

Fees

Service Fee - Estimate for Repair - Same Day Emergency Before 4 PM	99.00
Emergency Fee (Weekend and Weekday 5-8pm)	99.00
Saturday Same Day (8-4)	149.00
Emergency Fee (After 8pm)	249.00
Emergency Fee (Weekday after 5)	169.00
Saturday (Pre-scheduled 8-5)	149.00
Saturday (After 5pm)	289.00
Sunday (Late night)	349.00
Leak inspection (Not responsible for drywall repair)	330.00
Realtor Letter	180.00
Limited Access Fee	185.00
High Rise/Water Main Shut-down Fee	185.00
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 (160 X 3)	480.00
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+70.00 per ¼ hour(\$165 min.)
Basement Pumping	Service Fee+70.00 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 ONLY	10%
Credit Card Processing on Totals Over \$1000	4%

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.
- A camera inspection is required for any warranty on sewer mains.
- Be advised that the objective in all basic drain cleaning is to re-gain flow ONLY. Basic drain cleaning is NOT intended to be a permanent solution. Basic drain cleaning very rarely cleans pipes completely. After drain cleaning is performed and/or a camera inspection is performed an estimate will be provided for a more comprehensive solution.
- All drain cleaning, rodding, and auger pricing is good for UP TO 1hr. After 1 hour a charge of \$265/hr. will be applied, and an 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.

The New Standard in Drain Cleaning

To ensure that Keeleys Plumbing continues to provide the best value for our customers, we have joined many other plumbing companies in phasing out traditional drain cleaning tools and methods for clearing main sewer line blockages. Technological advances have not overlooked the plumbing industry. Sewer camera imaging is continuing to improve and “wire” type tools and methods are being replaced with water pressure.

What does that mean for you?

Better Value! - While water pressure drain cleaning may come at a higher initial cost than some homeowners are accustomed to, rest assured that hydro-jetting is a better long-term value.

Because of its wide, aggressive spray pattern, hydro-jetting is proven to eliminate up to 100% of blockages whereas older equipment has just cut a small hole in a larger clog. This means a better job and fewer plumber visits in the future saving you time, money, and the inconvenience of another back-up.

Safety! - Ridgid, steel cables have always been hazardous to plumbers, but as sewer pipes age the metal equipment can sometimes damage fragile clay and cast iron piping. Hydro-jetting gives us the ability to be as thorough as possible while also creating a safe working environment all while simultaneously monitoring the pipe's integrity as we work.

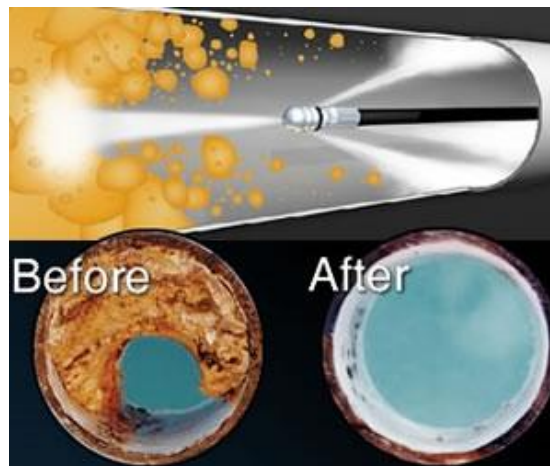
Environmentally Friendly! - Hydro-jetting uses no chemicals in its process. The only ingredient is water!

No More Unsanitary Bulky Equipment in Your Home! - Hydro-jetting equipment is versatile. The pumps and motors stay outside and the plumber only needs a small hose and camera.

