



# Plumbing Inspection

Prepared for: Jonathan Layton, Luxely Realty

Prepared by: Seth Sonnier, Owner of EcoWorks Plumbing, LLC

March 31, 2023

Address: 4449 Sherylwood Drive, Port Arthur, TX 77642

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## ECOWORKS PLUMBING, LLC

Kitchen:



Kitchen faucet is installed backwards and tubular under sink appears to have a slight seep when draining. Hot water pressure was lacking but not a deficit. Garbage disposal was operational.

Outdoor Kitchen and bathroom:



Out door sink and drain operational. Yard debris in basket strainer.

Outdoor bathroom was fully operational. Point of use water heater was not tested.





Down Stairs Bathroom



Bathroom was fully operational except, toilet fill valve was working intermittently.



Utility Sink and washing machine hook ups all appear in working order.



2nd floor Jack and Jill bathroom:

All sinks operational. Toilet operational. Tub and shower works but drain blocked or trip lever needs adjustment.



NO PICTURE OF TOILET.

Master bath fully operational except, jacuzzi tub did not turn on and drains slow. No picture of toilet.



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## ECOWORKS PLUMBING, LLC

### 3RD FLOOR BATHROOM

Shower has cartridge or pressure issue. Sink has slow drain. Toilet is operational. No picture of shower.



### WATER HEATER



TPR is piped in PVC and should be piped in hot water approved piping. Did not operate heater. Visually unit appears to be in good working order.

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ESTIMATE	#26
ESTIMATE DATE	Apr 4, 2023
<b>TOTAL</b>	<b>\$2,118.92</b>

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ESTIMATE

Services	qty	unit price	amount
Reinstall Existing Faucet we will reinstall the old faucet but it's a great time to think about upgrading the look and features of your faucet since we already have it off the sink!	1.0	\$226.92	\$226.92
Single Sink With Disposer & Dishwasher Reconnect disposer & d/w drain / j-bend & trap with 15 in waste out & 12 in extension pipes can crack, leak or be otherwise damaged. They should be repaired or replaced if so. Leaking drain pipes can allow water damage under your sink to cabinetry or walls	1.0	\$279.59	\$279.59
Replace Plastic Ballcock Fill Valve Only Ballcocks maintain the proper amount of water in a toilet tank. If they fail or leak, they should be replaced	1.0	\$190.27	\$190.27
Install Chrome Face Plate W/ Trip Lever Various pieces of tub and shower faucets can be replaced to change the look or freshen the appearance of your faucet. This is an economical way to upgrade your style without replacing your faucet	1.0	\$122.99	\$122.99
Install Cleanout & Clr Branch Drain Line Basic Clear existing access to repair location / includes use of snake as needed	1.0	\$334.96	\$334.96
Clear Branch Drain Line Level 3 W/ existing clean out	1.0	\$173.65	\$173.65
Clear Branch Drain Line Level 1 W/ existing clean out	1.0	\$93.62	\$93.62
Replace Relief Valve line	1.0	\$296.92	\$296.92



As a safety measure, pressure relief valves prevent your system from over pressurizing. Leaky or broken valves must be replaced

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Gas Pressure Test w/ permit and inspection	1.0	\$400.00	\$400.00
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Services subtotal: \$2,118.92

Subtotal	\$2,118.92
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<b>Total</b>	<b>\$2,118.92</b>
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Thank you for your business.

Ecoworks Plumbing LLC, M-15985

Texas State Board of Plumbing Examiners, 929 East 41st St., (Zip 78751)

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