



PRICING REVIEW COPY

RESIDENTIAL RENOVATION PLUMBING PRICE CATALOG

Townhomes, Duplexes & Single-Family Dwellings

Lower Mainland, British Columbia

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williamsonmech.ca | (778) 980-8107

How to use this catalog

Use the unit prices for early budgeting. Confirm site conditions and issue a project-specific quotation before construction.

FIXED LOCATION

The fixture remains at its current location or shifts up to approximately 1 foot, including typical 6-inch to 1-foot offsets.

RELOCATE

The fixture moves more than 1 foot and up to 5 feet within the same room and level, with open framing and accessible tie-ins.

FINISHING

Installation and testing of contractor- or owner-supplied fixtures and trim at a complete, correctly located rough-in.

BASE PRICING ASSUMES

- Open wood-frame construction
- Existing services are accessible and adequately sized
- Tie-in points are within 10 feet of the fixture
- Regular business hours and coordinated site access
- Each Complete price adds every separately priced phase once

SEPARATELY QUOTED

- Permits, engineering and code upgrades
- Electrical, additional gas work and finished surfaces
- Concrete scanning, coring, excavation and finished surfaces
- Non-listed pump systems and inaccessible tie-ins
- Return trips caused by incomplete site readiness

BASEMENT / ON-SLAB PRICING

Only RR-SA-17 to RR-SA-20 are listed. All other basement/on-slab fixture rough-ins require a project-specific quotation.

Fixture pricing and inclusions

TOILETS & LAVATORIES

CODE	FIXTURE / SERVICE AND PHASE INCLUSIONS	ROUGH-IN FIXED LOCATION	ROUGH-IN RELOCATE	FINISHING	COMPLETE FIXED LOCATION	COMPLETE RELOCATE	UNIT
RR-TL-01	Standard floor-mounted toilet Rough-in includes: Set drainage, flange and cold-water rough-in at an accessible location. Finish includes: Set supplied toilet, connect water, seal, test and clean work area. Note: Standard floor-mounted unit. Toilet and seat supplied by others.	\$325	\$1,925	\$275	\$600	\$2,200	each
RR-TL-02	Wall-hung toilet with carrier Rough-in includes: Install supplied carrier and connect drainage and water in an open framed wall. Finish includes: Install supplied bowl and actuator plate, connect, test and clean work area. Note: Carrier, bowl and structural framing supplied by others.	\$1,360	\$1,925	\$435	\$1,795	\$2,360	each
RR-TL-03	Single lavatory sink Rough-in includes: Rough in drainage, vent, hot and cold water for one basin. Finish includes: Install supplied faucet, drain, trap and supplies; test connections. Note: Vanity, basin and faucet supplied by others.	\$345	\$690	\$375	\$720	\$1,065	each
RR-TL-04	Double lavatory sink Rough-in includes: Rough in drainage, vent, hot and cold water for two basins in one vanity. Finish includes: Install two supplied faucets, drains, traps and supplies; test connections. Note: One double vanity with two basins and two faucets supplied by others.	\$650	\$1,300	\$495	\$1,145	\$1,795	pair

