



3593 Medina Road #145

Medina, Ohio 44256

261-961-4399

License #16432

PROPOSAL ID: LA-2025-1157

Date: 11/07/2025

Proposal Submitted To:

Michelle Steiger
4235 W. Streetsboro Rd
Richfield, OH 44286
mjsteig11@gmail.com
(330) 807-6855

Work To Be Performed At:

Rental Property
3009 Charles Street
Cuyahoga Falls, OH 44221

Review:

Proposal to install new furnace and air conditioner.

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. Remove and discard existing furnace.
2. Remove and discard existing a/c system per EPA guidelines.
3. Install new RUUD R80 constant torque single stage 80% gas furnace.
4. Install new RUUD 2 ton R454B a/c condenser on 3" poly pad.
5. Install new RUUD 2 ton R454B cased evaporator coil.
6. Install new 24"x8" return air boot with filter rack.
7. Install new line set.
8. Install new service disconnect and whip.
9. Install new ProStat T701 digital non programmable thermostat.
10. Sheet metal work as needed.
11. Electrical work as needed.
12. Gas piping as needed.
13. Install new flue piping.
14. Install new condensate drain piping.
15. Add R454B refrigerant as needed.
16. Complete system start-up.

Cost: \$7,975.00

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 otherwise above, repair 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 course 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:
