

Fees

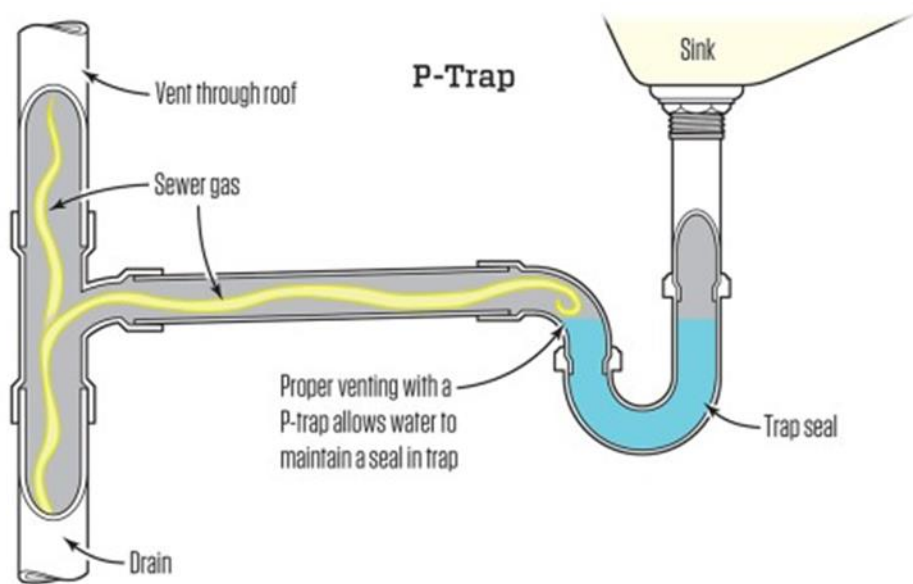
Service Fee - Estimate for Repair - Same Day Emergency Before 4 PM	79.00
Emergency Fee (Weekend and Weekday 5-8pm)	79.00
Saturday Same Day (8-4)	129.00
Emergency Fee (After 8pm)	149.00
Emergency Fee (Weekday after 5)	129.00
Saturday (Pre-scheduled 8-5)	79.00
Saturday (After 5pm)	199.00
Sunday (Late night)	249.00
Leak inspection (Not responsible for drywall repair)	260.00
Realtor Letter	165.00
Limited Access Fee	170.00
High Rise/Water Main Shut-down Fee	170.00
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 (130 X 3)	390.00
½ Hour Written Inspection	165.00
1 Hour Written Inspection	235.00
Winterization	Starting at 695.00
De-winterization	Starting at 555.00
Pipe Thawing (No Warranty)	Service Fee/65.00 per ¼ hour(\$165 min.)
Basement Pumping	Service Fee/65.00 per ¼ hour (\$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 \$185/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 is 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)	255.00
Hydro-jetting service 3" lines or smaller (Up to 2 hours)	785.00
Hydro-jetting service (Each additional hour)	205.00
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	330.00
Vacuum floor drain only	165.00
Cable toilet with closet auger	255.00
Cable toilet by removing and resetting (no machine)	395.00
Cable sewer main by pulling and resetting toilet up to 100'	605.00
Manually remove blockage from garbage disposal	185.00
Individual fixture drain cleaning with / 1/4" machine	255.00
Individual fixture drain cleaning with / 1/2" machine	330.00
Cable lavatory drain with p-trap replacement	350.00
Cable tub drain by removing and replacing drum trap cap	505.00
Chemical treatment	260.00
Add on chemical treatment	+115.00
Add on fee for removal and replacement of cleanout cap	+95.00
Remove and replace broken cleanout cap	245.00
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)	+130.00
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 **\$149**

Perform smoke test **\$1150**

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 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 \$260.00 per leak will be applied.
2. Expose walls/ceilings to investigate leak and diagnose the problem. Flat rate for 1-100 holes.
3. A price will be given for the repair.
4. If agreed upon, the initial cost will be reduced by 50% (\$130.00) and the repair will be completed and tested.
5. If not agreed upon, or if NO PLUMBING LEAK IS FOUND, the \$260.00 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:
\$389 Installed



Adler Chrome:
\$470 Installed



Adler Chrome Two Handle:
\$379 Installed



Delta Foundations:
\$439 Installed



Cursiva Chrome:
\$495 Installed



Sous Pro Chrome:
\$605 Installed

Kitchen Sinks

Install customer supplied kitchen faucet (\$8 charge for each supply line)	259.00
Install customer supplied electronic faucet	319.00
Install customer supplied kitchen sink w/ faucet (basic install)	749.00
Install braided SS supply line	179/259
Install customer supplied garbage disposal	329.00
Install customer supplied dishwasher	509.00
Install braided stainless supply line for dishwasher	275.00
Install copper tee and ¼" angle stop	365.00
Install braided stainless supply line for refrigerator 10'/20'	265/305
Re-connect service for new countertops (Basic install)	529.00
Replace continuous waste with proper sink drainage	435.00
1 Basket strainer	465.00
2 Basket strainers	480.00
Add-on P-trap or minor tubular repair	+95.00
Re-pipe all kitchen sink drainage with new basket strainers	535.00
Lower waste arm and re-pipe all kitchen sink drainage	815.00
Install stainless steel basket strainer	225.00
Remove garbage disposal and replace with basket strainer and minor piping	365.00
Install customer supplied reverse osmosis system	510.00
Cable kitchen sink up to 25' with ¼" cable, up to 1hr.	255.00
Cable kitchen sink up to 50' with ½" cable, up to 1 hr.	330.00
Manually remove blockage from garbage disposal	185.00



