

JOB SUMMARY



From | **Southern Outdoor Restoration**
3217 Northside Drive
Raleigh, NC 27615
(919) 366-7474

Job No. | 37615068
Date | 11/25/2024
Type | Cleaning
PO No. |

Job For | **Lincoln Property Company**
620 S Tryon St
620 South Tryon Street
Charlotte, NC 28255

Services



Granite Stairway and Building Entrance Cleaning:

Pressure Washing of the elevated front entrance stone flatwork. Precautions taken to prevent water intrusion on entrance doors. Pressure washing of granite steps (scope ends at bottom of steps and does not extend to all of the stone flatwork around the astroturf "quad" area).

Wet Sandblasting of the calcium deposits on the granite steps. Blasting angle should be slightly away from the aluminum permanent lighting strips. If on the step, blast at a side angle towards the ends of the step. If on on the riser, blast downwards towards the flat part of the step. 1" buffer to be given to the aluminum lighting to avoid potential damage to that element of the property. No blasting to be done on the smooth stone bookending the granite steps.

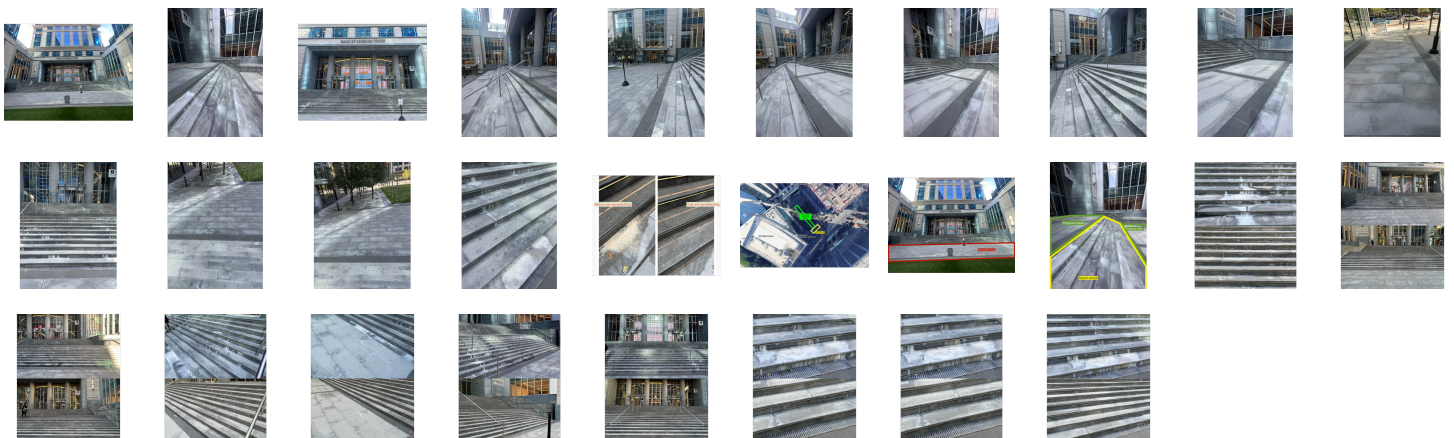
Flush all flatwork and steps, utilizing the drainage system on site at the bottom of the steps.

Water access via fire hydrant.

Parking of SOR Pressure Washing Truck in the street lane directly perpendicular from the building entrance. Four traffic cones to be deployed (three in back and one in front). Any parking or traffic control related fees from the City will be added to the invoice (with no markup).

Work to take place on a lower foot traffic day (mutually determined by building management/maintenance staff and the SOR Team). Work to be completed by 11/22/24 to ensure site is prepared for the Thanksgiving event.

Files and Photos



Comments

No Comments

Disclaimers and Warranties

Disclaimer on Pressure Washing services:

- Unless otherwise specified, our wash process will not remove rust stains, efflorescence, calcium/lime build up, graffiti, vinyl oxidation, artillery fungus, tar/asphalt stains on gutter faces and other surfaces, F.O.G. (fats, oils, greases) stains, and other inorganic stains
- Cracked, faded/oxidized, peeling, or interior-only paint, loose masonry, and/or rotten wood may be exposed during the wash process but is not caused by the work we complete. This includes painted being pushed off galvanized steel by white rust and dry rotted plastic such as light fixture coverings and dryer vent covers. We will not be liable for repairs associated with the diagnosis of these issues.
- We are not responsible for damage to personal property (potted plants, mats, cloth cushions, decorations, electronics) not removed by tenants/residents in advance of our work.
- Water and/or cleaning solution may wash out the factory-installed lubricant inside of key holes. A 3-in-1 penetrating lubricant oil will work to ensure immediate functionality of the lock. If notified of this issue, our company will rectify the problem.
- We will provide water for this project through the fire hydrant meter network if there is a Hydrant Meter Rental and Fee item on the quote; if not, we will be accessing water via exterior spigots. If the fire hydrants in the community are private (not owned by the municipality), we will operate them under the assumption that they are in good working order and have been routinely inspected and maintained by a professional. Should the hydrant open and not be able to be shut off, we simply exposed the issue (did not cause it) and cannot be held liable for the necessary repairs.

We complete our work under the following assumptions:

- Windows, doors, electronic locks/doorbell, and security cameras are securely sealed and closed. Should water and/or cleaning solution enter the building, it is due to compromised seals or weatherstripping. Our low pressure wash process will not blow out seals but the volume of water used in the process may expose air gaps in the building envelope. We are not responsible for the damage of items caused by this issue.
 - Double pane windows have intact thermal seals. If moisture remains between the two panes of glass, our wash process did not cause the compromised seal(s) but rather exposed a pre-existing condition.
 - Electrical outlets and fixtures are wired to code, grounded properly, and GFCI protected. Outdoor outlets must have intact gaskets to seal off the wiring or have intact caulking. Should water get inside the outlet, the water can create a short. If there is a short, the circuit breaker may keep tripping and the outlet needs several days to dry out before working properly again. A short may trip a GFCI on the inside of the home that needs to be reset for the circuit to function again. A short with a faulty GFCI may ruin the outlet and the outlet will need to be replaced with a new GFCI outlet. We are not responsible for the repairs associated with the aforementioned circumstances.
 - Paint does not contain any organic dyes that will react to the sodium hypochlorite in our mildewcide solution. SOR cannot be held responsible for damages, labor, or material costs for rectifying any issues in the above situations. Specifically, exterior paints with a Magenta dye from Sherwin Williams are chemically unstable and may turn green in the presence of our cleaning solution. Sherwin Williams is aware of this issue and a warranty claim will need to be processed.
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