

JOB SUMMARY



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

Job No. | 45201660
Date | 12/15/2025
Type | Cleaning
PO No.

Job For | JLL - Retail
Little River
111 Pavilion Drive
Little River, SC 29566

Job description

THIS IS A QUOTE FOR A ONE-TIME SERVICE TO BE COMPLETED IN 2025.

Below is the updated 2025 exterior cleaning proposal for Little River. This includes the original building façade cleaning and storefront concrete work scope description and pricing that was scheduled for completion in May but later cancelled. I've also included several add-on services for your consideration, including entry monument sign cleaning, curbing, and rear service concrete/dumpster pad cleaning. These additions are priced efficiently since our team will already be on site.

Services



December 2025 - OFF HOURS - Exterior Building Cleaning Project - Scope:

- Soft washing of all painted EIFS surfaces on building facades highlighted on attached scope map to remove mildew, algae, pollen, cobwebs, and loose dirt.
- Downstream application of mildecide solution and pH neutral surfactant to the canvas awnings along building facades, agitate with soft bristled brushes, flush thoroughly.
- Will need diaphragm pump set up to spot treat and clean heavy mildew deposits on precast bands.
- Clean organic growth off of exposed masonry on building facades.
- Clean metal awnings - remove all organic growth and treat to remove rust/oxidation staining.
- Include the removal of rust and clay staining with pretreatment using F9 barc.

*Water access via on site hose bibs



December 2025 - OFF HOURS - Add-Ons - Scope:

*Entry Monument Sign Cleaning (Qty: 2)

Clean both monument signs located at the entrances to the shopping center.

Scope includes:

- Soft wash all painted and composite surface to remove mildew, algae, cobwebs, dirt, and organic growth
- Low-pressure rinse to protect sign faces and inserts
- Clean vertical columns and sign bases
- No disassembly of sign faces or inserts

*Curbing:

Scope:

- Clean all curbing highlighted on attached scope map.
- Pretreat and 40tip to remove heavy organic buildup
- Rinse for a consistent, uniform appearance

*Dumpster Pads & Rear Service Corridor Cleaning

Scope:

- Clean all rear service areas including dumpster pads, corral walls, and loading zone concrete.
- Use industrial degreaser on fats, oils, and grease stains.
- Hot-water cleaning for FOG, food spills, and trash-related staining
- Corral wall cleaning included
- Rinse down surrounding concrete to prevent tracking

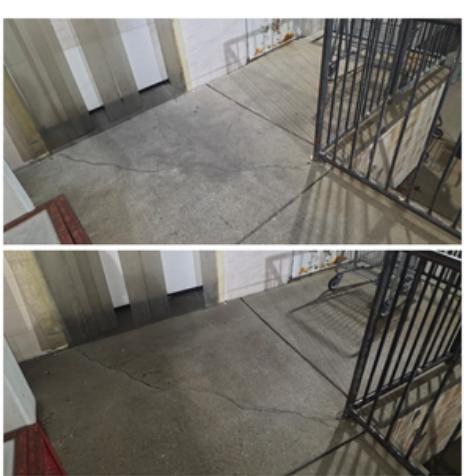
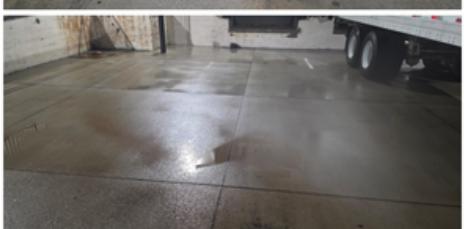
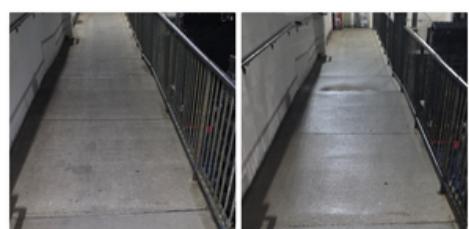
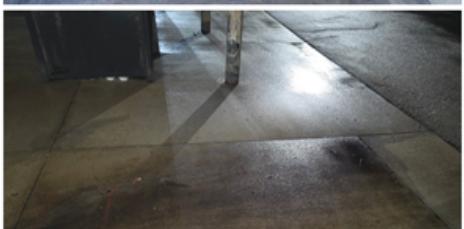
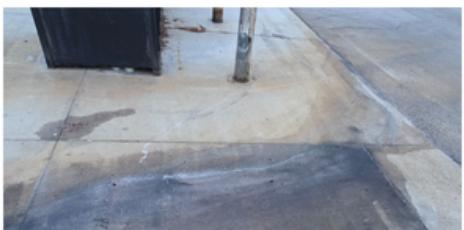
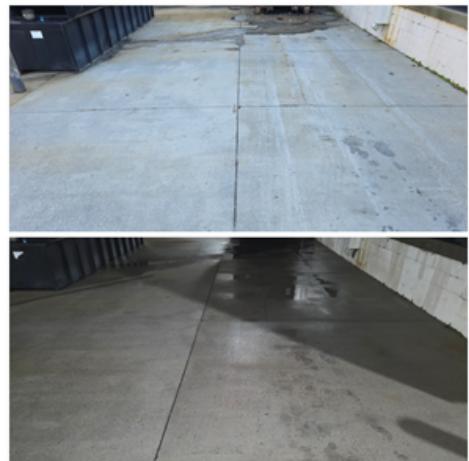


