BPH Email - May 19, 2026 (Invoice / 'install' argument + T&M log)

From: [redacted] Bradshaw <[redacted]>

To: Bostley PJ <[redacted]>

Date: Tue, 19 May 2026 16:55:10 -0600

Subject: Invoice

Attachments: [redacted] T&M Email.pdf; Material from Supplier.pdf; Material Credits:Returns.pdf; PastedGraphic-2.png

PJ:

I spoke with [redacted] regarding his detail (day by day) on what he did at your house recently. He did not take notes on his day to day tasks, just hours, except he did not begin his T&M recording until he had hung the boiler, piped the flue and ran the gas. Those 3 tasks were done first, and did not count towards any T&M invoicing.

In order to connect the boiler and pipe it to the heating system, [redacted]
- ran 1.25" heat PEX from the boiler supply and return, to the existing heating system and tied into the copper lines that were already there
- put in a purge point
- purged the system
- installed glycol

In order to connect the boiler and pipe it to the domestic hot water system, [redacted]
- ran the 1" hot red PEX and insulated it, attached it and ran it all the way across the crawlspace
- ran 1" blue PEX to the boiler
- put the hot line in from the hybrid water heater
- put in 2 PEX tees with a bypass ball valve and 2 ball valves going to and from the boiler
- installed a mixing valve

[redacted] mentioned that you did most of the wiring, although he did do a bit of it.

The detail above, as mentioned previously, was never listed in a proposal or invoice that you paid. If you look at Heating Proposal, Revision #2, dated 1/20/23, there is a very detailed list of the tasks in the specifications section. We always list specific tasks, in detail, when installing a heating system. Installing a boiler simply referred to the hanging, fluing and gas attachment, and that was all.

And I do understand your confusion by the vagueness. I used the word, "install" as a very generic term, as plumbers do, for the hanging, etc. For insurance purposes, plumbers need to hang a boiler, flue it and connect the gas, in order for the boiler to be covered under our general liability insurance for theft and damage. My insurance company considers those 3 boiler tasks to connote that it is "installed" for coverage. The specific tasks of connecting it to the heating system (see above) and domestic hot water system (see above) were never detailed because they were not included. And then [redacted] confirmed in an email that the homeowner would have the option to "install it" later if they needed more DHW and backup heat capacity.

Attached is the email I received from [redacted] for his T&M work at your house, just so you have it.

Material
The first PDF below is for material from my supplier for your house project. If you add them up on "net sales," then add 20% for my markup for warranty and then add the tax in (+ $91 from shop material) and then deduct the 2nd PDF for returns, you will get to the amount invoiced to you for material.

Let me know.

Thanks,
Todd

Todd Bradshaw
[redacted]

Gmail [redacted]

[redacted]&M for boiler install

message

[redacted] Thu, Apr 9, 2026 at 7:55 AM

T&M for combi-boiler at [redacted]

All other material used other than listed is on tickets from Winnelson. There is also one ticket from Dahl for cpvc fittings and pipe.

Hours
Friday 3/13 [redacted] 8 [redacted] 8
Wednesday 3/22 [redacted] 3.5
Tuesday 3/31 [redacted] 7
Wednesday 4/1 [redacted] 6
Thursday 4/2 [redacted] 6
Friday 4/3 [redacted] 7
Monday 4/6 [redacted] 5.5 [redacted] 5.5
Tuesday 4/7 [redacted] 6
Total 62.5

Materials from shop
~~2 - 3" pvc 90~~ 7
1 - 1" pex 90 37
2' - 1-1/4" m copper 22
12 - 1-1/4" pex rings
~~6' - 3/4"~~ gastite 14
1 - roll millwrap 11
6' - 3/8" vinyl tube
1 - 3/8" barbed coupling $5 from home depot

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