



Trio Plumbing Company, Inc.

2138 Hunters Way Court / Chesterfield MO 63017 / 636-537-4938 Fax 636-537-3150

August 11, 2026

Ref:

MDG Renovations

314-974-4604

314-280-7215

167 Lamp & Lantern Village, Suite 143

Chesterfield Mo 63017

mgordon@mdgrenovations.com

MVollet@mdgrenovations.com

Job:

Flavin

35 Auburndale

Creve Coeur Mo 63141

Dear Mark,

Trio Plumbing Co, Inc. proposes the following contract for the plumbing work for Flavin. We will supply all the labor and material as per plans for the following plumbing.

We will install schedule 40 PVC plastic and vent pipe and Copper or pex water lines.

We are installing new plumbing fixtures to existing plumbing waste, water, and vent as per drawing.

Note: All plumbing fixtures to be supplied by other.

All finish fixtures by owner.

Master Bath

1- Toilet (Move to new location)

2- Lavatory (Move to new location)

1- Shower (Move to new location) 3- control valve, Thermostatic mixing valve, Shower head, and hand held.

1- Tub (Move to new location)

We will install the above plumbing work for new basement bath for the sum
of [redacted]

ACCEPTED - Initial Scope

Alternate #1 Leak Detection System

ACCEPTED

1-1/4" Leak defense system

To install a 1-1/4" Leak defense system with panel and check valve

Add [redacted]

Alternate #2 Steam shower.

NOT INCLUDED

To install a new steam shower with 3/4" backflow device

Add [redacted]

In the event we would encounter water or rock, any additional equipment that will be required for removing any will be handled on a time and material basis.

Notice to owner

Failure of this contractor to pay those persons supplying material or services to complete this contract can result in the filing of Mechanic's lien on the property, which is the subject of this contract pursuant to chapter 429, RSMO. To avoid this result you may ask this contractor for "lien waivers" from all persons supplying materials or services for the work described in this contract. Failure to secure lien waivers may result in your paying for labor and material twice.

Terms: 80% is due for the completion of the ground rough-in of the PVC
Waste and vent piping.
20% is due for the installation of owner supplied fixtures and for the
final connection.

Trio Plumbing Co. terms of payment on invoices are a net of 30 days. This means all invoices are subject to 1.5% per month service charge.

This price is good for 60 days then becomes subject to change.

Thank you for the opportunity to quote. If you have any questions please call me at #636-537-4938.

Respectfully submitted,

Micheal Uhles, President

MRU

Please sign one copy the contract and return it to Trio Plumbing in the enclosed envelope provided.

Acceptance by _____ Date _____