Badger 5 1/2 HP:

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

\$449 Installed



Evolution 3/4 HP:

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

\$619 Installed

Toilets, Urinals, Etc.

Replace wax ring with new supply line (Up to 2 w/o repair)	285.00
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
Install urinal wax/foam ring	510.00
Install Fluidmaster PRO fill valve with new supply line	265.00
Install Fluidmaster fill valve and flapper	355.00
Install manufacturer toilet flapper	195.00
Add-on toilet flapper	+120.00
Install new tank to bowl bolts and gasket	360.00
Install new flush valve, flapper , and bolts	425.00
Flush lever and Korky flapper replacement	265.00
Complete toilet rebuild	490.00
Install customer supplied toilet	365.00
Add on fee for minor flange repair	+225.00
Add on fee for angle stop and escutcheon	+145.00
Add on fee for full flange repair	Starting at 380.00
Delivery	+79.00
Additional fee for "clean side" toilet	+95.00
Install white, plastic, slow-closing toilet seat	235.00
Cable toilet w/ manual auger	245.00
Cable toilet by removing and resetting (No Machine)	405.00
Install angle stop for toilet with new supply line	235.00
Install toilet flush lever	225.00



American Standard



Champion Pro Tall, Round Bowl:

\$709 Installed

Champion Pro Tall, Elongated Bowl:

\$739 Installed



American Standard



Cadet Pro Tall, Round Bowl:

\$669 Installed

Cadet Pro Tall, Elongated Bowl:

\$699 Installed

KOHLER®



Wellworth Standard, Round Bowl:

\$659 Installed

Wellworth Standard, Elongated Bowl:

\$689 Installed



Highline Tall, Round Bowl:

\$729 Installed

Highline Tall, Elongated Bowl:

\$729 Installed

Bathroom Sinks, Faucets

Replace single handle faucet cartridge	305.00
Replace double handle valve stem/cartridge	260.00/345.00
Install customer supplied 4" lavatory faucet (extra charge for supply lines)	299.00
Install customer supplied 8" lavatory faucet (extra charge for supply lines)	339.00
Rebuild marvel adapter and install new p-trap	425.00
Replace angle stop	180.00/290.00/90.00 add.
Replace angle stop with new supply line (Each)	220.00
Replace pop-up assembly	245 .00
Install commercial grid strainer (Kohler, Chrome)	350.00
Replace p-trap	245.00
Up-charge for pedestal sink	+105.00
Install customer supplied bathroom vanity up to 30"	Starting at 770.00
Install customer supplied pedestal sink	Starting at 830.00
Cable sink up to 25' with ¼" cable, up to 1hr.	255.00
Cable sink up to 50' with ½" cable, up to 1hr.	330.00

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

Labor costs for repair vs. replacement are usually equal.

Repairs are NOT warrantied.

Tubs/Showers

Replace Moen 1225 cartridge	305.00
Replace Moen Posi-Temp cartridge	365.00
Replace Delta pressure balancing cartridge	405.00
Replace any Price Pfister single handle cartridge	390.00
Replace Delta Seats/Springs	285.00
Replace Kohler 2-part cartridge and pressure balancing assembly	415.00
Install customer supplied tub/shower/sink cartridge (No Warranty)	265.00
Add-on trim kit installation for tub/shower	starting at 340.00
Install new tub/shower trim kit (Basic, chrome)	starting at 410.00
Replace single handle on tub/shower valve	205.00
Replace 2 handle valve stems	405.00
Replace 3 handle valve stems	595.00
Add on 2 or 3 handle tub/shower trim	starting at +270.00
Install customer supplied shower valve (basic install) (No Warranty)	760.00
Install Moen Posi-Temp shower valve with Chateau trim	935.00
Install Moen Posi-Temp shower valve with 3 Hole conversion plate	1095.00
Replace "Toe Tip" and overflow plate (Chrome)	310.00
Replace "Toe Tip" drain only (Chrome)	225.00
Tub Shroom® silicone hair catcher	25.00
Replace waste and overflow with new poly/chrome	540.00
Replace waste and overflow with new PVC/chrome	635.00
Replace waste and overflow AND p-trap with poly/chrome	720.00
Remove drum trap and install new PVC p-trap with poly waste and overflow	995.00
Add-on Drywall Removal (Does not include drywall repair)	+85.00
Install new brass shower drain and PVC p-trap	605.00
Replace p-trap (May need new waste and overflow)	435.00
Replace tub spout with chrome	235.00
Replace shower head	230.00
Install customer supplied showerhead	195.00/85.00



