



3593 Medina Road #145

Medina, Ohio 44256

261-961-4399

License #16432

PROPOSAL ID: LA-2026-1180

Date: 02/24/2026

Proposal Submitted To:

Nell Homes
4183 Tara Way
Medina, OH 44256
charley@nellhomes.com
(330) 329-7528

Work To Be Performed At:

New Residential Build
30558 SR-278
McArthur, OH 45651

Review:

Proposal to complete plumbing scope of work per drawings dated: 12-19-25.

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. Underground DWV in sch 40 pvc pipe and fittings (spoils to remain on site).
2. Install grinder pump and pit for basement bathroom.
3. Above ground DWV in sch 40 pvc pipe and fittings.
4. Hot & Cold water supply piping in Type A Pex pipe and fittings.
5. Install 2 frost proof hose bibs with shutoff valves.
6. Install hot water tank or tankless water heater (builder to supply).
7. Gas piping to all gas fired appliances.
8. Rough-in all tub and shower controls.
9. Set tubs and shower pans in mortar bed.
10. Install all plumbing fixtures.
11. Make all final plumbing connections.

NOTE: Price does not include cost of permit or fees.

NOTE: Price does not include cost of plumbing fixtures.

NOTE: Price does not include cost of shower or tub controls.

NOTE: Price includes estimated travel time.

Cost: \$18,500.00

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 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:
