



INVOICE

HM-2026-0021 | Date: June 18, 2026 | PAID IN FULL

✓ PAID IN FULL

MITSUBISHI DIAMOND CONTRACTOR ♦ NYSDA CLEANHEAT PARTNER 518-483-7070 | DESIGN@HOLMESMECH.COM

PREPARED FOR

Steve Garneau
32 Academy St
Malone, NY 12953
518-319-5635

PREPARED BY

Holmes Mechanical
Holmes Mech LLC
Malone, NY 12953
design@holmesmech.com | 518-483-7070

PROJECT SITE & TYPE

32 Academy St
Malone, NY 12953
Residential
Boiler Replacement (Oil → LP Combi)

SCOPE OF WORK

Complete replacement of the home's heating and domestic hot water with a high-efficiency Rinnai I-Series+ IP199199C condensing propane (LP) combi boiler. The customer removes the existing oil boiler and preps the space; Holmes Mechanical wall-mounts the new combi on an interior basement wall, direct-vents intake/exhaust through the sill, and builds a two-zone hydronic manifold — wired for a future third zone — with Taco 007e ECM circulators and a Taco SR503 priority relay, tied into the existing distribution. Includes full DHW service valve kit with thermostatic mixing, condensate neutralization, new LP gas connection, two thermostats (Wi-Fi + standard), NYS permit, startup, and commissioning.

EQUIPMENT & MATERIALS

ITEM / DESCRIPTION	DETAILS	QTY	UNIT PRICE	TOTAL
Rinnai I-Series+ IP199199C Condensing LP Combi Boiler	199,000 BTU heating / 199,000 BTU DHW · up to 95% AFUE · Smart Sense adaptive gas valve · propane (LP) · 12-yr heat exchanger / 5-yr parts warranty	1	Incl.	Incl.
Near-Boiler & Primary/Secondary Piping Rinnai P/S Kit · 1½" Copper	Rinnai primary-secondary kit, 1½" copper P/S loop, isolation flanges, Caleffi autofill & backflow, expansion tank, air/dirt separation	1	Incl.	Incl.
2-Zone Hydronic Distribution 3-Zone Capable (future)	Taco SR503 switching relay w/ priority, Taco 007e ECM circulators, ~60–70 ft 1" copper supply runs tied into existing distribution mains	1	Incl.	Incl.
Domestic Hot Water Combi DHW + Mixing	Rinnai DHW isolation valve kit, Caleffi thermostatic mixing valve, scale inhibitor, PEX & copper service connections	1	Incl.	Incl.
LP Gas Connection ¾" Black Iron + CSST	¾" black iron into structure transitioning to CSST, second-stage regulator tie-in, system bonding; LP tank & first-stage regulator by propane supplier	1	Incl.	Incl.
Direct-Vent & Condensate	Centrotherm 2"/4" concentric direct vent — intake & exhaust through sill; condensate pump with neutralizer	1	Incl.	Incl.
Controls & Thermostats	Honeywell T6 Pro Wi-Fi + T4 Pro thermostats; full install, startup & commissioning	1	Incl.	Incl.
Permit & Inspection	NYS mechanical permit & inspection — capital improvement	1	Incl.	Incl.
Installation Labor Full Crew · 4.5 Days	Existing oil boiler removed by owner; full installation, startup, commissioning & owner orientation	1	Incl.	Incl.

Total — Paid in Full

Equipment + Labor + Materials — All-In | Capital improvement — no NY sales tax (ST-124)

\$27,500



PROPANE SAFETY INSPECTION



Account # 2347367 Name Steven Gameau Address [574841] 32 Academy Street City Malone
State NY Zip 12953 Phone (518) 319-5635 Date of Inspection 07/23/2026 Branch/Location Work Order #

Equipment Type	Boiler				
Manufacturer	Rinnai				
Year Manufactured	NV				
Model #	Ip199199c				
Serial #	Th.ba-193739				
Fuel	Propane				
BTUs (Maximum Input)	199,000				
Manual Shutoff Valve	OK				
Sediment Trap	OK				
Burner(s) Condition	OK				
Combustion Chamber Condition	OK				
Control/Pilot Safety System	OK				
Venting System	OK				
Combustion Air	OK				
Taken Out of Svc or Operation (Tag #)	No				

