

JOB SUMMARY



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

Job No. | 40357712
Date | 5/18/2025
Type | Cleaning
PO No. |

Job For | **York Properties Dept. 322**
Mission Valley Shopping Center
2233 Avent Ferry Road
Raleigh, NC 27606

Services



May 2025 - OFF HOURS - Concrete Surface Cleaning(~46,000 sq ft) - Scope :

- Pretreat and surface clean highlighted concrete and pavers to remove organic growth. Included elevated walkway from apartments to shopping center and elevated walkway at Uptown Cheapskate. No curbs included.
- Retaining walls attached to sidewalks to be cleaned to remove organic growth (at 2109 building and Mission Valley apartments ramp)
- Steps at the Mission Valley Move Theater facing Avent Ferry included.

***SPECIAL NOTE : "there is a stairwell at the 2109 building that you need to be careful washing. It will flood the tenants on both sides if you don't vacuum or be careful with how much water you wash it down with". Building noted on separate map.

Water access via Raleigh Hydrant Meter.



May 2025 - OFF HOURS - Building Pressure Washing - Scope :

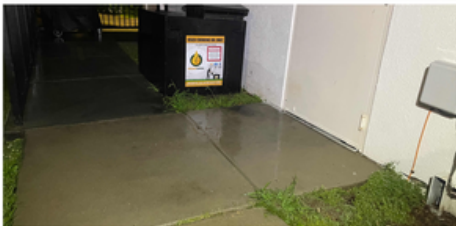
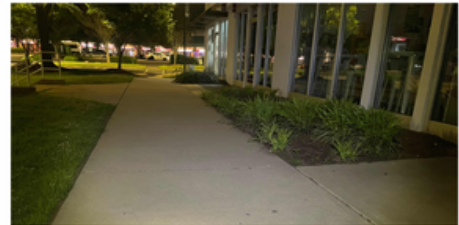
- Soft wash painted exterior to remove mold and mildew.
- Full building facade cleaning (highlighted on scope maps). Includes the main shopping centers, theater, apartment building, Uptown Cheapskate building, and school kid records building.
- Wall cleaning and flushing at walkthrough area at upper shopping center (highlighted red on scope map).
- Includes all building columns and underneath all metal awnings to remove organic growth, cobwebs, and insect nests. Be careful around the ceiling as it is coming apart. Chemically soft wash tops of green metal awnings to remove mildew.

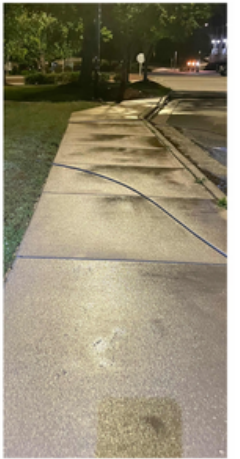
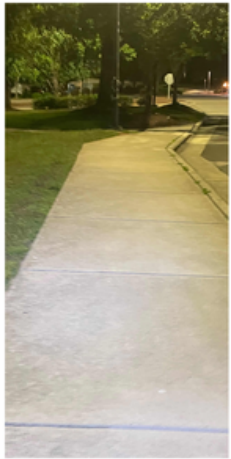
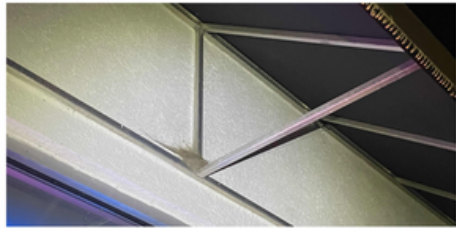
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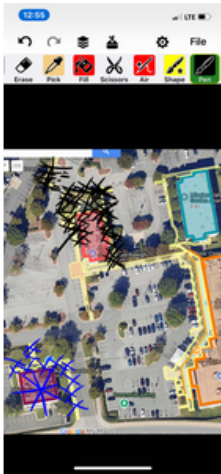
- Specialty treatments for rust, efflorescence, calcium not included.
- Water access via Raleigh Hydrant Meter rental.
- Access via 40ft boom lift

