3593 Medina Road #145
Medina, Ohio 44256
261-961-4399
License #16432
PROPOSAL ID: LA-2025-1026

Date: 02/26/2025

Proposal Submitted To:
Marc Willner
36110 Billingsley Row
Avon, OH 44011
mwillner12@gmail.com
(216) 212-1133

Work To Be Performed At:
Marc Willner
36110 Billingsley Row
Avon, OH 44011

Review:

Proposal to replace 50 gallon standard vent hot water tank.

NOTE: There are 2 options for this proposal.

Proposal to install plumbing for basement bathroom addition.

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:

HOT WATER TANK:

OPTION 1:

1. Remove and discard existing hot water tank.
2. Install AO SMITH ProLine FCG-75 High Recovery gas water heater.
3. Install tank in emergency drain pan.
4. Install expansion tank.
5. New shut-off valve on cold feed.

COST: $3,025.00

OPTION 2:

1. Remove and discard existing hot water tank.
2. Install Navien NPE-240A tankless water heater (unit is equipped with a built hot water recirculating pump and 0.5 gallon buffer tank).
3. Install Navien PeakFlowS filtration canister.
4. Install isolation and service valve kit.
5. Install expansion tank.
6. Re-pipe water and gas piping to accommodate tankless water heater.
7. Install flue piping in sch 40 pvc pipe and fittings and terminate to outdoors.
8. Install condensate drain piping.
9. Electrical work as needed.
10. Complete system start-up.

COST: $4,900.00

ADDITIONAL ADD-ON:

1. NaviCirc crossover valve to provide external hot water recirculation (recommended).

COST: $150.00

BASEMENT BATHROOM ADDITION:

1. Use camera and locator to locate underground sanitary sewer.
2. Demo concrete as needed for underground plumbing and remove from jobsite.
3. Tie into existing sanitary sewer.
4. Underground DWV in sch 40 pvc pipe and fittings for toilet, shower, and sink.
5. Backfill and cement patch concrete.
6. Above ground DWV in sch 40 pvc pipe and fittings.
7. Install hot and cold water supplies in Type A pex pipe and fittings for toilet, shower, and sink.
8. Rough-in shower valve.
9. Set shower base in mortar bed.
10. Install all plumbing fixtures and make final plumbing connections.

NOTE: This price does not include the cost of plumbing fixtures.

NOTE: This price does not include cost of shower rough-in valve.

NOTE: This price does not include cost of permit.

COST: $6,500.00

Cost:

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: