



720 W. McNab Road
Ft. Lauderdale, FL 33309
O - 954-971-1000
C - 954-444-4683
E - Dave@QualityAC.com

Omega Villas Condominium Association Inc.
1713 Nw 72nd Ave
Plantation, FL 33313
(954) 624-2449

9/9/2025

info@yourmanagementservices.com

Quality Air Conditioning Company, Inc. will install (2) 5 Ton Split AC systems:

Complete installation of (2) 5 ton AC Units including removal and disposal of existing equipment, new digital programmable thermostat, heater and taxes. Unit to be connected to the existing electric, existing duct system, existing smoke detectors, existing refrigerant lines and existing condensate line. Units to include filter rack, clear drain line, float switch, iso pads, hurricane strapping, locking caps, flush freon lines.

Option 1:

Brand: Daikin

Model #: DC4SEA60 / AMST60

Quantity: 2

Lead Time: In Stock

Warranty Coverage: Compressor is covered for 5 years, parts for 5 years, labor warranty of 1 year.

System Investment \$15,465.00

Option 2:

Brand: Rheem

Model #: WH1PZ60/WA14AZ60

Quantity: 2

Lead Time: In Stock

Warranty Coverage: Compressor is covered for 5 years, parts for 1 year, labor warranty of 1 year.

System Investment \$15,993.00

Exclusions:

- Engineering
- Permit fees
- Any modifications or repairs to any fire safety equipment
- Any electrical other than connecting to the existing power supply
- Concrete, roofing and drywall cutting, patching and painting

Labor

Quality Air Conditioning Company, Inc. is covered by liability and workers compensation insurance evidence of which is available upon request. All employees of Quality Air Conditioning Company, Inc. are subject to drug screening.

Any alterations or deviation from the above specifications, involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Homeowner is responsible for fire, tornado and other necessary insurance. All Quality Air Conditioning Company, Inc. workers are fully covered by Workman's Compensation Insurance. A 1½% per month interest charge will be assessed on past due accounts. Quality Air Conditioning Company, Inc. claims a contractor's and material men's lien in the amount covered by this contract on the house, the premises and/or the real estate for the installing, repairing, improving, and furnishing material and equipment in and on said premises. Quality Air Conditioning Company, Inc. is not responsible for any loss, damage, illness or injury caused by mold, fungus or other mold like growth.

Payment

50% is due upon acceptance of proposal and remaining balance is due upon completion. Permits fees are not included and will be billed with the final invoice.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date of Acceptance: _____ Signature _____
Customer Signature

