3593 Medina Road #145
Medina, Ohio 44256
261-961-4399
License #16432
PROPOSAL ID: LA-2024-909

Date: 11/02/2024

Proposal Submitted To:
Louis Wenner
3441 Superior Ave
Cleveland, OH 44114
louiswenner@gmail.com
216-215-5724

Work To Be Performed At:
Louis Wenner
3441 Superior Ave
Cleveland, OH 44114

Review:

Proposal to complete plumbing and HVAC scope of work per basic unapproved drawings and onsite walk through.

NOTE: THIS PRICE DOES NOT INCLUDE THE COST OF PERMITS OR FEES.

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:

1ST FLOOR HVAC:

1. Open item.

2nd FLOOR HVAC:

1. Remove and discard 2nd floor HVAC system.
2. New HVAC system to go in attic space.
3. Install RUUD ENDEAVOR high efficiency R95 56k btu constant torque gas furnace.
4. Install RUUD ENDEAVOR 3 ton cased evaporator coil.
5. Install RUUD ENDEAVOR 3 ton R-410A 13.4 SEER2 A/C condenser.
6. Install all supply and return ductwork and insulate.
7. Install 6" make up air with automatic damper.
8. Unit will be installed with emergency drain pan with wet switch and condensate safety switch.
9. Install line set, disconnect, whip, ac pad, and line set cover on exterior.
10. Condensate and emergency drain line piped to basement drain.

11. Concentric kit for flue piping in sch 40 pvc through roof.
12. 18-6 stat wire with ProStat digital programmable thermostat.
13. Gas line from basement to unit in attic.
14. Misc electrical work.
15. Add R-410A refrigerant as needed.
16. Complete system start-up.

NOTE: Electrician to provide power to unit in attic and to outdoor condenser.

COST: $15,300.00

NURSERY HVAC:

1. Install LG LS180HVSV5 high efficiency single zone 1.5 ton mini split.
2. Install line set.
3. Wall bracket for condenser.
4. Electrical wiring from condenser to indoor head (electrician to provide power and service disconnect).
5. Line set cover on exterior.
6. Complete system start-up.

COST: $4,900.00

DRYER AND EXHAUST VENTS:

1. Install 4 bathroom exhaust vents and terminate to outdoors (price does not include fans).
2. Install dryer exhaust vent.

COST: $1,000.00

PLUMBING:

1. Rough DWV in sch 40 pvc for 1st floor restrooms.
2. Rough DVW in sch 40 pvc for 2nd floor restrooms.
3. Rough DWV in sch 40 pvc for nursery restroom and kitchen sink.
4. Rough DWV in sch 40 pvc for basement restroom.
5. Rough DWV in sch 40 pvc for basement laundry.
6. Rough DWV in sch 40 pvc for kitchen.
7. Install 1" Backflow Device on water main.
8. Hot and Cold water piping to all plumbing fixtures in Type A pex and fittings.
9. Gas piping for kitchen.
10. Install all plumbing fixtures and make final plumbing connections (owner to supply plumbing fixtures).

NOTE: This price does not include the cost of demo of existing plumbing system.

NOTE: This price does not include cost of concrete demo or replacement.

NOTE: Owner to supply plumbing fixtures.

COST: $14,500.00

Cost: $35,700.00

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: _____