L&A PLUMBING
HEATING + COOLING

3593 Medina Road #145
Medina, Ohio 44256
261-961-4399
License #16432
PROPOSAL ID: LA-2025-1127

Date: 07/23/2025

Proposal Submitted To:
Gary Fossaceca & Heather Karl
24451 Emmons Road
Columbia Station, OH 44028
heatherrakarl@gmail.com
(419) 651-5067

Work To Be Performed At:
Gary Fossaceca & Heather Karl
24451 Emmons Road
Columbia Station, OH 44028

Review:

Proposal to install radiant floor tubing in out building.

Proposal to install all equipment and complete system start-up for radiant heat system in out building.

NOTE: Owner is suppling all equipment and materials.

THIS PRICE INCLUDES THE COST OF LABOR AND MATERIALS PROVIDED BY L&A PLUMBING - HEATING - COOLING LLC.

THIS PRICE IS AN ESTIMATE AND IS SUBJECT TO CHANGE DUE TO UNFORESEEN CIRCUMSTANCES AND OR CHANGES IN THE ORIGINAL JOB SCOPE.

LIMITED WARRANTY: ALL MATERIALS, PARTS, AND EQUIPMENT ARE WARRANTED BY THE MANUFACTURES WRITTEN WARRANTY ONLY: ALL LABOR PERFORMED BY L&A PLUMBING - HEATING - COOLING LLC IS WARRANTED FOR 1 YEAR FROM THE DATE OF INSTALLATION OR REPAIRS MADE.

Scope Of Work:

1. Install Radiant floor tubing.

COST: $1,650.00

1. Install Navien Combi boiler.
2. Install all necessary components for boiler and radiant floor system.
3. Install flue piping for boiler.
4. Install condensate drain piping for boiler.
5. Install gas piping for boiler.
6. Install all domestic and radiant heat piping for boiler.
7. Install zone controls.
8. Electrical work as needed.
9. Complete system start-up.

COST: $5,700.00

Cost:

Payment Terms: Upon Receipt

Legal:
TERMS AND CONDITIONS

1. All materials guaranteed to be as specified in scope of work. All work will be completed according to standard practice and in a good, workmanlike manner.
2. Unless specified stated othe wise above, repairr of streets, sidewalks and the like shall not be the responsibility of L&A. In the event excavation is required, the excavated area will be graded to ground level and mounded to allow for settlement. All landscaping required for completion of the job shall be the customer's responsibility.
3. In the event circumstances arise in the courre of performance which necessitate a deviation from the work described below or if the customer request that additional or different work be performed and the additional charge shall be agreed upon before the additional work is undertaken and a new written work description shall be executed.
4. Customer to provide all necessary easements and rights of way, unless otherwise noted.
5. No modifications of this agreement shall be valid unless in writing and signed by both parties.
6. Customer shall maintain fire, tornado, earthquake, and other necessary insurance on the property on which the work is performed. L&A shall maintain worker's compensation and public liability insurance.
7. This proposal constitutes our entire agreement and maybe withdrawn by us if not accepted within 30 days. No modifications of this agreement shall be valid unless in writing and signed by both parties.
8. Warranty is non-transferable, unless stated otherwise.

Note: This proposal may be withdrawn if not accepted within 30 days.

WE ARE LICENSED, BONDED AND INSURED FOR YOUR PROTECTION

Customer Signature: _____ Date: _____