

Professional Plumbing Proposal

Comprehensive System Upgrade & Code Compliance



PROPERTY ANALYSIS & HISTORY

Property Information

Year Built: 1968

Type: Single-Family Residence

Zoning: R-1

This property features plumbing systems typical of its era, potentially including galvanized steel water lines and original cast iron or clay sewer pipes.

Recent Permit History

2023-09: Tankless water heater replacement [Completed]

2019-03: Bathroom remodel with fixture replacement [Completed]

2011-07: Main sewer line root intrusion repair [Completed]

Key Concerns

- Original water supply lines (galvanized steel) prone to corrosion
- Main sewer line (50+ years old) susceptible to root intrusion
- Moderate seismic risk area - requires current bracing standards
- Known tree root intrusion in neighborhood

✓ FREE Crawl Space Diagnostic Included

With any service package selected, we include a comprehensive crawl space inspection to identify potential issues before they become costly problems.

SERVICE PACKAGES

Choose the solution that best fits your needs

Basic Code Compliance

\$2,785

The tankless water heater installation lacks several safety features required by the California Plumbing Code (CPC), including a proper gas sediment trap and a code-compliant T&P relief drain. The home's main water supply lacks a Pressure Reducing Valve (PRV), exposing all plumbing fixtures and appliances to potentially damaging high pressure from the city main.

Included Services

- Site Preparation and Safety Briefing
- Water Heater Code Upgrades
- Water Heater Flush/Descaling
- Laundry Box Installation
- Angle Stops (3) Replacement
- Exterior Manifold Demolition

- Full Exterior Manifold Rebuild (with ¾" PRV)

Safety Protocols

All work performed by qualified technicians. Gas and water mains will be shut off and locked out before starting. Calibrated combustible gas detector will verify leak-free system upon completion. Appropriate PPE worn throughout.

System Integrity Restoration

\$3,050

The home's main water manifold is constructed with aged components and lacks a PRV, providing inadequate protection and reliability. The tankless water heater's code violations present immediate safety risks, and its current piping configuration makes future servicing difficult. This package provides both corrective action and preventative upgrades for long-term reliability.

Included Services

- Site Preparation and Safety Briefing
- Exterior Manifold Demolition
- Full Exterior Manifold Rebuild (with ¾" PRV)
- Water Heater Code Upgrades and Re-piping
- Water Heater Scale Reduction System Installation
- Water Heater Flush/Descaling
- System Pressure Testing and Calibration
- Laundry Box Installation
- Angle Stops (3) Replacement

Enhanced Safety Protocols

All safety protocols from Basic package plus: Full manifold replacement ensures stronger, more reliable connection at water entry point. ProPress fittings minimize open flame use for safer work environment.

Total System Protection

\$5,545

Beyond the immediate code and pressure issues, the home's water quality has not been addressed. Standard municipal water contains minerals that cause scale buildup, reducing the efficiency and lifespan of the tankless water heater and all other water-using appliances. This premium package provides advanced protection against both hard water and potential backflow events.

Included Services

- Site Preparation and Safety Briefing
- Exterior Manifold Demolition
- Full Exterior Manifold Rebuild (with ¾" PRV)
- Whole-Home ¾" Scale Reduction System Installation
- Water Heater Code Upgrades and Re-piping (1')
- Water Heater Descaling
- Water Heater Flush/Descaling
- System Pressure Testing and Calibration
- Laundry Box Installation
- Angle Stops (3) Replacement

Comprehensive Safety Protocols

All safety protocols from previous packages included. Water treatment system installed in location ensuring safe future maintenance access. All electrical connections (if any) installed to code, away from potential water sources.

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