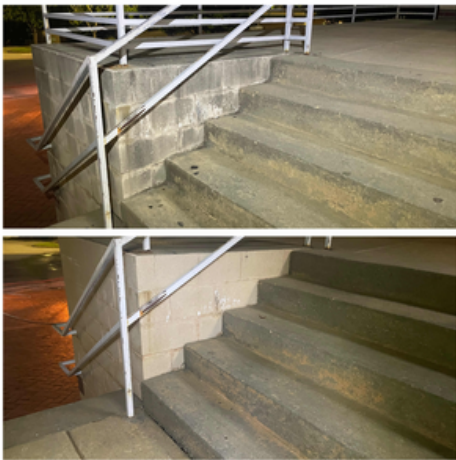
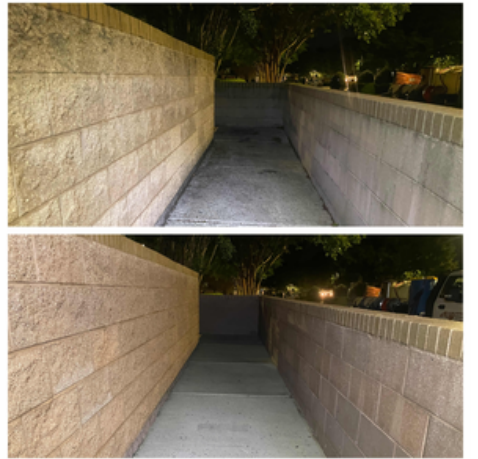
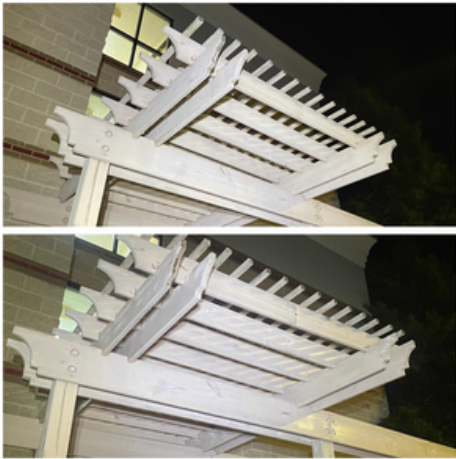
Parts, labor and items used		QTY
Services	Concrete Pressure Washing	1
Services	Building Pressure Washing	1
Services	Boom/Scissor Lift	1
Services	Hydrant Meter Rental and Use	1
Fees	COGS - Equipment Rental Fees	1

Files and Photos

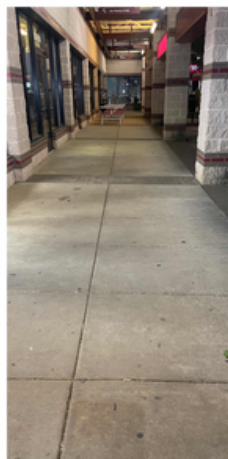
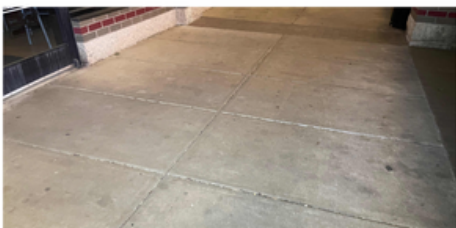
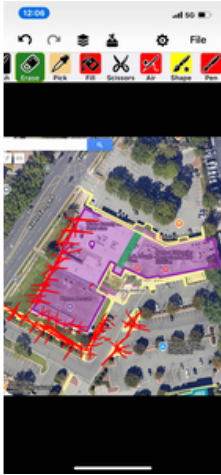


