



3593 Medina Road #145
Medina, Ohio 44256
261-961-4399
License #16432

PROPOSAL ID: LA-2026-1181

Date: 02/24/2026

Proposal Submitted To:

Tom Norton
5087 Walden Lane
Brunswick, OH 44212
tnortonjr@gmail.com
(440) 315-9829

Work To Be Performed At:

Tom Norton
5087 Walden Lane
Brunswick, OH 44212

Review:

Proposal to rough-in plumbing for basement bathroom.

Proposal to install supply and return air ductwork for basement remodel.

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:

PLUMBING SCOPE OF WORK:

1. Obtain plumbing permit.
2. Demo concrete as needed and remove from job site to install underground plumbing for basement bathroom.
3. Tie into existing sanitary sewer near stack location in basement.
4. Underground plumbing in sch 40 pvc pipe and fittings for shower, toilet and sink.
5. Venting will require an air admittance valve.
6. Back-fill underground drain pipe with gravel.
7. Cement patch floor.
8. Rough-in hot and cold water supply piping in Type A Pex pipe and fittings.
9. Rough-in shower control (owner to supply).
10. Install shower pan in mortar bed and make drain connection.

NOTE: Price does not include cost of plumbing permit.

NOTE: Price does not include any plumbing finish work or setting of fixtures.

COST: \$8,925.00

HVAC SCOPE OF WORK:

1. Install exhaust fan vent piping and terminate to outdoors for basement bathroom.
2. Install 5 supply runs in 30 gauge duct pipe and fittings for basement remodel.
3. Install 3 cold air returns for basement remodel.

NOTE: Adding 5 supply runs may alter the efficiency of the furnace.

COST: \$2,200.00

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 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:
