ESTIMATE	#7914
ESTIMATE DATE	Sep 16, 2025
EXPIRATION DATE	Dec 9, 2025

A1 Plumbing, Pumps & Water Treatment Inc

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ESTIMATE

Sewer Replacement

Services	qty	amount
Summary of Findings	1.0	$0.00

Site Visit Summary – 240/242 George St.

Michael arrived at the vacant property located at 240/242 George St. The purpose of the visit was to diagnose an active leak and provide an estimate for corrective work.

Upon arrival, Michael conducted a visual inspection of the interior and basement areas. To further narrow down the source of the leak, he contacted Manson Slik, the listing agent responsible for the property, to gather additional information.

Michael then began a systematic investigation. He ran plumbing fixtures on the main floor while observing the exposed piping in the basement joist spaces. During this process, he immediately identified a leak originating from the bathtub waste and overflow assembly on the main level. Shortly afterward, a second leak became visible. This second issue appeared near the building drain clean-out at the point where the foundation wall met the floor slab. Based on Michael's assessment, the water was not leaking from inside the house but rather infiltrating through the old stone foundation. The source appeared to be the exterior sanitary building drain, which was allowing water to migrate inward.

To confirm and further investigate, Michael removed the clean-out cap on the building drain and performed a camera inspection of the sanitary building sewer. The inspection revealed multiple issues throughout the line, including:

Severe deterioration of the piping material

Noticeable separations at joints

Multiple low spots or "bellies" in the sewer line that hold water and restrict proper flow

Using electronic locating equipment, Michael traced the path of the sanitary building sewer to determine its alignment in relation to the building. The line was found to be running beneath the shared driveway on the north side of the property.

At this stage, Manson arrived on-site. Since the inspection equipment was still in place, Michael was able to demonstrate the internal condition of the sewer in real time. He also took the opportunity to walk Manson through the other deficiencies observed during the visit:

The active leak on the bathtub waste and overflow

A section of broken cast iron piping in the basement

The presence of galvanized water distribution piping (both hot and cold), which is known to corrode internally and restrict flow over time

Michael explained that if replacement of the sanitary building sewer is pursued, it would be a strategic opportunity to also replace the water service line. Doing both at the same time would maximize efficiency, reduce future excavation costs, and modernize the property's main service connections.

Sewer Replacement	1.0	$6,773.00

Scope of Work – Building Sewer Replacement

A1 Plumbing will provide all labour, materials, equipment, and excavation necessary to replace the building sewer from the foundation wall of the home to the municipal connection. All work will be performed by a licensed plumber in full compliance with local building code requirements.

Work to Include

1. Permits, Inspections & Coordination

Arrange for all required municipal inspections.

Obtain permits if required by the municipality.

Call for utility locates prior to excavation.

2. Driveway Cutting & Removal

Saw-cut and remove the necessary section(s) of asphalt driveway prior to excavation.

Following completion of underground work, provide and compact gravel base material in the excavated driveway area to support future asphalt restoration.

Asphalt resurfacing/remediation is not included in this scope.

3. Excavation & Pipe Installation

Excavate trench beginning at the foundation wall of the home and extending to the municipal connection.

Supply and install new 4" PVC sewer pipe.

Install pipe with proper slope and grade to ensure reliable drainage.

Place bedding sand beneath and around the new pipe (if required) to ensure proper support and durability.

Seal pipe penetration at the foundation wall to maintain watertight integrity.

4. Backfill & Site Finish

Backfill trench with native soil from excavation.

Compact soil to reduce the likelihood of settlement.

Provide a rake finish to the disturbed area outside the driveway.

Exclusions & Optional Work

This quote does not include water service replacement. Replacement of the water service is recommended because both the water and sewer infrastructure share the same trench, and replacement at the same time would reduce future disruption and cost.

Interior piping modifications, including backwater valve installations, are excluded and can be quoted separately if required.

Customer Notes

Customers should remove any plants, decorations, or items of importance from the excavation area before work begins.

Disruption to existing landscaping and surfaces in the excavation zone should be expected. A1 Plumbing will leave the property in the best possible condition upon completion.

Warranty

Complete water and/or sewer replacements qualify for A1 Plumbing's 5-year workmanship guarantee.

202509-0890-E720-I480

Services subtotal: $6,773.00

Subtotal	$6,773.00
Tax (HST ON 13%)	$880.49
Total	**$7,653.49**

Sewer & Water Replacement

Services	qty	amount
Summary of Findings	1.0	$0.00

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Upon arrival, Michael conducted a visual inspection of the interior and basement areas. To further narrow down the source of the leak, he contacted Manson Slik, the listing agent responsible for the property, to gather additional information.