Pricing Structure:

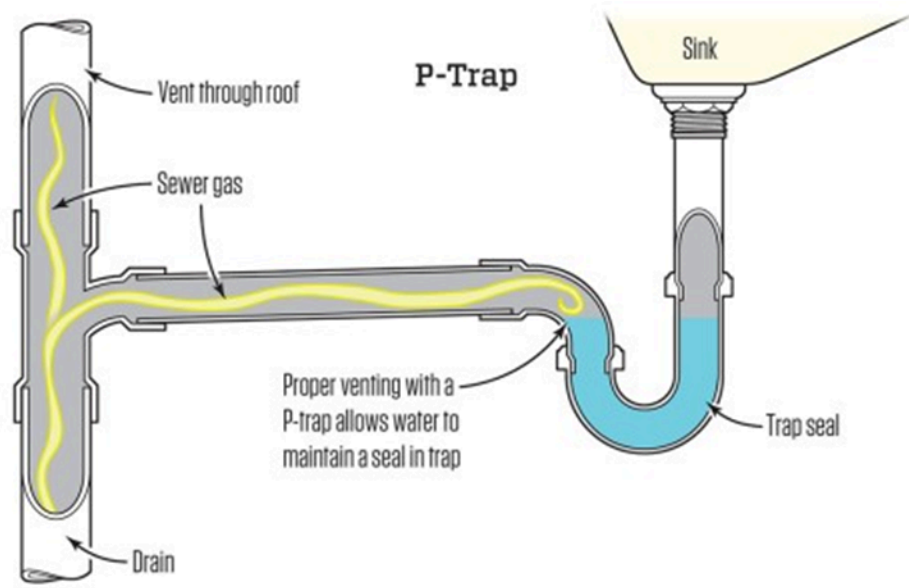
1st Hour/Minimum-	\$840.00
Each Additional Hour	\$720.00

Additional Charges May Apply.



Drain Cleaning

Hydro-jetting service (1st Hour/Minimum)	840.00
Hydro-jetting service (Each additional hour)	720.00
Hydro-jetting service 3" lines or smaller (Up to 2 hours)	945.00
Hydro-jetting service (Each additional hour)	355.00
Cable sewer main through accessible cleanout	465.00
Manually remove blockage from sewage pump	465.00
Cable 2-4" drain through cleanout or floor drain	395.00
Vacuum floor drain only	255.00
Cable toilet with closet auger	305.00
Cable toilet by removing and resetting (no machine)	475.00
Cable sewer main by pulling and resetting toilet up to 75'	735.00
Manually remove blockage from garbage disposal	205.00
Individual fixture drain cleaning with / 1/4" machine	310.00
Individual fixture drain cleaning with / 1/2" machine	395.00
Cable lavatory drain with p-trap replacement	415.00
Cable tub drain by removing and replacing drum trap cap	695.00
Chemical treatment	335.00
Add on chemical treatment	+195.00
Add on fee for removal and replacement of cleanout cap	+110.00
Remove and replace broken cleanout cap	290.00
Add on fee for interior, overhead cleanout. Drill, drain, pump.	+540.00
Perform video inspection (Up to 1 hour)	305.00
Perform video inspection by removing toilet (up to one hour)	530.00
Add on video inspection	+160.00
Add on drain cleaning (1/4" cable)	+165.00
Add on drain cleaning (3/8" cable)	+245.00



Sewer Fly

Sewer Gas Smell/Sewer Flies

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.

Sewer Flies, a group of tiny insects from the Psychodida family, include species like sink flies, filter flies, and sewer gnats. *Clogmia Albipunctata* is one of the most common sewer flies, about 1/8" long, thrive around decaying organic matter and stagnant water, laying eggs in these environments. While they don't harm structures, a large number of them can be bothersome indoors.

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

The remedy for both sewer gas and sewer flies is most often the same. As both issues have the same root cause.