Buy it for looks. Buy it for life.™



Posi-Temp shower valve:

\$935 Installed



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

\$1095 Installed

Pumps

Install economy sump pump with new check valve	480.00
Install Liberty 1/3 HP sump pump with new check valve	595.00
Install Liberty ½ HP sump pump with new check valve	635.00
Add-on Fee for Liberty Brick sump pump pedestal	+25.00
Add-on fee for re-piping BBU with new primary installation	+170.00
Install Liberty ejector pump with new check valve	845.00
Manually remove blockage from sewage pump	390.00
Install economy sump pump in under-sink system	610.00
Install customer supplied sump pump (No Warranty)	360.00
Install customer supplied BBU system (No Warranty)	550.00
Install customer supplied sewage pump (No Warranty)	465.00
Install 1 ½" quiet close check valve	235.00
Install 2" quiet close check valve	335.00
Install vertical float switch, sump pump	265.00
Install vertical float switch, sewage pump	425.00
Re-pipe sump pump discharge with new check valve (up to 10')	365.00
Install new plastic ejector pit lid	225/395
Install new plastic sump pump lid	105/180
Install Liberty 441 battery backup system (Basic install)	1305.00
Install Liberty 442-10A battery backup system (Basic install)	1780.00
Install Liberty 442-10A-EYE battery backup system (Basic install)	2115.00
Install Zoeller Aquanot gel battery	575.00
Install Basement Watchdog acid battery	515.00

New Primary Pump 10% off with Battery back-up purchase

Laundry, Utility Room

Supply and install brass laundry faucet	440.00
Install new SS supply lines for washing machine	290.00
Replace boiler drain with new stainless steel supply	265/430
Replace boiler drains	225/370
Install ½" gas cock	255.00
Install flexible gas supply line	295.00
Install flexible gas supply line with new gas cock	390.00
Install ½" ball valve	290.00
Install ¾" ball valve	370.00
Install ¾" ball valve on water main with village shut down	480.00
Install 1" ball valve	440.00
Re-pipe water meter (Plus all permit fees)	695.00
Bypass and remove water softener	485.00
Install frost-proof silcock	355.00
Limited access silcock	435.00

Pipe Replacement

Copper and Black Iron

	24"	36"	48"	60"
½"	340	380	420	460
¾"	390	430	470	510
1"	420	460	490	530
1 ¼"	610	650	690	730

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

Each branch line (tee) is a 24" charge



Atmospheric Vent

40 Gallon	\$1750.00
50 Gallon	\$1825.00
75 Gallon	\$2540.00



Powervent

40 Gallon	\$2585.00
50 Gallon	\$2695.00
75 Gallon	\$3250.00

Atmospheric Vent and Powervent Add-Ons



Ball Valve	\$95.00
Saddle valve to angle stop	\$120.00
Galvanized/Flex Conversion	\$165.00
Flexible Gas Conversion	\$150.00
Drip Pan with 1" Piping	\$250.00
Expansion Tank	\$215/340
Return/Re-circulating line	\$205.00



Tankless Systems

NPE 240-A	\$5005.00
NPE 240-S	\$4775.00
Add-On Navi-Link WiFi Controller	\$340.00

Water Heaters

Drain water heater / recharge air chambers (may require new valves)	255.00
Install customer supplied water heater (40 or 50 gal.) (No Warranty)	705.00
Install Bradford White 40 gallon	1750.00
Install Bradford White 50 gallon	1825.00
Install Bradford White 75 gallon	2540.00
Install Bradford White 40 gallon POWERVENT	2585.00
Install Bradford White 50 gallon POWERVENT	2695.00
Install Bradford White 75 gallon POWERVENT	3250.00
Add on ball valve	+95.00
Saddle valve to angle stop	+120.00
Galvanized/Flex conversion	+165.00
Flexible gas conversion	+150.00
Drip Pan with 1" piping	+250.00
Expansion tank	+215/340
Return/ Re-circulating line installation	+205.00
Navien NPE 240-A (basic install)	5005.00
Navien NPE 240_S (basic install)	4775.00
Add on Navi-link Wi-Fi controller	340.00
Tankless water heater flushing/service	325.00
Supply and install gas control valve	765.00
Install customer supplied gas control valve (No Warranty)	505.00
Install Watts hot water recirculating system	840.00
Install dielectric union	275/380
Install T & P valve with piping	345.00
New install expansion tank	410.00
Expansion tank swap out	320.00
Replace ¼" saddle valve with tee and angle stop	365.00

Pipe Repair

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

1 ½"	265	305	345	385	425	465	505	545	585	625
2"	280	320	360	400	445	485	525	565	605	645
3"	350	390	430	470	510	550	590	630	670	710
4"	530	570	610	650	690	730	770	810	850	890
6"	760	800	840	880	920	960	1000	1040	1080	1120

- 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