



3593 Medina Road #145

Medina, Ohio 44256

261-961-4399

License #16432

PROPOSAL ID: LA-2024-970

Date: 12/28/2024

Proposal Submitted To:

Riannon Golay
4335 Case Road
Avon, OH 44011

(440) 454-0787

Work To Be Performed At:

Riannon Golay
4335 Case Road
Avon, OH 44011

Review:

Proposal to complete plumbing scope of work per on site walk through on 12-19-24.

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 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 plumbing as needed.
2. Rough-in DWV in sch 40 PVC pipe and fittings for master bathroom, kitchen, and basement laundry.
3. Install owner supplied tub and rough-in tub/shower controls.
4. Install new grinder pump with check valve and new discharge piping for basement laundry.
5. Re-pipe all water line in Type A Pex pipe and fittings/new shutoffs as needed.
6. Washing machine hook-ups.
7. Provide and install new laundry tray and faucet.
8. Re-pipe gas lines as needed for stove and basement laundry.
9. Remove and discard existing hot water tank.
10. Provide and install new Navien NPE 240A tankless water heater with isolation valve kit.

OPEN ITEMS:

NOTE: Open items not included in proposal price.

1. Determine functionality and purpose of storm sump pump inside of house.
2. Locate drain connections for storm sump pump.
3. Possibly replace sump pit, pump, discharge piping and make proper drain connections.

4. Camera/snake exterior drains and determine condition.

NOTE: This price is for rough plumbing only.

Cost: \$8,900.00

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 stated 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:
