L&A PLUMBING
HEATING + COOLING

3593 Medina Road #145
Medina, Ohio 44256
261-961-4399
License #16432
PROPOSAL ID: LA-2026-1198

Date: 06/12/2026

Proposal Submitted To:
Stein Contracting
514 Dover Center Rd
Bay Village, OH 44140
fred@buildwithstein.com
440-249-4628

Work To Be Performed At:
La Belle Nail Studio
27753 Loraine Rd
North Olmsted, OH 44070

Review:

Proposal to complete plumbing scope of work per drawings dated: April 28, 2026.

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. Camera and locate underground sanitary sewer.
2. DWV rough-in and branch piping.
3. 2" cast iron vent system in open plenum ceiling.
4. Domestic water distribution piping in Type L copper.
5. Insulation of all domestic water piping.
6. Hot water return and recirculation pump.
7. Gas piping to include hot water tank and 2 RTU's.
8. Provide and install AO Smith BTH-145A with venting and accessories.
9. Fixture trim.
10. Fixture connections.
11. Furnished plumbing fixtures and faucets.
12. Laundry connections and accessories.
13. Miscellaneous materials, supports, hangers, etc.
14. Permit and fees.

Cost: $75,650.00

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: _____