Michael then began a systematic investigation. He ran plumbing fixtures on the main floor while observing the exposed piping in the basement joist spaces. During this process, he immediately identified a leak originating from the bathtub waste and overflow assembly on the main level. Shortly afterward, a second leak became visible. This second issue appeared near the building drain clean-out at the point where the foundation wall met the floor slab. Based on Michael's assessment, the water was not leaking from inside the house but rather infiltrating through the old stone foundation. The source appeared to be the exterior sanitary building drain, which was allowing water to migrate inward.

To confirm and further investigate, Michael removed the clean-out cap on the building drain and performed a camera inspection of the sanitary building sewer. The inspection revealed multiple issues throughout the line, including:

Severe deterioration of the piping material

Noticeable separations at joints

Multiple low spots or "bellies" in the sewer line that hold water and restrict proper flow

Using electronic locating equipment, Michael traced the path of the sanitary building sewer to determine its alignment in relation to the building. The line was found to be running beneath the shared driveway on the north side of the property.

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The presence of galvanized water distribution piping (both hot and cold), which is known to corrode internally and restrict flow over time

Michael explained that if replacement of the sanitary building sewer is pursued, it would be a strategic opportunity to also replace the water service line. Doing both at the same time would maximize efficiency, reduce future excavation costs, and modernize the property's main service connections.

Sewer & Water	1.0	$9,273.00

Scope of Work – Building Sewer and Water Service Replacement

A1 Plumbing will provide all labour, materials, equipment, and excavation necessary to replace the building sewer and water service from the foundation wall of the home to the municipal connections. All work will be performed by a licensed plumber in full compliance with local building code requirements.

Work to Include

1. Permits, Inspections & Coordination

Arrange for all required municipal inspections.

Obtain permits if required by the municipality.

Call for utility locates prior to excavation.

2. Driveway Cutting & Removal

Saw-cut and remove the necessary section(s) of asphalt driveway prior to excavation.

Following completion of underground work, provide and compact gravel base material in the excavated driveway area to support future asphalt restoration.

Asphalt resurfacing/remediation is not included in this scope.

3. Excavation & Pipe Installation

Excavate trench beginning at the foundation wall of the home and extending to the municipal connection points.

Sanitary Sewer: Supply and install new 4" PVC sewer pipe. Install pipe with proper slope and grade to ensure reliable drainage. Place bedding sand beneath and around the pipe and cover with sand to ensure proper support, protection, and durability. Seal pipe penetration at the foundation wall to maintain watertight integrity.

Water Service: Supply and install new 3/4" nonmetallic water service piping from the curb stop to the interior meter location. Place bedding sand beneath and around the water service and cover with sand for support and protection. Connect to existing meter assembly inside the home. Ensure required separation between sewer and water lines within the trench in accordance with code.

4. Backfill & Site Finish

Backfill trench with native soil from excavation.

Compact soil to reduce the likelihood of settlement.

Provide a rake finish to the disturbed area outside the driveway.

Exclusions

Asphalt restoration/resurfacing.

Interior piping modifications beyond direct connection to the meter assembly.

Relocation of existing meters or installation of backflow/backwater prevention devices (can be quoted separately if required).

Customer Notes

Customers should remove any plants, decorations, or items of importance from the excavation area before work begins.

Disruption to existing landscaping and surfaces in the excavation zone should be expected. A1 Plumbing will leave the property in the best possible condition upon completion.

Warranty

Complete water and/or sewer replacements qualify for A1 Plumbing's 5-year workmanship guarantee.

202509-1140-E960-I480

Services subtotal: $9,273.00

Subtotal	$9,273.00
Tax (HST ON 13%)	$1,205.49
Total	**$10,478.49**

Glavanized & Cast Iron Replacement

Services	qty	amount
Summary of Findings	1.0	$0.00

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Galvanized Water Lines & Cast Iron Drainage	1.0	$7,500.00

Scope of Work

A1 Plumbing will provide all labor, material, and equipment necessary to complete the following scope of work:

1. Water Piping Replacement

Remove and replace all accessible galvanized water piping located below the basement floor joists.

New water piping to be installed using PEX, in accordance with current plumbing code.

All water piping to be properly supported and secured.

2. Drainage Piping Replacement

Remove and replace all accessible cast iron drainage piping located below the basement floor joists.

Replacement to include the tub waste and overflow assembly serving the main level bathtub.

New drainage piping to be installed using ABS, in accordance with current plumbing code.

All drainage piping to be installed with proper slope to ensure correct flow.

All drainage piping to be properly supported and secured.

3. Limitations

Scope of work is limited to accessible piping located below the floor within the basement of 240 George St.

Work does not include remediation or repair of any drywall, lath and plaster, or finishes that may be removed for access.

202509-1000-1440

Services subtotal: $7,500.00

Subtotal	$7,500.00
Tax (HST ON 13%)	$975.00
Total	**$8,475.00**