Print Name _____

Estimate valid for 30 days from above date

GENERAL CONDITIONS

1. During installation we shall take all reasonable precaution to avoid injuries to persons and damage to property.
2. All reasonable precautions will be taken to prevent ceiling damage; however, we will not be responsible for any stress cracks.
3. Unless otherwise noted, this proposal does not include corrections of any code and/or City/County ordinance violations that exist on the subject property. Any violations that are discovered before, during and/or after our work has been completed; the cost of correcting same shall be charged as an extra to this proposal.
4. Unless otherwise noted on this proposal, only the permit fee is included. Any additional data such as but not limited to heat gain, duct, energy, wind load, tie down calculations, etc., or any additional /extra installation items the governing municipality requires to be done that is not included in our proposal will be charged as an extra.
5. It is understood and agreed that title to the equipment, parts and materials, whether installed or not, are to remain in the name of **QUALITY AIR CONDITIONING COMPANY, INC.** until all sums due us have been paid for in full, including all costs of collection, and customer hereby grants **QUALITY AIR CONDITIONING COMPANY, INC.** right of access to the equipment, parts and materials **QUALITY AIR CONDITIONING COMPANY, INC.** name for all purposes, including the removal of same if not paid for by customer. Possessor rights shall remain with **QUALITY AIR CONDITIONING COMPANY, INC.** and we shall have the right to transfer any and all notes held hereunder, and the title or right of possession will pass to the legal holder or transferee.
6. In the event any collection efforts of any sums due hereunder, purchaser agrees to pay all of said collection costs, including but not limited to court costs and Attorney's fees, in and out of court and if court at all levels.
7. Interest will be paid to the seller at the rate of 1-1/2% per month of the unpaid balance on delinquent accounts.
8. Warranty service and repairs will not be performed on delinquent accounts.
9. If existing equipment or materials will be re-used, same cannot be guaranteed.
10. If existing materials will be removed or replaced, same will become our property unless specifically agreed otherwise in writing.
11. Seller is not liable for delay caused by strikes, labor difficulties, Governmental orders or regulations, or situations of any kind beyond our control.
12. Any equipment, labor or material required by customer requested modification, alteration or additions to this proposal shall be charged to you at our normal rates.
13. No responsibility is assumed for any claims for damages resulting from the use of or failure of equipment, materials, parts, and any and all system components whether new or existing. Customer agrees to hold **QUALITY AIR CONDITIONING COMPANY, INC.** harmless in any and all claims.
14. Decorating and painting will not be included under this contract.
15. It is understood that this proposal sets fourth our entire agreement and no verbal statements by either party shall be allowed to alter any of the terms or provisions set fourth in this contract.
16. This proposal will become a contract between us if acceptable by your, and thereafter approved by an officer of the company.
17. Purchaser shall be responsible at all times for the conditions of the work site and act of other contractors or parties. Any damage or loss of any equipment that has been delivered to the site, whether installed or not, unless clearly caused by "QUALITY AIR CONDITIONING COMPANY, INC." or any of its employees shall be the responsibility of the purchaser.
18. Shading devices to be provided by you in order to maintain design conditions during periods of maximum loading.
19. No responsibility is assumed for unseen or unknown obstructions such as but not limited to electrical, plumbing or gas lines when cutting walls, slabs, ceilings or during underground trenching.
20. Monies provided as down payment will be utilized to cover permit fees, design finalization, and materials procurement. These monies are not refundable in the event customer cancels contract.
21. Any additional work requested by you must be authorized by a signed Change Order prior to work commencement.
22. This proposal does not include any costs for inspection removal, protection or disposal of asbestos materials and/or equipment containing asbestos materials or other hazardous materials (i.e. material such as but not limited to asbestos, mold, etc.) Unless stated on the front of this will be the sole responsibility of the owner.
23. Unless otherwise specified herein, when a complete system (condensing unit, air handling unit, electric heat, ductwork, return/supply grilles and refrigerant piping) is proposed, it's design shall be in accordance with current ASHRAE standards applicable to intended use.
24. Special permits or board approvals are the responsibility of the owner.
25. Unless otherwise note on this proposal, R-19 ceiling/roof insulation is the minimum design basis used by

QUALITY AIR CONDITIONING COMPANY, INC. in their heat load calculations. Insulation is not included in this proposal.

26. **FOR JOBS THAT EXCEED \$2,500 PAYMENT MAY BE AVAILABLE FROM THE CONSTRUCTION INDUSTRIES RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A STATE-LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, 1940 NORTH MONROE STREET, TALLAHASSEE, FL 32399-1039, 850-487-1039.**

LIMITED WARRANTY

1. THERE SHALL BE NO WARRANTIES EXPRESS OR IMPLIED, or GUARANTEES, with respect to this contract except as set forth in detail herein.
2. After installation, a qualified representative will start, test and provide instructions concerning use of the equipment.
3. Equipment, parts and materials (including chemicals and chemical solutions) shall be installed or applied in accordance with the manufacturer's warranty/ guarantee, if any. **QUALITY AIR CONDITIONING COMPANY, INC.** assumes no liability and offers no warranty or guarantee with respect to equipment, parts and materials (including chemicals and chemical solutions).
4. Labor provided by **QUALITY AIR CONDITIONING COMPANY, INC.** will bear a one-year warranty. The warranty period commences on the date of equipment start up. Warranty will be provided during normal working hours (Monday through Friday).
5. Normal routine maintenance is not included in your first year labor warranty. Repairs and/or damage (ie: dirty coils, dirty filters, water leaks etc.) caused by lack of or improper routine maintenance is the sole responsibility of the customer and agrees to hold **QUALITY AIR CONDITIONING COMPANY, INC.** harmless.
6. All warranty work is to be performed by **QUALITY AIR CONDITIONING COMPANY, INC.** Use of any other entity to perform repairs or alterations on equipment installed by **QUALITY AIR CONDITIONING COMPANY, INC.** will immediately void the one year warranty with **QUALITY AIR CONDITIONING COMPANY, INC.**

CERTIFICATION

1. **QUALITY AIR CONDITIONING COMPANY, INC.** is a State Class "A" Certified Air Conditioning Contractor.
Certificate #CAC010333



