery	505.00

**New Primary Pump 20% off with Battery back-up purchase**

# Laundry, Utility Room

Supply and install brass laundry faucet	410.00
Install new SS supply lines for washing machine	280.00
Replace boiler drain w/ new stainless steel supply (each)	255/420
Replace boiler drains	215/360
Install ½" gas cock	235.00
Install flexible gas supply line	275.00
Install flexible gas supply line w/new gas cock	380.00
Install ½" ball valve	280.00
Install ¾" ball valve	360.00
Install ¾" ball valve on water main with village shut down	440.00
Install 1" ball valve	400.00
Re-pipe water meter ( + all permit fees)	640.00
Bypass and remove water softener	455.00
Install frost-proof silcock	345.00
Limited access silcock	425.00

## Pipe Replacement

Copper and Black Iron

	24"	36"	48"	60"
½"	300	340	380	420
¾"	350	390	430	470
1"	380	420	450	490
1 ¼"	570	610	650	690

Pipe replacement over 5' = Minimum 60" charge applies + material cost + markup

Each branch line (tee) is a 24" charge



### Atmospheric Vent

40 Gallon	\$1650.00
50 Gallon	\$1725.00
75 Gallon	\$2340.00



### Powervent

40 Gallon	\$2485.00
50 Gallon	\$2595.00
75 Gallon	\$3050.00

### Atmospheric Vent and Powervent Add-Ons



Ball Valve	\$85.00
Saddle valve to angle stop	\$110.00
Galvanized/Flex Conversion	\$155.00
Flexible Gas Conversion	\$140.00
Drip Pan with 1" Piping	\$240.00
Expansion Tank	\$205.00
Return/Re-circulating line	\$155.00



### Tankless Systems

NPE 240-A	\$4775.00
NPE 240-S	\$4475.00
Add-On Navi-Link WiFi Controller	\$290.00

# Water Heaters

Drain water heater / recharge air chambers (may require new valves)	205.00
Install customer supplied water heater (40 or 50 gal.)	655.00
Install Bradford White 40 gallon	1650.00
Install Bradford White 50 gallon	1725.00
Install Bradford White 75 gallon	2340.00
Install Bradford White 40 gallon POWERVENT	2485.00
Install Bradford White 50 gallon POWERVENT	2595.00
Install Bradford White 75 gallon POWERVENT	3050.00
Add on ball valve	85.00
Saddle valve to angle stop	110.00
Galvanized/Flex conversion	155.00
Flexible gas conversion	140.00
Drip Pan with 1" piping	240.00
Expansion tank	205.00
Return/ Re-circulating line installation	155.00
Navien NPE 240-A (basic install)	4775.00
Navien NPE 240_S (basic install)	4475.00
Add on Navi-link Wi-Fi controller	290.00
Tankless water heater flushing/service	305.00
Supply and install gas control valve	665.00
Install customer supplied gas control valve	405.00
Install Watts hot water recirculating system	810.00
Install dielectric union	265/370
Install T & P valve with piping	325.00
New install expansion tank	390.00
Expansion tank swap out	300.00
Replace ¼" saddle valve with tee and angle stop	335.00

# Pipe Repair

**2'      4'      6'      8'      10'      12'      14'      16'      18'      20'**

<b>1 ½"</b>	225	265	295	325	365	445	505	565	625	695
<b>2"</b>	240	280	310	340	370	430	490	550	610	770
<b>3"</b>	310	350	380	410	470	530	590	650	710	770
<b>4"</b>	490	540	580	620	700	780	860	950	1020	1110
<b>6"</b>	720	790	850	910	1030	1150	1270	1390	1510	1630

- Minimum 2' for any branch line in respective size in addition to linear repair
- \$25 for each stainless adapter 3" and under
- \$105 for each stainless adapter 4" and under
- Replacement of cast-iron piping price is doubled
- Additional charges may apply