Bradshaw Plumbing and Heating

[redacted]

Proposal and Agreement

Submitted to: [redacted]
Date: 11/20/22
For: [redacted] **- PLUMBING REVISION #1**

Bradshaw Plumbing and Heating agrees to furnish material and labor in accordance with specifications below for the sum of: **$37,955**

Specifications for plumbing work include:

Complete rough and finish plumbing for:

- *4 toilets*
- *6 lavatories*
- *4 showers*
- *1 tub*
- *2 kitchen sinks*
- *1 ice maker line*
- *1 washer box*
- *1 laundry sink*
- *1 floor drain*
- *5 hose bibs (including 1 hot/cold)*
- *2 sump pumps (piped 1' outside of house)*
- *1 lift station*
- *1 domestic hot water recirculation line*
- *insulation on hot water lines*
- *provide and install 1 80 gallon hybrid water heater*

Includes gas to:

- *1 future boiler/combi-water heater*
- *2 fireplaces*

All DWV to be PVC plastic and all water pipe to be PEX-type tubing.

All work to be performed according to the plans dated 9/2/22.

Does not include:

Fixtures or appliances, appliance installation, concrete cutting or coring, holes through I/Beams, radon systems, under mount sink installation, holes through granite or countertops for faucets or sinks, framing or installation for wall mounted toilets, floor demo, sheetrock demo or replacement, shower trench drain installation (to be installed by Contractor and hooked up by Bradshaw Plumbing and Heating), does not include work outside the house, roof patching or sealing, permits or permit fees, condensate drains other than boilers/tankless water heaters installed by Bradshaw Plumbing and Heating or anything not listed under Specifications above.

Unless otherwise agreed in writing, any additional work requested by Client not included in the scope identified herein will be billed on a time and materials basis. Labor will be charged at $120 per hour.

Client agrees to pay for the work as it is invoiced by Bradshaw Plumbing and Heating, generally as follows:

- 10 - 20% paid upon completion of underground work, if applicable
- 50 - 80% paid upon rough inspections
- Balance paid upon completion of Bradshaw's work

Work will not begin until contract is signed. This proposal with pricing is valid through December 20, 2022, and then is subject to change with increased costs for labor & material. All invoices are due within 30 days. If the Client fails to pay Bradshaw at the time payment of any amount becomes due, then Bradshaw may, at any time thereafter, upon serving written notice that the Work will be stopped within five (5) days after receipt of the notice by the Client, and after such five day period, stop the Work until payment of the amount owing has been received by Bradshaw.

Any invoice that remains unpaid after 30 days will accrue interest at a rate of 15% per annum. Should it be necessary for Bradshaw to retain an attorney to collect amounts due or to otherwise enforce its rights under this agreement, Bradshaw shall be entitled to collect its reasonable attorney fees and costs incurred in doing so.

The parties agree that any dispute arising from this Agreement shall be resolved in Boulder, Colorado, in the appropriate court. The parties also agree to engage in mediation with a professional mediator prior to initiating legal action. The cost of such mediation shall be shared equally by the parties.

[redacted]
11/20/22

Client agrees to and is responsible for providing Bradshaw with accurate and current plans and specifications.

Bradshaw warrants that all materials and equipment shall be new unless otherwise specified, of good quality, in conformance with the project specifications, and free from defective workmanship for a period of one year following completion of its work. Bradshaw does not provide a warranty, or free service or maintenance, for any material or equipment which were not purchased or provided by Bradshaw Plumbing and Heating.

Authorized Signature:



Todd Bradshaw

Acceptance of Agreement - Client hereby accepts the above proposal and agrees to the terms as set for above.

Date: 11/22/2022 Signature: 