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

Breached drain or vent pipes

Improper venting

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 **\$165**

Perform smoke test **\$1350**

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 \$330.00 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% (\$165.00) and the repair will be completed and tested.
5. If not agreed upon, or if NO PLUMBING LEAK IS FOUND, the \$330.00 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:
\$470 Installed



Adler Brushed:
\$570 Installed



Adler Chrome Two Handle:
\$460 Installed



Delta Foundations:
\$535 Installed

KOHLER®



Cursive Chrome:
\$595 Installed

KOHLER®



Sous Pro Stainless Steel:
\$795 Installed

Kitchen Sinks

Install customer supplied kitchen faucet (\$8 charge for each supply line)	310.00
Install customer supplied electronic faucet	375.00
Install customer supplied kitchen sink w/ faucet (basic install)	905.00
Install braided SS supply line	205/305
Install customer supplied garbage disposal	390.00
Install customer supplied dishwasher	655.00
Install braided stainless supply line for dishwasher	335.00
Install copper tee and ¼" angle stop	440.00
Install braided stainless supply line for refrigerator 10'/20'	290/325
Add on braided stainless supply line for refrigerator 10'/20'	165/205
Re-connect service for new countertops (Basic install)	640.00
Replace continuous waste with proper sink drainage	530.00
1 Basket strainer	560.00
2 Basket strainers	580.00
Add-on P-trap or minor tubular repair	+125.00
Re-pipe all kitchen sink drainage with new basket strainers	630.00
Lower waste arm and re-pipe all kitchen sink drainage	975.00
Install stainless steel basket strainer	270.00
Remove garbage disposal and replace with basket strainer and minor piping	430.00
Install customer supplied reverse osmosis system	610.00
Cable kitchen sink up to 25' with ¼" cable, up to 1hr.	310.00
Cable kitchen sink up to 50' with ½" cable, up to 1 hr.	395.00
Manually remove blockage from garbage disposal	205.00



\$575 Installed



Badger 5 1/2 HP:

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

\$819 Installed



Evolution 3/4 HP:

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

Toilets, Urinals, Etc.

Replace wax ring with new supply line (Up to 2 w/o repair)	345.00
Pull and reset toilet with new wax seal (Up to 2 w/o repair)	315.00
With minor flange repair	465.00
With full flange repair	Starting at 725.00
Install urinal wax/foam ring	560.00
Install Fluidmaster PRO fill valve with new supply line	290.00
Install Fluidmaster fill valve and flapper	390.00
Install manufacturer toilet flapper	215.00
Add-on toilet flapper	+135.00
Install new tank to bowl bolts and gasket	395.00
Install new flush valve, flapper , and bolts	465.00
Flush lever and Korky flapper replacement	290.00
Complete toilet rebuild	575.00
Install customer supplied toilet	415.00
Add on fee for minor flange repair	+260.00
Add on fee for angle stop and escutcheon	+160.00
Add on fee for full flange repair	Starting at 460.00
Delivery	+99.00
Additional fee for “clean side” toilet	+105.00
Install white, plastic, slow-closing toilet seat	260.00
Install angle stop for toilet with new supply line	255.00
Install toilet flush lever	245.00



*American
Standard*



Champion Pro Tall, Round Bowl:
\$809 Installed

Champion Pro Tall, Elongated Bowl:
\$845 Installed



*American
Standard*



Cadet Pro Tall, Round Bowl:
\$765 Installed

Cadet Pro Tall, Elongated Bowl:
\$799 Installed

KOHLER®



Wellworth Standard, Round Bowl:
\$755 Installed
Wellworth Standard, Elongated Bowl:
\$785 Installed



Highline Tall, Round Bowl:
\$835 Installed
Highline Tall, Elongated Bowl:
\$875 Installed

TOTO®



Toto Drake Tall Round:
\$905 Installed



Toto Drake Tall Elongated:
\$949 Installed



REFRESH BIDET TOILET SEAT



A Complete **CLEAN**



Two refreshing sprays with self-cleaning wands that automatically rinse and retract after use



