



3593 Medina Road #145

Medina, Ohio 44256

261-961-4399

License #16432

**PROPOSAL ID: LA-2025-1014**

**Date:** 02/13/2025

**Proposal Submitted To:**

Cathy & Doug Roof  
1801 Hunters Point Lane  
Westlake, OH 44145  
catharineroof@yahoo.com

**Work To Be Performed At:**

1801 Hunters Point Lane  
Westlake, OH 44145

**Review:**

**OPTION 1:**

Proposal to install new high efficiency furnace and air conditioner.

**OPTION 2:**

Proposal to install new high efficiency 2 stage gas furnace and air conditioner.

**OPTION 3:**

Proposal to install Navien tankless water heater.

**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 MANUFACTURER 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:**

**OPTION 1:**

1. Remove and discard existing furnace and a/c system.
2. Install new RUUD ENDEAVOR R95 112k btu 95% 1- stage constant cfm gas high efficiency furnace.
3. Install new RUUD ENDEAVOR 4.0 ton 13.4 SEER2 1-stage a/c condensor with new 3" poly pad.
4. Install new RUUD ENDEAVOR 4.0 ton medium efficiency cased coil.
5. Relocate condensor to side of house.
6. Install new refrigerant line set.

7. Install new flue piping in sch 40 pvc pipe and terminate to outdoors.
8. Install condensate drain piping with EZ CLEAN p-trap.
9. Install new 50 amp fused disconnect with new whip.
10. New power supply from panel to new condenser location.
11. Electrical work as needed.
12. Gas piping as needed.
13. Install new ProStat T705 digital programmable thermostat.
14. Install new Honeywell media cleaner (free of charge) with install.
15. Sheet metal work as needed.
16. Complete system start-up.

COST: \$9,650.00

**ADD-ON NOT INCLUDED IN PRICE:**

1. AprilAire 720A whole house humidifier with power fan and auto humidistat control.

COST: \$675.00

**OPTION 2: (Recommended)**

1. Remove and discard existing furnace and a/c system.
2. Install new RUUD ENDEAVOR R962V1155A24M4 112K BTU 2 STAGE ECM constant CFM gas furnace.
3. Install new RUUD ENDEAVOR 4.0 ton 13.4 SEER2 1-stage a/c condensor with new 3" poly pad.
4. Install new RUUD ENDEAVOR 4.0 ton medium efficiency cased coil.
5. Relocate condensor to side of house.
6. Install new refrigerant line set.
7. Install new flue piping in sch 40 pvc pipe and terminate to outdoors.
8. Install condensate drain piping with EZ CLEAN p-trap.
9. Install new 50 amp fused disconnect with new whip.
10. New power supply from panel to new condenser location.
11. Electrical work as needed.
12. Gas piping as needed.
13. Install new RUUD EcoNet Gen 3 Smart Thermostat 2 Stage.
14. Install new Honeywell media cleaner (free of charge) with install.
15. Sheet metal work as needed.
16. Complete system start-up.

COST: \$\$11,050.00

**ADD-ON NOT INCLUDED IN PRICE:**

1. AprilAire 720A whole house humidifier with power fan and auto humidistat control.

COST: \$675.00

**OPTION 3:**

1. Remove and discard existing hot water tank.
2. Install new Navien NPE 240A2 tankless water heater.
3. Install isolation/service valve kit.
4. Re-pipe water and gas piping as needed to accommodate tankless water heater.
5. Install flue piping in sch 40 pvc pipe and terminate to the outdoors.
6. Install condensate drain piping.

7. Electrical work as needed.
8. Install Zimlet 2 gallon expansion tank.
9. Install Navien Peak Flow S filtration canister.
10. Install Navien NaviCirc crossover valve for external hot water recirculation.
11. Complete system start-up.

COST: \$4,900.00

**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 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:

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