GrataLaw

Meghan C. Hungate
[redacted]

July 7, 2026

Via Email
PJ Bostley
[redacted]
Boulder, CO
Email: [redacted]

RE: Bradshaw Plumbing and Heating Invoice # 3655

Dear Mr. Bostley:

This firm represents Bradshaw Plumbing and Heating, and I write regarding the outstanding invoice referenced above. If you have an attorney representing you, please forward this letter to that person.

I understand that you have disputed and refused to pay Invoice #3655 on the basis that you claim the work was already included in the amount you paid to [redacted] for construction of your new home. In short, the charges in Invoice #3655 are for *additional* work Bradshaw performed at your request in early 2026, and it is due and owing.

The signed agreement for the heating scope of Bradshaw's work for [redacted] dated January 20, 2023, included "providing and installing 1 Triangle Tube Combi boiler." The plumbing scope included installing *gas lines to a* future boiler/combi-water heater. As part of the rough plumbing work, Bradshaw installed the necessary gas lines in 2023 and 2024. However, the combi boiler could not be installed or connected to the other systems until after final inspections were completed. It appears that, to maximize available rebates and achieve the necessary green points and HERS ratings for your home, you chose an electric heat pump but wanted the option to add a gas boiler later if the heat pump did not meet the household demand for hot water and/or heat. After final inspections were completed in December 2025, you contacted Bradshaw in February 2026 and requested that they add the boiler. Bradshaw performed that additional work in March and April and sent you its invoice on May 11.

Although the heating and plumbing proposals reference the "install" of a combi boiler and gas lines to that unit, they do not include all of the work detailed in Invoice #3655 that was necessary to connect the combi boiler to your existing systems and bring it online in your home. It appears that you and your general contractor anticipated needing more heating capacity than was included in your permitted plans. However, Bradshaw's original scope included only the boiler

itself and the work necessary to hang it—not, as Todd has explained, the detailed labor required to connect it to the various systems already operating in your home. The contemporaneous communications between [redacted] and Bradshaw in 2022 and 2023, as well as the representations [redacted] made on your behalf at the time, make that intent clear. To the extent the proposals themselves are ambiguous, those communications provide clarity and confirm that the additional charges in Invoice #3655 were not previously billed.

There is no double billing here, and Todd Bradshaw has provided the detail and backup information you requested. Instead, this sequence appears to have resulted from your effort to minimize Boulder County permitting requirements while still achieving your goals. Bradshaw performed extensive additional work to bring the combi boiler online with your other equipment, and the amounts set forth in Invoice #3655 are due and owing.

Please remit payment within 14 days. If payment is not received by that deadline, Bradshaw will proceed with action to recover all amounts due, including interest, attorneys fees, and costs as provided in its agreement. Please feel free to contact me if further discussion would be constructive. Thank you.

Sincerely,

Meghan C. Hungate

Meghan C. Hungate

Enclosures: Invoice #3655

Cc: Bradshaw Plumbing and Heating (via email only)

INVOICE

Bradshaw Plumbing and Heating
[redacted]
[redacted]
+1 [redacted]

Bradshaw Plumbing and Heating

Bill to
P.J. Bostley
[redacted]
Boulder, CO

Ship to
P.J. Bostley
[redacted]
Boulder, CO

Invoice details
Invoice no.: 3655
Terms: Net 15
Invoice date: 05/11/2026
Due date: 05/26/2026

#	Date	Product or service	Description	Amount
1.			Billing for combi-boiler install to provide suplemental heat for heating system and domestic hot water system. Boiler install, including gas piping and flue work, paid previously to BPH. This invoice includes piping from boiler/combi to heating and domestic hot water system, including: piping, isolation valves, pumps, glycol, controls and labor.	
2.		**Services**	Labor: 3/13/26 [redacted] = 8 hours @$155/hour, [redacted] = 8 hours @120/hour). 3/22/6 [redacted] = 3.5 hours @$155/hour). 3/31/26 [redacted] = 7 hours @$155/hour). 4/1/26 [redacted] = 6 hours @$155/hour). 4/2/26 [redacted] = 6 hours @$155/hour). 4/3/26 [redacted] = 7 hours @$155/hour). 4/6/26 [redacted] = 5.5 hours @$155/hour), [redacted] = 5.5 hours @$155/hour). 4/7/26 [redacted] = 6 hours @$155/hour).	$9,407.50
3.		**Services**	Material	$3,112.00

Ways to pay

BANK

Total **$12,519.50**

Overdue 05/26/2026

Note to customer
Job Name: [redacted]