EASY-TO-USE



Rotating knob controls water pressure, no batteries or electricity required



SLOW-CLOSE SEAT

Closes quietly and prevents slamming



SEAT BUMPERS

Keeps the seat from shifting



Round Bowl Bidet

\$299 Installed

Elongated Bowl Bidet

\$339 Installed

Bathroom Sinks, Faucets

Replace single handle faucet cartridge	365.00
Replace double handle valve stem/cartridge	315.00/410.00
Install customer supplied 4" lavatory faucet (extra charge for supply lines)	360.00
Install customer supplied 8" lavatory faucet (extra charge for supply lines)	410.00
Rebuild marvel adapter and install new p-trap	510.00
Replace angle stop	205.00/320.00/99.00 add.
Replace angle stop with new supply line (Each)	255.00
Replace pop-up assembly	305.00
Install commercial grid strainer (Kohler, Chrome)	395.00
Replace p-trap	295.00
Up-charge for pedestal sink	+135.00
Install customer supplied bathroom vanity up to 30"	Starting at 880.00
Install customer supplied pedestal sink	Starting at 985.00
Cable sink up to 25' with ¼" cable, up to 1hr.	310.00
Cable sink up to 50' with ½" cable, up to 1hr.	395.00

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	375.00
Replace Moen Posi-Temp cartridge	445.00
Replace Delta pressure balancing cartridge	495.00
Replace any Price Pfister single handle cartridge	470.00
Replace Delta Seats/Springs	360.00
Replace Kohler 2-part cartridge and pressure balancing assembly	505.00
Install customer supplied tub/shower/sink cartridge (No Warranty)	310.00
Add-on trim kit installation for tub/shower	starting at 425.00
Install new tub/shower trim kit (Basic, chrome)	starting at 495.00
Replace single handle on tub/shower valve	255.00
Replace 2 handle valve stems	545.00
Replace 3 handle valve stems	755.00
Add on 2 or 3 handle tub/shower trim	starting at +295.00
Install customer supplied shower valve (basic install) (No Warranty)	935.00
Install Moen Posi-Temp shower valve with Chateau trim	1190.00
Install Moen Posi-Temp shower valve with 3 Hole conversion plate	1440.00
Replace "Toe Tip" and overflow plate (Chrome)	365.00
Replace "Toe Tip" drain only (Chrome)	275.00
Tub Shroom® silicone hair catcher	25.00
Replace waste and overflow with new poly/chrome	645.00
Replace waste and overflow with new PVC/chrome	730.00
Replace waste and overflow AND p-trap with poly/chrome	845.00
Remove drum trap and install new PVC p-trap with poly waste and overflow	1295.00
Add-on Drywall Removal (Does not include drywall repair)	+95.00
Install new brass shower drain and PVC p-trap	725.00
Replace p-trap (May need new waste and overflow)	525.00
Replace tub spout with chrome	275.00
Replace shower head	265.00
Install customer supplied showerhead	195.00/85.00



Buy it for looks. Buy it for life.™



Posi-Temp shower valve:

\$1190 Installed



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

\$1440 Installed

Pumps

Install economy sump pump with new check valve	560.00
Install Liberty 1/3 HP sump pump with new check valve	725.00
Install Liberty ½ HP sump pump with new check valve	740.00
Add-on Fee for Liberty Brick sump pump pedestal	+35.00
Add-on fee for re-piping BBU with new primary installation	+205.00
Install Liberty ejector pump with new check valve	990.00
Manually remove blockage from sewage pump	465.00
Install economy sump pump in under-sink system	705.00
Install customer supplied sump pump (No Warranty)	435.00
Install customer supplied BBU system (No Warranty)	665.00
Install customer supplied sewage pump (No Warranty)	560.00
Install 1 ½" quiet close check valve	285.00
Install 2" quiet close check valve	410.00
Install vertical float switch, sump pump	320.00
Install vertical float switch, sewage pump	520.00
Re-pipe sump pump discharge with new check valve (up to 10')	445.00
Install new plastic ejector pit lid	275/465
Install new plastic sump pump lid	145/235
Install Liberty 441 battery backup system (Basic install)	1435.00
Install Liberty 442-10A battery backup system (Basic install)	1960.00
Install Liberty 442-10A-EYE battery backup system (Basic install)	2325.00
Install alarm maintenance free gel battery	630.00
Install Basement Watchdog acid battery	565.00

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

Laundry, Utility Room

Supply and install brass laundry faucet	510.00
Install new SS supply lines for washing machine	335.00
Replace boiler drain with new stainless steel supply	310/495
Replace boiler drains	265/425
Install ½" gas cock	310.00
Install flexible gas supply line	355.00
Install flexible gas supply line with new gas cock	470.00
Install ½" ball valve	350.00
Install ¾" ball valve	455.00
Install ¾" ball valve on water main with village shut down	580.00
Install 1" ball valve	535.00
Re-pipe water meter (Plus all permit fees)	starting at 835.00
Bypass and remove water softener	585.00
Supply and install smoke/CO detector	75.00
Install frost-proof silcock	390.00
Limited access silcock	480.00
Add on ball valve	+65.00

Pipe Replacement

Copper and Black Iron

	24"	36"	48"	60"
½"	410	460	505	555
¾"	475	525	565	615
1"	505	555	595	640
1 ¼"	735	785	835	885

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

Each branch line (tee) is a 24" charge



Atmospheric Vent

40 Gallon	\$2125.00
50 Gallon	\$2305.00
75 Gallon	\$3245.00



Powervent

40 Gallon	\$3045.00
50 Gallon	\$3265.00
75 Gallon	\$3925.00

Atmospheric Vent and Powervent Add-Ons



Ball Valve	\$125.00
Gas Valve	\$95.00
Saddle valve to angle stop	\$195.00
Galvanized/Flex Conversion	\$225.00
Flexible Gas Conversion	\$205.00
Drip Pan with 1" Piping	\$275.00
Expansion Tank	\$235/375
Return/Re-circulating line	\$245.00



Tankless Systems

NPE 240-A	\$6805.00
NPE 240-S	\$6255.00
Add-On Navi-Link WiFi Controller	\$410.00

Water Heaters

Drain water heater / recharge air chambers (may require new valves)	310.00
Install customer supplied water heaters (40 or 50 gal.) (No Warranty)	855.00
Install Bradford White 40 gallon	2125.00
Install Bradford White 50 gallon	2305.00
Install Bradford White 75 gallon	3245.00
Install Bradford White 40 gallon POWERVENT	3045.00
Install Bradford White 50 gallon POWERVENT	3265.00
Install Bradford White 75 gallon POWERVENT	3925.00
Add on gas valve	+95.00
Add on ball valve	+125.00
Saddle valve to angle stop	+195.00
Galvanized/Flex conversion	+225.00
Flexible gas conversion	+205.00
Drip Pan with 1" piping	+275.00
Expansion tank	+235/375
Return/ Re-circulating line installation	+245.00
Navien NPE 240-A (basic install)	6805.00
Navien NPE 240_S (basic install)	6255.00
Add on Navi-link Wi-Fi controller	410.00
Tankless water heater flushing/service	365.00
Supply and install gas control valve	920.00
Install customer supplied gas control valve (No Warranty)	595.00
Install Watts hot water recirculating system	945.00
Install dielectric union	325/440
Install T & P valve with piping	405.00
Install Corro-Protec electric anode rod	495.00
Install Corro-Protec electric anode rod for Bradford White	585.00
New install expansion tank	495.00
Expansion tank swap out	350.00
Replace ¼" saddle valve with tee and angle stop	440.00

Pipe Repair

	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
1 ½"	325	370	420	470	520	560	610	660	710	660
2"	340	375	435	485	540	590	640	680	730	780
3"	455	475	525	575	615	665	715	765	815	860
4"	585	695	740	790	835	885	935	930	1030	1090
6"	920	970	1020	1065	1110	1160	1210	1260	1310	1350

- Minimum 2' for any branch line in respective size in addition to linear repair
- \$45 for each stainless adapter 3" and under
- \$140 for each stainless adapter 4" and under
- Replacement of cast-iron piping price is doubled
- Additional charges may apply