

Gelinas HVAC Services Inc.  
2 Washington ave.  
Scarborough, Me. 04074  
(207)885-0771

Date: October 28, 2013

To: Shalom House  
130 Park Street  
Portland, Me. 04102  
(207)874-1080

Re: Remove and dispose of the existing failed gas fired furnace located in basement. Install (1) high efficiency gas boiler, one (1) new hydro-air handler with all needed duct transitions, misc. gas piping, heat piping, exhaust vent piping and condensate drain piping.

Gelinas HVAC Services, Inc. is pleased to have this opportunity to offer our services to you. We appreciate your business and the confidence you have placed in us. We propose to:

Furnish and Install; OPTION II

- 1) One (1) Teledyne Laars m/n Neotherm 210 97% AFUE high efficiency gas furnace. \*Sized for replacement of the existing (4) gas fired furnace.
- 2) One (1) First Company hydro-air handler with air conditioning coil.
- 3) One (1) Primary/Secondary loop with provision for the future units.
- 4) All duct transitions needed for a complete replacement.
- 5) One (1) condensate neutralizer.
- 6) All condensate drain piping. \*to terminate in basement Floor drain.
- 7) All copper piping, pex heat tubing, fittings and hangers needed.
- 8) All gas piping needed to tie back into existing line.
- 9) All additional refrigeration piping and fittings needed to reconnect to new coils.
- 10) All PVC vent piping needed to terminate out rear of building.
- 11) One (1) Combo CO & GAS detector.
- 12) Permit, City of Portland new gas appliance.
- 13) Start, test and adjust newly installed systems ensuring proper operation and efficiency.
- 14) Warranty; Gelinas HVAC Services Inc., shall support all manufacture parts/labor warranties.

The above referenced option I shall be completed for the estimated price of \$16,402.00 Sixteen thousand four hundred two dollars and no cents.

PAYMENT TERMS:

- \*30% upfront with signed contract
- \*40% billed at completion
- \*30% billed at completion

4,920.60  
6,560.80  
4,920.60

Note:

- a. Installation is expected to take not more than a total of 2 weeks.
- b. Work to begin within 4 weeks of signed agreement and receiving deposit, given materials are available.
- c. Work to be performed Monday through Friday, 8:30 A.M – 4:30 P.M.
- d. Should installation be stopped for any reason, Gelinac HVAC Services, Inc. shall be paid in full for all labor and materials provided up to point of interruption.
- e. There shall be a one year warranty on labor once installation has been completed.
- f. Warranty; in addition to any warranties agreed to by parties, the contractor warrants that work will be free from faulty materials, constructed according to the standards of the building code applicable for this location, constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in Maine Uniform Commercial code apply to this contract.
- g. If a dispute arises concerning the provisions of this contract or the performance by the parties that may not be resolved through small claims court action, then the parties agree to settle this dispute by jointly paying for one of the following: (check only one)
  1. Binding arbitration under the Maine Uniform Arbitration Act, in which the parties agree to accept as final arbitrator's decision ( )
  2. Nonbinding arbitration, with the parties free to reject the arbitrator's decision and to seek a solution through other means, including a lawsuit. ( )
  3. Mediation, in which the parties negotiate through a neutral mediator in an effort to resolve their differences in advance of filing a lawsuit. ( )
- h. Any alteration or deviation from the above contractual specifications that results in a revision of the contract price will be executed only upon the parties entering into a written and authorized change order.
- i. Attorney General's publicity accessible website, we strongly advise customers to visit the Attorney General's publicity website to gather current information on how to enforce their rights when constructing or repairing their homes.  
<http://www.mainelegislature.org/legis/statutes/10/title10sec1487.html>
- j. Prices are only good for fifteen (15) days from said date.
- k. The undersigned has authority as owner or owner's agent to authorize the work described in this contract.
- l. The proposed equipment meets the State of Maine minimum efficiency standard of 80%AFUE.

PROPOSED BY: William W. Helms DATE: 11/21/13

ACCEPTED BY: Meg 2000 DATE: 11/21/13

IN THE EVENT THAT THE OWNER FAILS, FOR ANY REASON, TO PAY FOR ALL LABOR, MATERIALS AND PARTS WITHIN THIRTY (30) DAYS OF THE DATE OF INVOICE, THE OWNER AGREES TO PAY, IN ADDITION TO ALL OTHER AMOUNTS DUE UNDER THIS CONTRACT, A FINANCE CHARGE COMPUTED AT A PERIODIC RATE OF 18%. OWNER ALSO AGREES TO PAY A \$25.00 PENALTY FOR ANY DISHONORED CHECK. IN THE EVENT THAT OWNER FAILS, FOR ANY REASON, TO PAY FOR ALL LABOR, MATERIALS AND PARTS WITHIN THIRTY (30) DAYS OF THE DATE OF INVOICE, THE OWNER AGREES TO PAY TO GELINAS HVAC SERVICES INC ENFORCING ITS RIGHTS HEREUNDER.