

PREPARED FOR

James Peterson

123 Saguaro Lane, Scottsdale, AZ 85254

HVAC System Replacement – 3-Ton Carrier Split System with Variable-Speed Furnace

Scope of Work

- ✓ Obtain City of Scottsdale mechanical permit prior to commencing work. Coordinate all required municipal inspections and ensure installation meets current Arizona Mechanical Code requirements.
- ✓ Safely disconnect, decommission, and remove existing 2.5-ton Goodman air conditioning unit and gas furnace from attic space. Recover all remaining refrigerant in accordance with EPA Section 608 regulations.
- ✓ Supply and install a new Carrier 3-ton split system air conditioner (outdoor condenser unit) in an approved exterior location, properly elevated and secured to a new concrete equipment pad.
- ✓ Supply and install the matching Carrier variable-speed gas furnace in the attic air handler space, including all gas line connections, flue venting, and manufacturer-specified clearances.
- ✓ Remove and replace the existing refrigerant line set with new copper line set sized to the new 3-ton system. Pressure-test, evacuate, and charge system with factory-specified R-410A refrigerant to manufacturer requirements.
- ✓ Install a new Honeywell Wi-Fi programmable thermostat, including all low-voltage wiring connections to both the indoor and outdoor units. Configure thermostat and provide client walkthrough of operation and app setup.
- ✓ Inspect existing ductwork throughout the home for leaks, disconnections, deterioration, or improperly sized transitions. Seal identified leaks with mastic sealant and repair any compromised duct sections to restore system efficiency.
- ✓ Install a new primary PVC condensate drain line routed to an approved drain location. Add a safety float switch to the secondary drain pan to automatically shut the system down in the event of a primary drain blockage, preventing water damage.
- ✓ Perform full system startup and commissioning: verify airflow, confirm gas pressure and heat rise, test all thermostat functions, check refrigerant charge, and confirm safe and efficient operation of the complete system.
- ✓ Remove all old equipment, debris, packaging materials, and job-site waste from the property. Haul away the existing Goodman condenser, furnace, and all associated materials for proper disposal and recycling.

Pricing Breakdown

Carrier 3-Ton Split System Condenser & Matching Variable-Speed Furnace	\$4,100
Refrigerant Line Set, R-410A Refrigerant Charge & Fittings	\$420
Honeywell Wi-Fi Thermostat & Low-Voltage Wiring	\$210
Condensate Drain Line & Safety Float Switch	\$180
Ductwork Inspection, Sealing & Repairs	\$540
Concrete Equipment Pad (Outdoor Unit)	\$150
Labor – System Removal, Installation & Commissioning	\$5,500
City of Scottsdale Mechanical Permit & Inspection Fees	\$420
Equipment Haul-Away, Refrigerant Recovery & Disposal	\$480
Miscellaneous Materials (Fasteners, Sealants, Electrical Whip, Disconnect)	\$200
Total	\$12,200

Timeline

Work is estimated to commence within 5–7 business days of signed proposal and deposit receipt, subject to permit issuance by the City of Scottsdale. The full installation is expected to be completed in one to two business days. A city inspection will be scheduled immediately upon completion; inspection scheduling is subject to municipal availability, typically within 3–5 business days. Total project duration from start to final inspection is estimated at 7–14 calendar days. Summer scheduling is in high demand — early confirmation is recommended to secure your preferred start date.

Terms & Conditions

- 1. Payment Terms:** A deposit of 50% (\$6,100) is due upon signed acceptance of this proposal. The remaining balance of \$6,100 is due upon system commissioning and completion of work, prior to final city inspection sign-off. Accepted payment methods include check, ACH transfer, or major credit card. A 3% processing fee applies to credit card payments.
- 2. Labor Warranty:** Summit Cooling & Heating warrants all labor and workmanship for a period of two (2) years from the date of installation. Any defects in installation identified within this period will be remedied at no charge to the client.
- 3. Equipment Warranty:** The Carrier split system and furnace carry manufacturer warranties per Carrier's registered warranty program (typically 10-year parts when registered within 90 days of installation). The Honeywell thermostat is covered by a 5-year manufacturer warranty. Summit Cooling & Heating will assist with manufacturer warranty registration at no additional cost.
- 4. Change Order Policy:** Any modifications to the agreed scope of work requested after project commencement — including additional ductwork repairs beyond those identified during inspection, electrical upgrades, or equipment changes — will be documented in a written change order signed by both parties before additional work proceeds. Change orders may affect project cost and timeline.
- 5. Insurance & Licensing:** Summit Cooling & Heating is fully licensed with the Arizona Registrar of Contractors and carries general liability insurance and workers' compensation coverage. Certificate of insurance is available upon request.
- 6. Unforeseen Conditions:** This proposal is based on conditions visible and accessible at the time of estimate. Should concealed conditions be discovered during the work — such as deteriorated flue venting, inadequate electrical service, or structural obstructions — Summit Cooling & Heating will notify the client promptly and provide a written estimate for any additional work required before proceeding.

CONTRACTOR

Signature

Summit Cooling & Heating

Date

CLIENT

Signature

James Peterson

Date