KITCHEN & APPLIANCES

CODE	FIXTURE / SERVICE AND PHASE INCLUSIONS	ROUGH-IN FIXED LOCATION	ROUGH-IN RELOCATE	FINISHING	COMPLETE FIXED LOCATION	COMPLETE RELOCATE	UNIT
RR-KT-01	Standard kitchen sink Rough-in includes: Rough in drainage, vent, hot and cold water at a wall-based cabinet location. Finish includes: Install supplied sink, faucet, basket strainers, trap and supplies; test. Note: Sink, faucet and specialty accessories supplied by others.	\$500	\$1,140	\$575	\$1,075	\$1,715	each
RR-KT-02	Kitchen island sink Rough-in includes: Rough in drainage, code-compliant venting and hot and cold water to an island. Finish includes: Install supplied sink, faucet, basket strainers, trap and supplies; test. Note: Final venting method depends on approved layout and local requirements.	\$400	\$1,000	\$625	\$1,025	\$1,625	each
RR-KT-03	Dishwasher Rough-in includes: Rough-in pricing is included with the applicable kitchen sink finish. Provide accessible water and drainage at the prepared appliance location. Finish includes: Connect supplied dishwasher to prepared plumbing connections and test. Note: Electrical, cabinetry, delivery and appliance levelling are excluded.	INCLUDED	INCLUDED	\$345	\$345	\$345	each
RR-KT-08	Garburator Rough-in includes: No rough-in is included. A prepared sink drain connection and accessible electrical connection are required. Finish includes: Install and connect a supplied garburator to the prepared sink and drainage; test for leaks and operation. Note: Finishing only. Garburator supplied by others. Electrical work, sink or cabinet alterations and drainage relocation are excluded.	N/A	N/A	\$365	\$365	N/A	each

Fixture pricing and inclusions

KITCHEN & APPLIANCES – CONTINUED

CODE	FIXTURE / SERVICE AND PHASE INCLUSIONS	ROUGH-IN FIXED LOCATION	ROUGH-IN RELOCATE	FINISHING	COMPLETE FIXED LOCATION	COMPLETE RELOCATE	UNIT
RR-KT-04	Bar or prep sink Rough-in includes: Rough in drainage, vent, hot and cold water at an accessible cabinet location. Finish includes: Install supplied sink, faucet, drain, trap and supplies; test. Note: Sink and faucet supplied by others.	\$400	\$1,055	\$325	\$725	\$1,380	each
RR-KT-05	Refrigerator water connection Rough-in includes: Run cold water to a recessed or accessible refrigerator connection box. Finish includes: Connect supplied refrigerator to prepared valve and test. Note: Appliance, electrical and cabinetry work are excluded.	\$375	\$610	\$155	\$530	\$765	each
RR-KT-06	Pot filler Rough-in includes: Run cold water and provide backing-location coordination at an open wall. Finish includes: Install supplied pot filler, seal, test and clean work area. Note: Pot filler and structural backing supplied by others.	\$375	\$610	\$200	\$575	\$810	each
RR-KT-07	Gas range or cooktop Rough-in includes: Provide an approved gas branch, shutoff valve and accessible appliance outlet from an adequately sized distribution point within 10 feet; cap and pressure-test. Finish includes: Complete the permitted final connection to the supplied range or cooktop with an approved appliance connector; leak-test and verify operation. Note: Gas permit, load upgrades, regulator changes, appliance conversion, electrical work and cabinetry are excluded. Final sizing depends on appliance input and available gas capacity.	\$500	\$850	\$200	\$700	\$1,050	each

LAUNDRY & UTILITY

CODE	FIXTURE / SERVICE AND PHASE INCLUSIONS	ROUGH-IN FIXED LOCATION	ROUGH-IN RELOCATE	FINISHING	COMPLETE FIXED LOCATION	COMPLETE RELOCATE	UNIT
RR-LU-01	Washing machine box Rough-in includes: Rough in drainage, vent, hot and cold water and install standard box. Finish includes: Connect supplied washing machine hoses to prepared valves and test. Note: Appliance, electrical and dryer work are excluded.	\$400	\$1,845	N/A	\$400	\$1,845	each
RR-LU-02	Laundry or utility sink Rough-in includes: Rough in drainage, vent, hot and cold water at an accessible location. Finish includes: Install supplied sink, faucet, drain, trap and supplies; test. Note: Sink, cabinet and faucet supplied by others.	\$540	\$920	\$325	\$865	\$1,245	each
RR-LU-03	Floor drain Rough-in includes: Install standard floor drain and connect to accessible drainage and trap-primer arrangement. Finish includes: Install or adjust supplied grate and verify drainage. Note: Waterproofing and floor finishing by others.	\$770	\$1,595	N/A	\$770	\$1,595	each
RR-LU-04	Exterior hose bib Rough-in includes: Run cold water and install standard frost-free hose bib through accessible framing. Finish includes: Fit trim, test and seal plumbing penetration. Note: Exterior cladding repair and access equipment are excluded.	\$540	\$920	\$165	\$705	\$1,085	each

Fixture pricing and inclusions

BATH & SHOWER SYSTEMS

CODE	FIXTURE / SERVICE AND PHASE INCLUSIONS	ROUGH-IN FIXED LOCATION	ROUGH-IN RELOCATE	FINISHING	COMPLETE FIXED LOCATION	COMPLETE RELOCATE	UNIT
RR-BS-01	Tub and shower complete Rough-in includes: Set supplied tub and waste/overflow; rough in valve, tub spout, shower outlet, drainage and water. Finish includes: Install supplied trim, diverter/tub spout and shower head; seal and test. Note: Tub, valve, trim and shower components supplied by others.	\$1,460	\$2,025	\$300	\$1,760	\$2,325	each
RR-BS-02	Bathtub only - drop-in or alcove Rough-in includes: Set supplied tub and waste/overflow; connect drainage and water to prepared filler location. Finish includes: Install supplied filler trim and complete final connection and test. Note: Tub, filler, waterproofing and surround work supplied by others.	\$1,120	\$1,790	\$250	\$1,370	\$2,040	each
RR-BS-03	Freestanding bathtub Rough-in includes: Rough in floor or wall services and prepare drain connection for supplied tub and filler. Finish includes: Set supplied tub and filler, connect drain and water, seal and test. Note: Final price depends on filler type, access and tub weight.	\$1,180	\$1,780	\$775	\$1,955	\$2,555	each
RR-BS-04	Shower - 1 outlet Rough-in includes: Rough in drainage, valve, one shower outlet and hot and cold water. Finish includes: Install supplied valve trim and one shower head; seal and test. Note: Shower base, waterproofing, glass, valve and trim supplied by others.	\$1,015	\$1,690	\$200	\$1,215	\$1,890	each
RR-BS-05	Shower - 2 outlets Rough-in includes: Rough in drainage, mixing/diverter valves, two outlets and hot and cold water. Finish includes: Install supplied trim and two shower outlets; balance, seal and test. Note: Typical combinations include fixed head plus handheld or rain head.	\$1,150	\$1,750	\$300	\$1,450	\$2,050	each
RR-BS-06	Shower - 3 outlets Rough-in includes: Rough in drainage, mixing/diverter valves, three outlets and hot and cold water. Finish includes: Install supplied trim and three shower outlets; balance, seal and test. Note: Confirm valve capacity and simultaneous-use requirements before pricing.	\$1,350	\$1,950	\$450	\$1,800	\$2,400	each
RR-BS-07	Shower - 2 outlets plus tub spout Rough-in includes: Rough in drainage, mixing/diverter valves, two shower outlets, tub spout and water. Finish includes: Install supplied trim, two shower outlets and tub spout; balance, seal and test. Note: Tub or shower base is priced separately unless included in the written scope.	\$2,140	\$3,105	\$720	\$2,860	\$3,825	each
RR-BS-08	Shower - 3 outlets plus tub spout Rough-in includes: Rough in drainage, mixing/diverter valves, three shower outlets, tub spout and water. Finish includes: Install supplied trim, three shower outlets and tub spout; balance, seal and test. Note: Confirm valve capacity, hot-water demand and approved layout before pricing.	\$2,805	\$3,930	\$955	\$3,760	\$4,885	each