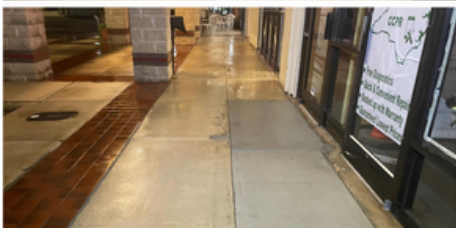


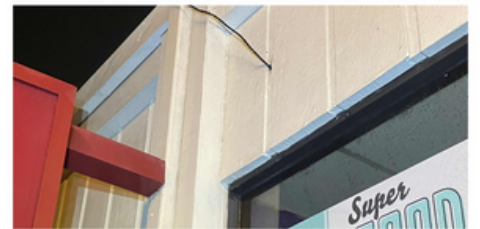
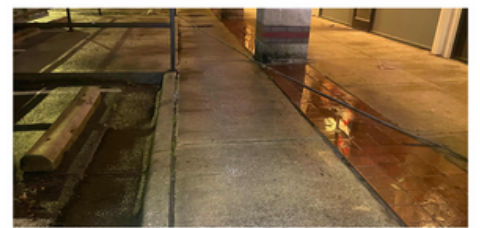


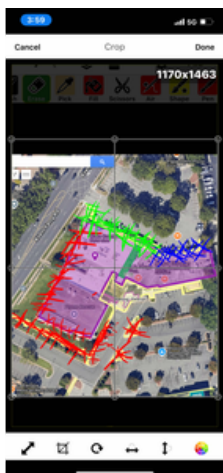


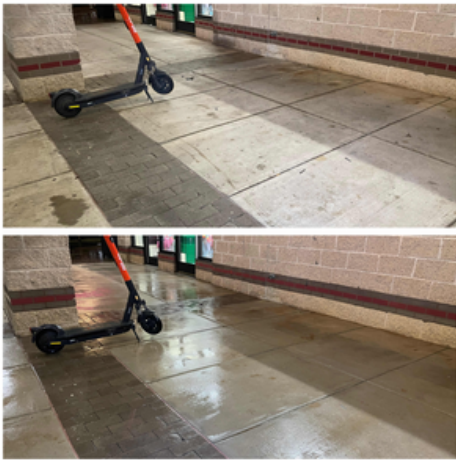


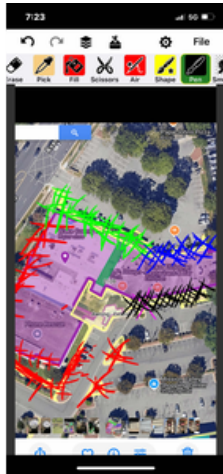














Deficiencies


NEW


Inoperable

DISCOVERED
05/23/2025
12:38 AM

Description:

Roof paint peeling. Couldn't complete full wash without making a big mess






NEW


Deficient


DISCOVERED
05/27/2025
2:39 AM

Description:

Brick columns has discoloration even after cleaning








NEW


Suggested


DISCOVERED
05/28/2025
3:56 AM

Description:

Property could use rust treatment







Comments



(PW-N) Tarik Bryant

06/09/2025 03:00am EDT

Completed everything crossed orange on wash map



(PW-N) Tarik Bryant

06/09/2025 02:57am EDT

Was able to complete remaining concrete, building facade, green metal roof, columns and short foot brick wall. Also cleaned stair well and walls. Stairs still turned out great. There's one wall located in front of club that I couldn't clean due to high people traffic. Overall everything that's was cleaned turned out great. No deficiencies logged



(PW-N) Tarik Bryant

06/01/2025 07:29am EDT

DP Dough front concrete remains along with stairs and brick wall. Got a late start. The crowd at bar lounge and hookah bar didn't clear until around 4:30am. Same process used, applied heavy straight chemical on concrete and building. Surface cleaned and soft washed. Used HSR at door fronts. Cleaned brick columns along with green metal roof and white fabric awnings. Will return to finish schedule. No deficiencies logged



(PW-N) Tarik Bryant

05/29/2025 11:52pm EDT

Completed everything crossed pink on wash map. Cleaned all concrete and interior overhang including brick and columns. Surface cleaned with hot water, popped gum and rinsed. Down streamed building brick and soft washed. Will return on tomorrow to finish out schedule. Everything looks great. No deficiencies logged



(PW-N) Tarik Bryant

05/28/2025 03:58am EDT

Cleaned section crossed blue on both wash maps. Only cleaned concrete and wash building overhang interior. Did not complete any exterior washing due to rain. Using the same process to clean. Applying heavy bleach to remove thick algae buildup. Also used HSR where needed. Will return to finish out building where Ruckus restaurant is located. Everything looking good. Deficiency logged