DOS HVAC LLC DBA LORD'S A/C & LORD'S PLUMBING

Omega Villas Condo Association
1713 NW 72nd Ave
Plantation, FL 33313

(954) 624-2449

ESTIMATE	#2026
ESTIMATE DATE	Sep 18, 2025
EXPIRATION DATE	Oct 18, 2025
TOTAL	\$16,700.00

CONTACT US

3575 Broken Woods Dr, 702
Coral Springs, FL 33065

(786) 260-4783

mylordsac@gmail.com

ESTIMATE

Services	qty	unit price	amount
Air Conditioner - New A/C 5 Ton Rheem Split System with Installation Warranty: 1 year on labor, 5 years on parts from manufacturer. Including compressor Install 2 - 5 Ton split a/c systems Includes removal and disposal of existing equipment new digital thermostat heater and taxes included units to be connected to the existing electric and existing duct system ,existing smoke detectors ,existing refrigerant lines and existing condensate line units to include filter rack clear drain line ad float switch iso pads hurricane strapping locking caps flush Freon lines Brand Rheem x 2 SEER 15.2 Condense # RA14AY60 Air Handler # RB2TY6024	2.0	\$8,000.00	\$16,000.00
Air Conditioner - AC Permit	1.0	\$450.00	\$450.00
Air Conditioner - Time Delay Time delay for compressor, includes: Materials	2.0	\$125.00	\$250.00

Services subtotal: \$16,700.00

Subtotal \$16,700.00

Total \$16,700.00

3.5% CHARGE ADDED ON ALL CARD PAYMENTS.

PAYMENTS ACCEPTED VIA ZELLE TO 786-260-4783, PLEASE SEND TEXT MESSAGE TO LET US KNOW YOU PAID VIA ZELLE.

ALL ESTIMATES ARE GOOD FOR 30 DAYS.

CONDENSATE DRAIN LINE SERVICE IS UNDER WARRANTY FOR 30 DAYS.

PLEASE NOTE:



Air Around the Clock

OMEGA VILLAS - OWES MONEY
OMEGA VILLAS
1713 NW 72nd Ave
Plantation, FL 33313

(954) 624-2449
INFO@YOURMANAGEMENTSERVICES.COM

ESTIMATE	#12016
ESTIMATE DATE	Aug 1, 2025
TOTAL	\$17,800.00

CONTACT US

Mail To :, 730 S Powerline RD STE D
Deerfield, FL 33442

(888) 349-6922
info@atcair.com

Service completed by: XAVIER C

ESTIMATE

Services	qty	amount
INSTALL 5 TON RHEEM SPLIT SYSTEM CLOSET RB2T (SHORT A/H) 9/18/25 (2) 5 TON SPLIT SYSTEM - RHEEM HIGH EFFICIENCY (SEASONAL ENERGY EFFICIENCY RATIO) 10KW HEAT AIR HANDLER VERTICAL IN HALLWAY CLOSET ON NEW 18" METAL STAND- MOD #RB2TY6024 FLOAT SWITCH - FILTER RACK MUST CLEAR DRAIN LINE THOROUGHLY CONDENSER INSTALLED ON EXISTING SLAB- MOD #WAY1560AJ1NA USE EXISTING FREON LINES 7/8,3/8 - NEW LIQUID LINE DRIER HOOK UP TO EXISTING SMOKE DETECTOR ISO PADS - HURRICANE STRAPPING FLUSH FREON LINES - SIGHT GLASS INSTALL FREON LOCKING CAPS - PAINT NEW OUTSIDE INSULATION W/WEATERPROOF PAINT NEW DIGITAL THERMOSTAT ALL DISCOUNTS HAVE BEEN APPLIED INSTALLED AND COMPLETED ONE (1) YEAR GUARANTEE ON PARTS AND LABOR ONE (1) YEAR LIMITED MANUFACTURE PARTS WARRANTY ON A/C EQUIPMENT FIVE (5) YEAR WARRANTY ON COMPRESSOR ALL DEBRIS WILL BE REMOVED BY ATC JOB DONE TO SOUTH FLORIDA CODE REQUIREMENTS ATC IS NOT RESPONSIBLE FOR ANY PREEXISTING CONDITIONS INCLUDING DUCT LEAKS 50% DEPOSIT NEEDED TO SECURE UNIT-	2.0	\$17,800.00

Services subtotal: \$17,800.00

Subtotal	\$17,800.00
Tax (C 3%)	\$0.00
Total	\$17,800.00