

## **STEPHEN L. DAVIS D/B/A DICK ROSHER PLUMBING Since 1977**

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CERTIFIED FLORIDA CONTRACTOR CFC-057254

Date of Leak detection service July 5, 2018 Report / invoice 1975aa

Rock Hudson

8380 SW 164 Terrace

Palmetto Bay, FL 33157

Sewer Camera Inspection Services and Partial replacement of cast iron servicing kitchen and laundry:

A sewer camera investigation was initiated at this property by customer because of recurring drain obstructions. Water damage is visually apparent. The horizontal underground cast iron sanitary drain piping is leaking raw sewage underneath this home. Camera footage shows channel rot; this system of underground cast iron pipe has holes. Sewer gas emissions were also detected. This drain system is not presently in proper functioning condition. Although our team recommends replacing all underground horizontal cast iron sanitary pipes, to address this drain obstruction crisis at this juncture, we completed an exterior reroute around pool deck and connect at septic tank inlet as a partial repair. Presently the kitchen and laundry is now in service because the cast iron piping servicing the laundry and kitchen is obstructed with dirt intrusion caused by channel rot and open pipe. Our team completed this re-route. We noted water damage to wood floor in master bedroom. The cast iron pipe servicing the bathrooms is now failing and requires replacement causes the main drain to become intermittently obstructed. This causes the shower to over flow and or seep leak onto the base floor leeching to beneath the wood floor.

- 1.) Cut concrete floor and excavate to access this cast iron pipe.
- 2.) Remove existing underground cast iron pipe.
- 3.) Furnish and install PVC – re-route when possible
- 4.) Repair concrete floor to code with steel rebar and epoxy as required by FBC.
- 5.) Remove and reinstall plumbing fixtures as required
- 6.) Tile restorative work for bathrooms is not included herein.
- 7.) Paint, tile and finish trim work is not included herein.
- 8.) End of each day; Daily debris disposal and clean up included.

Total completed work plumbing costs partial cast iron replacement and reroute three inch PVC and by-pass of existing kitchen and laundry cast-iron underground exterior around pool and connected at septic tank inlet: \$6,500.00 COMPLETED and paid in full

Inspection Fee: \$475.00 PAID IN FULL (Thank you!!)

Total Estimated to replace all remaining cast iron pipe servicing the two bathrooms: \$27,000.00

The factual reports provided are prepared with balanced fairness and consideration for all interested parties. We thank you for working with our team.

PREPARED BY STEPHEN L. DAVIS