(PW-N) Tarik Bryant

05/27/2025 02:37am EDT

Completed everything crossed green on wash map. Used same process as previous visits. Down streamed heavy bleach on concrete and building. Soft washed and surface cleaned. Popped all gum. Used HSR where needed. Also cleaned columns and concrete wall. On next visit will cleaned green metal roof top.. Will return to finish more of schedule. Deficiency logged



(PW-N) Tarik Bryant

05/23/2025 12:51am EDT

Completed everything crossed purple on wash map. Down streamed heavy bleach on building. Cleaned green roof top as well as signs and columns. Downstream heavy bleach on concrete. Surface cleaned with super hot water. Used HSR at store front entrances. Popped all gum. Rinsed windows and parking lot after services. Will return to finish building. Everything's looking great. Deficiency logged



(PW-N) Tarik Bryant

05/22/2025 12:19am EDT

Completed everything crossed red on wash map. Concrete and building.
Down streamed heavy bleach on concrete and surface cleaned with hot water. Same process on building, applied straight hot bleach and soft washed. A few areas on building has hard tough stains. Did not lift all stains completely but was able to lighten areas up quite a bit.
Will return tomorrow to knock out building where Ruckus pizza bar is located.
Everything looks good on tonight
No deficiencies logged on tonight



(PW-N) Tarik Bryant

05/21/2025 02:31am EDT

Completed everything crossed green on wash map. Finished up Uptown cheapskate building along with remaining concrete.
Cleaned all concrete around apartment. Down streamed heavy bleach on concrete and surface cleaned. Popped all gum.. Also applied heavy bleach on building and brick walls. 40 tipped and rinsed.
Rinsed windows and parking lot thoroughly after cleaning. Will return to complete more of schedule.
No deficiencies logged on tonight



(PW-N) Tarik Bryant

05/20/2025 01:07am EDT

Completed everything crossed black on wash map.
Used pale along with hot water and soft washed building. Cleaned all brick and metal awnings.
Down streamed heavy bleach on concrete and surface cleaned with hot water. Popped all visible gum. Rinsed windows and parking lot after services.
Will return to finish Uptown cheapskate building and start apartment concrete and brick walls.
Everything's looking good
No deficiencies logged on tonight



(PW-N) Tarik Bryant

05/19/2025 12:26am EDT

Completed building crossed blue on wash map.
Downstream heavy bleach on concrete and building. Surface cleaned concrete and soft washed building. Also cleaned fabric awnings.
Rinsed windows and parking lot after services.
Will continue on to next building when we return.
So far everything's looking great
No deficiencies logged

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 paint 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.

Service FAQs

How will the windows look when you are done pressure washing the building?

We will thoroughly flush all exterior facades including the exterior glass and frames with fresh water. Due to the mineral content in municipal water sources, the glass will often not dry completely spot free. We do provide window cleaning as a service offering and can complete that work after the building pressure washing to ensure a spot free finish on all services.

Is it safe to pressure wash EIFS?

Yes, EIFS is always painted, and painted surfaces are always cleaned with specialized detergents and water volume not water pressure. EIFS facades should not be cleaned with high pressure water.

How soon after concrete is poured can it be pressure washed?

Freshly poured concrete can be cleaned with mild detergents and low pressure within weeks of the initial pour. High Pressure cleaning of concrete can only be done after the concrete fully cures. The weather conditions on the day the concrete was poured, the amount of hardener used, and access to UV exposure all play a factor here. The brushed on top layer of concrete is always the softest part of the slab and is subject to getting inadvertently etched when cleaned with too much pressure.

How far do my vehicles have to be away for you to complete your work?

Our preference is 10 feet or more. With 10 feet of clearance, we can safely and effectively pressure wash sidewalks and curbing.

How does cleaning the concrete make it safer?

The build up of organic growth and FOG (fats, oils, greases) stains can be slippery. The presence of those contaminants lower the COF (coefficient of friction) on a horizontal surface, making slip/fall accidents more likely to occur. The removal of that organic growth through our cleaning process increases the COF of the surface, resulting in prettier, safer concrete.