Basement and on-slab pricing

BASEMENT & ON-SLAB WORK

CODE	FIXTURE / SERVICE AND PHASE INCLUSIONS	ROUGH-IN FIXED LOCATION	ROUGH-IN RELOCATE	FINISHING	COMPLETE FIXED LOCATION	COMPLETE RELOCATE	UNIT
RR-SA-17	Liberty 405 drain pump system – 1 to 2 fixtures Rough-in includes: Set a Liberty 405 or approved equivalent gray-water drain pump and connect the fixture inlet, vent and 2-inch discharge with check and isolation valves to an accessible drain line within 30 feet. Finish includes: Complete final pump connections, commission the system, cycle-test the controls and verify discharge and leak-free operation. Note: For one or two non-toilet gray-water fixtures only; fixture rough-in and finishing are priced separately. Dedicated electrical circuit/receptacle by electrician. Verify current pump cost, discharge head, route and receiving-drain capacity before issue.	\$3,410	N/A	\$615	\$4,025	N/A	system
RR-SA-18	4-inch main drainage extension – site quote Rough-in includes: Assess and extend the 4-inch sanitary main to an approved tie-in; routing, depth, grade, excavation and connection method are confirmed on site. Finish includes: Final testing, inspection coordination and restoration responsibilities are defined in the written quotation. Note: Quoted on site. Price depends on length, depth, access, tie-in condition, scanning, excavation, shoring, disposal, bedding, backfill and concrete restoration.	SITE QUOTE	SITE QUOTE	N/A	SITE QUOTE	SITE QUOTE	site quote

ON-SLAB CONCRETE UNIT RATES

CODE	WORK ITEM AND INCLUSIONS	UNIT RATE	UNIT
RR-SA-19	Concrete removal Includes: Saw-cut, break out and remove existing non-structural concrete within the marked plumbing work area. Measured by the actual square footage removed. Note: Scanning, coring, excavation, shoring, hazardous-material handling and off-site disposal are excluded unless specifically quoted.	\$51	sq ft
RR-SA-20	Concrete repair Includes: Place and finish a standard non-structural concrete patch over inspected, approved and compacted backfill. Measured by the actual square footage repaired. Note: Reinforcing, engineered slabs, waterproofing, coatings, tile and other finished-surface restoration are excluded unless specifically quoted.	\$69	sq ft

Catalog terms and project information

LOCATION PRICING DEFINITIONS

Fixed-location pricing applies when the fixture remains at its current location or shifts up to approximately 1 foot, including typical 6-inch to 1-foot offsets, with open framing and accessible services.

Relocate pricing applies when the fixture moves more than 1 foot and up to 5 feet within the same room and level, with open framing and accessible connection points.

Moves over 5 feet, changes of floor or room, stack or main changes, structural conflicts, basement/on-slab fixture rough-ins outside RR-SA-17 through RR-SA-20, and finished-surface restoration require a project-specific quotation.

General pricing terms

- Prices are budgeting allowances for coordinated renovation work during regular business hours. A project-specific written quotation will govern.
- Fixtures, faucets, trim, carriers, tubs, shower systems and appliances are supplied by the contractor or owner unless specifically stated otherwise.
- Base rough-in pricing assumes open wood-frame construction, adequately sized existing services and accessible tie-in points within 10 feet of the fixture location.
- Finishing pricing assumes the rough-in is correctly located, complete, tested and accessible, and that supplied fixtures are complete and compatible.
- Permits, inspection fees, engineering, electrical work, additional gas work not specifically listed, fire stopping, drywall, tile, cabinets, painting and hazardous-material work are excluded unless quoted.
- Failed isolation valves, concealed conditions, code upgrades, damaged piping and owner or contractor changes are additional work.
- Prices exclude GST.

Basement and on-slab work

- RR-SA-17 drain-pump work is separate from the fixture rough-in and finishing prices. Add the applicable standard fixture pricing where required.
- RR-SA-18 main drainage work is quoted on site after the route, depth, access and tie-in conditions are confirmed.
- The general contractor provides scanning, coring, excavation, shoring, disposal, approved bedding and backfill unless quoted otherwise. Concrete removal and concrete repair may be added using RR-SA-19 and RR-SA-20; finished-surface restoration remains excluded.

RR-SA-19 and RR-SA-20 are standalone measured unit rates. Add each selected rate once and only where applicable.

READY FOR A PROJECT PRICE?

Send current drawings, the fixture schedule and expected move distances to Info@williamsonmech.com

(778) 980-8107