CONTAINER CHECK	Serial #	Cust. Own	Container Type		Size	Tank %	Manufacturer	Mfr. Date	DOT		Container			Relief Valve			Fittings Leak Test
			ASME/ DOT	AG/UG/AGUG					Last Regual Date	Type	Found.	Loc.	Cond.	Cond.	Date	Cap	
	2659599	N	ASME	AG	120 wg	20	Worthington	2025	N/A		OK	OK	OK	OK	2025	OK	OK
	1320354	N	ASME	AG	120 wg	10	Worthington	2015	N/A		OK	OK	OK	OK	2015	OK	OK

PIPING	Material		Size	Protection	REGULATOR(S)	Mfr.		Model #	Date Code	Cond.	Vent Position	Protection
	1st Stg	CT (Copper Tubing)	3/8	OK		1st Stg	REGO	Lv3403tr	0226	OK	OK	OK
	2nd Stg	BP (Black Iron Pipe)	3/4	OK		2nd Stg	REGO	Lv4403b66ra	1024	OK	OK	OK

CSST TRACKING (IF APPLICABLE)	Bonded	☐ Yes ☐ No ☐ Unknown	Jurisdictional Acct.	☐ Y ☒ N ☐ Unknown	Gas Lines Capped	☐ Y ☒ N/A	Heat Pump	☐ Y ☒ N
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System Type	System Leak Check ☒ Entire System				Pressure Test				System Operation Tests			
	Initial/Start Pressure	End Pressure	Start Time	End Time	Start Pressure	End Pressure	Start Time	End Time	Flow Pressure Test	Lock-Up Pressure Test		
2nd Stage	13.1 / 9 ☐ WC ☐ PSI	9 ☐ WC ☐ PSI	2:41	2:45		PSI		PSI	11.2 ☐ WC ☐ PSI	12 ☐ WC ☐ PSI		
		☐ WC ☐ PSI				PSI		PSI	☐ WC ☐ PSI	☐ WC ☐ PSI		
		☐ WC ☐ PSI				PSI		PSI	☐ WC ☐ PSI	☐ WC ☐ PSI		
		☐ WC ☐ PSI				PSI		PSI	☐ WC ☐ PSI	☐ WC ☐ PSI		

Performed Sniff Test	☒ Y ☐ N	Comments
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Disclaimer: This inspection covers gas equipment and appliances visible and readily accessible to the service technician and represents the conditions existing on the date of inspection. It does not cover latent or manufacturing defects, the internal workings of sealed equipment or structural components, and cannot be construed to cover future or unforeseen happenings.

I, ☒ Property Owner ☐ Tenant ☐ Authorized Representative, **acknowledge** that the individual performing the propane safety review informed me of the procedure and the outcome of the review; what was covered by the review and what was not covered; what repairs and/or alterations, if any, were made to the gas system or appliances; and options available for making recommended changes to my gas system. I **further acknowledge** that:

- I have informed the individual performing the propane safety review of all gas-burning appliances and gas lines on my property.
- I have been told what to do if I smell a gas odor or otherwise suspect a gas leak and have been shown how to turn the gas off at the tank.
- I have smelled the propane gas and can detect its odor.
- I have been told that the odorant giving propane its distinctive smell can fade or diminish in intensity.

In addition, I have been told that certain physical limitations or conditions might prevent me from smelling a gas leak.

- I have received customer safety information and been told to read it and share it with all family members.
- I am satisfied with the service work performed.
- I have been advised to install one or more gas and carbon monoxide detectors listed by Underwriters Laboratories (UL) as an additional measure of safety.

I have been provided the following additional safety materials:

- ☒ Propane Safety Booklet (PRC-005606 or PRC-101063)
- ☐ Important Propane Safety Information Brochure (PRC-003121 or PRC-101062)
- ☐ Carbon Monoxide Brochure (PRC-000075)

David Wilkins
Service Technician Name - Print

Service Technician Signature
07/23/2026
Date

Steven Gameau
Customer Name - Print

Customer Signature
07/23/2026
Date