



3593 Medina Road #145

Medina, Ohio 44256

261-961-4399

License #16432

PROPOSAL ID: LA-2025-1143

Date: 08/15/2025

Proposal Submitted To:

Julie Coghlan
4187 Columbia Road #228
North Olmsted, OH 44070
hrjules@hotmail.com
(314) 712-5161

Work To Be Performed At:

Julie Coghlan
4187 Columbia Road #228
North Olmsted, OH 44070

Review:

Proposal to install new furnace, air conditioner, and hot water tank.

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. Remove and discard existing furnace and a/c.
2. Install new RUUD 80% 50k btu gas furnace.
3. Install new RUUD 2 ton cased evaporator coil.
4. Install new NCPE 2 ton through the wall a/c condenser.
5. Install new ProStat digital programmable thermostat.
6. Install flue piping.
7. Install condensate drain piping with EZ CLEAN p-trap.
8. Gas piping as needed.
9. Electrical work as needed.
10. Sheet metal work as needed.
11. Remove and discard existing hot water tank.
12. Install new AO Smith 40 gallon 18" diameter gas hot water tank.

Cost: \$10,500.00

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 coure 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:
