



3593 Medina Road #145

Medina, Ohio 44256

261-961-4399

License #16432

**PROPOSAL ID: LA-2025-1164**

**Date:** 12/29/2025

**Proposal Submitted To:**

Bour Construction  
1075 Forest Cliff Drive  
Lakewood, OH 44107  
jason@bourconstruction.com  
(216) 288-3342

**Work To Be Performed At:**

Derek Lenahan  
303 Greenbriar Dr  
Avon Lake, OH 44012

**Review:**

Proposal to complete plumbing scope of work for master bathroom remodel and installation os steam generator for steam shower.

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 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:**

1. Demo existing plumbing as needed.
2. Rough-in drain lines for new shower and emergency drain for steam unit.
3. Rough- in water lines and shower controls for new shower.
4. Install water supply for steam generator.
5. Install Mr. Steam 12kW eSeries Steam Bath Generator (240V) and piping.
6. Install new shutoff valves, and supplies for toilet and lavs.
7. Install new toilet, lav faucets, and p-traps.
8. Install shower trim.

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

NOTE: Price does not include cost of plumbing fixtures other than steam generator.

**Cost:** \$8,250.00

**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 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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