

# JOB SUMMARY



		From	Southern Outdoor Restoration 3217 Northside Drive Raleigh, NC 27615 (919) 366-7474
Job No.	41023675	Job For	Greystar - Raleigh
Date	6/23/2025		Overture Cary
Type	Cleaning		1055 Hatches Pond Lane
PO No.			Cary, NC 27560

## Job description

THIS IS A QUOTE FOR A ONE-TIME SERVICE: April 2025 Pressure Washing of the exterior, carports, courtyards, pool deck, and all sidewalks

### OUR PROCESS:

For the community's buildings, we will first apply our biodegradable mildewcide solution to all facades at low pressure. Afterward, we will complete a full fresh-water rinse to ensure a uniform finish. The mildewcide will kill the gray and green spores of the mildew, and prevent them from returning 4-5 times longer than if we used any high-pressure techniques to remove the growth. In our wash process, we will be removing mildew, algae, pollen, cobwebs, and loose dirt from the painted and vinyl surfaces of the homes. Unless otherwise specified, the following services are not included in the scope of this community wash project: surface cleaning patios, surface cleaning concrete front porches, high pressure cleaning brick/masonry (foundations, facades, steps, stoops, walls etc), cleaning the interior of screened porches, window washing, gutter brightening, or deck pressure washing. Upon request, we would be happy to revise this proposal or submit an alternate to include any of the aforementioned cleaning services to best serve the community.

We will provide Resident Notification Letters with SOR manager's cell phones. We will create a color-coded wash schedule on a website with instructions for residents. 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.

For more information, please visit <https://southernoutdoorrestoration.com/services>

## Services



### April 2025 - Building Exterior and Courtyard Pressure Washing - Scope:

- Soft washing the exterior of the Residential Buildings to remove organic growth, cobwebs, and loose debris
- Scope includes the clubhouse and all apartment buildings
- Inset Balconies included where applicable
- Softwashing of carports to remove organic growth and loose debris
- Pretreating and xjetting courtyard flatwork to remove organic growth and loose debris
- Scope does not include inorganic stain treatments (rust, clay, efflo, etc.)

\*\*Water Access via Hydrant Meter



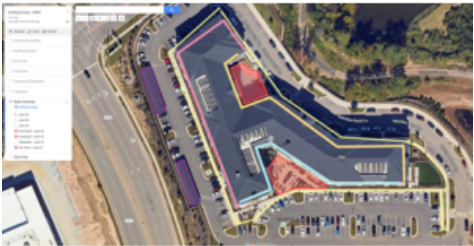
### April 2025 - Sidewalk Pressure Washing - Scope:

- Surface cleaning all communal sidewalks within the community as outlined on scope map

\*\*Water Access via Hydrant Meter

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

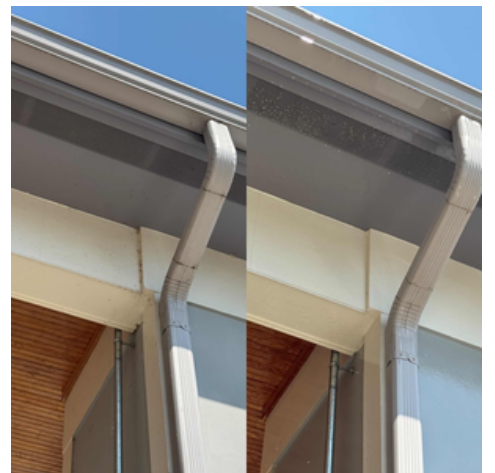
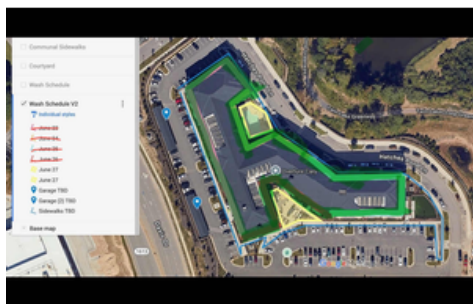
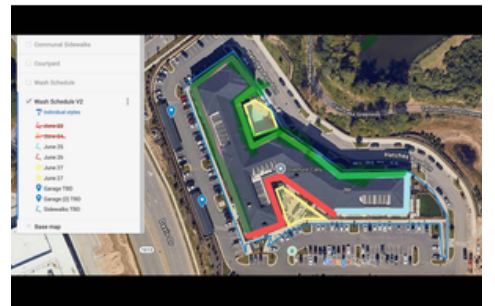
Files and Photos



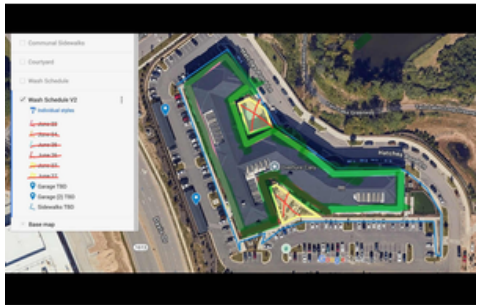




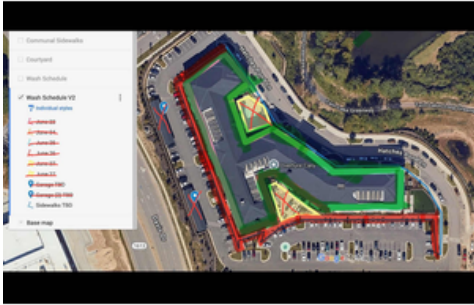












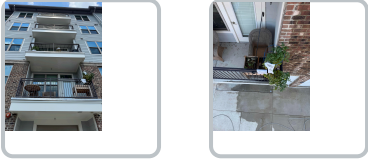
Deficiencies

NEW

Deficient

DISCOVERED  
06/24/2025  
3:39 PM

Description:  
Stack of balconies skipped from Day 1 due to baby bird nest. Did want to risk anything



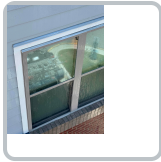
NEW

Deficient

Description:  
broken window. Saw this prior to service. From Day 1



DISCOVERED  
06/24/2025  
3:41 PM



NEW



Deficient

**Description:**

bent downspout. saw this prior to service. From Day 1

DISCOVERED  
06/24/2025  
3:44 PM



NEW



Deficient

**Description:**

streaking on windows. saw this after service. came back to rinse again once dried streaking was still visible. Wiped my finger across the streaks to find out that these streaks are from the inside due to weak window seals Documented

DISCOVERED  
06/24/2025  
4:03 PM



## Comments



**Scott Stafford \*OM\***

05/23/2025 10:41am EDT

swapped to Eli. Good job for him to take on.



**Kit Southwick**

05/22/2025 04:50pm EDT

Swapped LT to Kevin same dates



**Lizzie Harrison**

05/21/2025 04:50pm EDT

2025 map <https://www.google.com/maps/d/u/1/edit?&%2C-78.84800974320726&>



**Matt Henry**

12/13/2023 03:13pm EST

LT, please check in with community manager upon arrival each day

## 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.

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