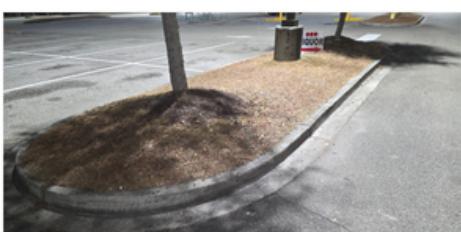
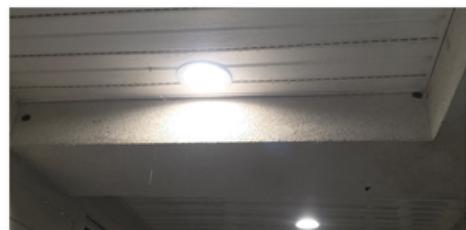
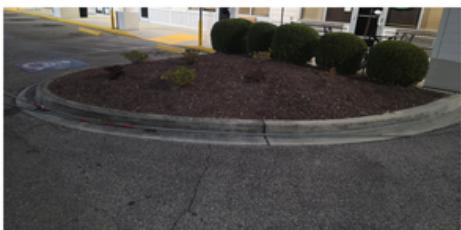
December 2025 - OFF HOURS - Add On Rear Concrete - Scope:

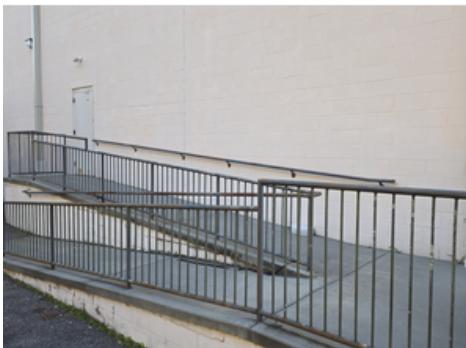
- Pressure wash rear additional concrete areas as shown on attached scope map highlighted in yellow .
- Clean ramp, landing, and adjacent concrete pads
- Apply degreaser as needed to address oil, grease, and heavy buildup
- Focus on surface buildup, dirt, algae, and organic growth
- If pallets or carts are movable, move them as needed to clean underneath and return them to original locations
- Do not move fixed equipment or heavy stored materials
- Rinse nearby walls and railings as needed to avoid splash marks
- Complete only the areas identified as the add on scope
- Please include Before and after photos for all add on areas

Files and Photos











Deficiencies

NEW 	Description: concrete not highlighted on scope map, was i suppose to clean these? 
Suggested	
DISCOVERED 12/15/2025 7:09 PM	
NEW 	Description: heavy grease and trash around baylor, cleaned what I could, used multiple application of degreaser, grease didnt clean up all the way. 
Deficient	
DISCOVERED 12/15/2025 7:13 PM	
NEW 	Description: heavy grease stain, did not come up all the way after applying multiple applications of degreaser. 
Deficient	
DISCOVERED 12/17/2025 3:30 AM	
NEW 	Description: wasp nests along the top trim of building, some where to high to get down and some were too stubborn to come off. 
Inoperable	
DISCOVERED 12/17/2025 3:33 AM	
NEW 	Description: the top of this side of the monument did not clean up all the way. Tried multiple applications of mildewicide with dwell time in between. Tried doubling up with the wand and I still wasn't close enough to clean it up all the way. Need to get on top of it to clean it properly. 
Deficient	
DISCOVERED 12/24/2025 1:33 AM	

Comments



(PW-N) Jay Walker
12/24/2025 01:40am EST

Assignment complete-downstreamed degreaser onto the 3 additional concrete pads, gave dwell time. Surface cleaned concrete pads, then rinsed all pads thoroughly from dirt/debris and excess chemical. Xpail mildewicide on both monuments, gave dwell time. Rinsed monuments thoroughly with from dirt/debris, mold/mildew, and wasp nests. Good clean tonight, one deficiency.

***did my best cleaning the top of the monuments. Marked one topside of the monument as a deficiency (the monument that's facing 17.)



(PW-N) Jay Walker
12/18/2025 05:30am EST

Night three complete-same treatment/cleaning routine for the front of the building as the previous night. Rinsed surrounding windows and concrete thoroughly from dirt/debris and excess chemical.

Downstreamed mildewcide onto the 16 curb islands, gave chemical dwell time. 40 tipped flats, facings, and tops of the curb islands with hot water, then rinsed all curbs thoroughly from dirt and debris. Good clean tonight, no deficiencies.



(PW-N) Jay Walker

12/17/2025 03:42am EST

Night two complete-back of building we continued pretreatment/cleaning of dumpster pads/loading dock and building as done the previous night. Downstreamed mildewcide on the front and side of building, including any canvas and metal awnings, gave chemical dwell time.

Downstreamed mildewcide onto the curbs as well, gave chemical dwell time. Rinsed building, awnings, and windows thoroughly with hot water. 40 tipped curbs with hot water, then rinsed curbs thoroughly from dirt/debris. Good clean tonight, one deficiency.

***i am unable to do the front of the building sidewalk add on, both surface cleaners are not working properly. I am, however, able to everything else on the scope within the scheduled time allotted.



(PW-N) Jay Walker

12/15/2025 07:18pm EST

Night one complete-downstreamed mildewcide onto the building gave chemical dwell time. Xpail degreaser onto concrete pad, gave chemical dwell time. Surface cleaned concrete pad with hot water, then rinsed building and concrete pad thoroughly from dirt/debris and excess chemical. Good clean, a couple of deficiencies tonight.

***will finish the back of building on tomorrow's appointment. Had one of my wash engines go down and it got too cold to continue with one wash engine.

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.
