



3593 Medina Road #145

Medina, Ohio 44256

261-961-4399

License #16432

**PROPOSAL ID: LA-2024-530**

**Date:** 01/04/2024

**Proposal Submitted To:**

Bour Construction  
1075 Forest Cliff Drive  
Lakewood, OH 44107  
jason@bourconstruction.com  
(216) 696-5578

**Work To Be Performed At:**

Tom Edgehouse  
1291 Manor Park Ave  
Lakewood, OH 44107

**Review:**

Proposal to complete plumbing scope of work for 2nd floor bathroom remodel to include replacing cast iron stack.

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

PRICE DOES NOT INCLUDE COST OF PERMIT AND FEES.

THIS PRICE IS AN ESTIMATE AND IS SUBJECT TO CHANGE DUE TO UNFORSEEN 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. Demo existing cast iron stack from basement to 2nd floor bathroom including all existing drain and vent lines in 2nd floor bathroom.
2. Re-pipe stack and DWV for 2nd floor bathroom in sch 40 PVC pipe and fittings.
3. Existing copper water lines to stay, will install new shutoffs for bathroom if needed.
4. Rough-in tub shower valve provided by L&A Plumbing- Moen Posi-Temp with stops (trim not included in price).
5. Provide and install American Standard Princeton 60" Americast Bathtub with Right Hand Drain.
6. Install all plumbing fixtures, shutoffs, traps, etc and make final plumbing connections. L&A Plumbing to provide American Standard Estate Elongated Two-Piece Toilet with VorMax Flushing, Right Height Bowl, EverClean Surface, and CleanCurve Rim.
7. Pass all necessary plumbing inspections.

NOTE: Additional plumbing work may be needed to accommodate existing 3rd floor bathroom. Scope of work is undetermined. Pricing will be determined on site after existing plumbing is exposed and accessible.

**Cost:** \$5,900.00

**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:

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