



3593 Medina Road #145

Medina, Ohio 44256

261-961-4399

License #16432

**PROPOSAL ID: LA-2025-1140**

**Date:** 07/31/2025

**Proposal Submitted To:**

Kristy Hadgigeorge  
1569 Clarence Avenue  
Lakewood, OH 44107  
k.hadgi33@gmail.com  
(216) 870-8798

**Work To Be Performed At:**

Kristy Hadgigeorge  
1569 Clarence Avenue  
Lakewood, OH 44107

**Review:**

Proposal to install 3-3.5 ton Unico High Velocity A/C system for whole house.

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 MANUFACTURERS 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 Unico 3-3.5 ton R-454B Coil Module.
2. Install Unico 3-3.5 ton Blower Module.
3. Install Unico 3-3.5 ton Return Air Plenum Module.
4. Install RUUD 3.5 ton 13.4 SEER2 R-454B condenser on 3" poly pad.
5. Install refrigerant line set.
6. Install main supply and return lines for 1st and 2nd floor and insulate.
7. Install all high velocity air supply tubes (20 outlets total).
8. Install Unico floor and ceiling outlets.
9. Install electrical disconnect and whip for outdoor unit.
10. Install EZ Clean condensate trap and condensate drain piping.
11. Install ProStat digital programmable thermostat with new 18-6 stat wire.
12. Pressure test new system with nitrogen.
13. Vacuum system to appropriate micron level.
14. Add R-454B refrigerant as needed.
15. Complete system start-up.
16. HVAC permit.

NOTE: Electrical service will need to be upgraded to accommodate new system (electrician needed).

NOTE: Price does not include electrical power supply from panel to outdoor unit or indoor unit (electrician needed).

NOTE: L&A Plumbing-Heating-Cooling LLC is not responsible for any drywall, plaster, or paint repairs that may need to be done.

**Cost:** \$45,250.00

**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 cource 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:

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