My Sent Dispute Response - June 10, 2026 (with quoted 6/9 inbound and 5/19 thread)

From: PJ Bostley <[redacted]>

To: [redacted] Bradshaw <[redacted]>

Date: Wed, 10 Jun 2026 11:52:03 -0600

Subject: Re: Bradshaw Plumbing and Heating Work

Todd,

[redacted]

I've reviewed the documents you've sent me, and they don't justify this bill. If you have an updated, signed contract or a signed change order that modifies the scope of Heating Revision #2, please forward it. Otherwise, the existing Heating Revision #2 contract clearly covers this work, and you've already been paid.

If you want to revise the invoice to cover only items that are genuinely outside the original scope of Plumbing Revision #1 or Heating Revision #2, send a short, itemized list, and I'll review it.

I dispute this invoice. It's not owed as written.

PJ

On Tue, Jun 9, 2026 at 2:10 PM [redacted] Bradshaw <[redacted]> wrote:

> PJ:
>
> I'd like to get some resolve with the invoice. Below is the detailed
> email from May 19, that you requested. I did leave you a voicemail last
> week and never heard back. We seem to be at an impasse and we haven't
> heard from you.
>
> Now that you have the detail and I have not heard from you, let me add a
> few things. My Proposal never stated that we were going to hook your
> boiler up to anything that had to do with the heat or plumbing. I believe
> that there is a bunch of product
> and material in your basement that belongs to me and I need to be paid for
> it. We can discuss this further or communicate through email, if you
> like. But, if I do not hear from you and/or receive payment on the invoice
> by Tuesday, June 15, I will need to move
> forward with other means of collection. I will also pursue recovery of
> any costs associated with getting paid.
>
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>
> Thanks,
> Todd
>
>
> Todd Bradshaw
> [redacted]
> [redacted]

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>
> Begin forwarded message:
>
> *From: [redacted] Bradshaw <[redacted]>
> *Subject: **Invoice*
> *Date: *May 19, 2026 at 4:55:10 PM MDT
> *To: *Bostley PJ <[redacted]>
>
> 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.
>
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>
> Let me know.
>
> Thanks,
> Todd
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>
> Todd Bradshaw
> [redacted]
> [redacted]
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