

JOB SUMMARY



From | **Southern Outdoor Restoration**
1392 Center Park Drive
Charlotte, NC 28217

Job No. | 46763560
Date | 3/4/2026
Type | Cleaning
PO No. |

Job For | **Stream Realty Partners - Charlotte**
Commonwealth Plaza Midwood
1606 Commonwealth Avenue
Charlotte, NC 28205

Job description

Services



Regular monthly concrete cleaning and maintenance:

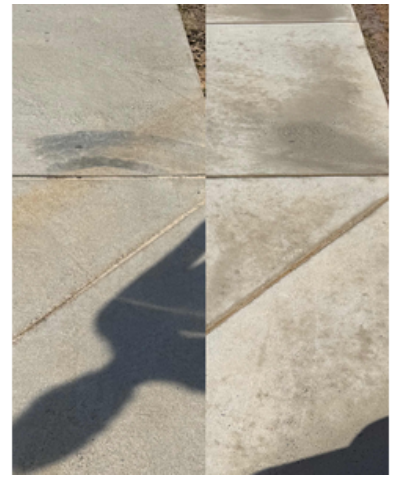
- Concrete surface cleaning to be completed with a combination of fully enclosed surface cleaners (that use larger orifice, lower pressure tips) here in year one, while the cream layer of the concrete is still curing) and medium pressure flushing with wand and X-Jet nozzle.
- Industrial degreaser pre-treatment on food spills.
- Buffered acid treatments on ferrous staining such as clay and rust.
- Acid treatments to address tire mark staining via pump sprayer and agitation with stiff-bristle brush as needed.
- Chewing gum removal only to be completed when the cream layer of the concrete can withstand the heat and pressure required to melt up the chewing gum spots.
- Insert pavers to be flushed with medium pressure hot water. No high pressure surface cleaning to be done in year one due to the risk of washing out the polymeric sand in the context of the cleaning.
- Curbs are not included in this portion of the scope as they will be done in conjunction with the asphalt street flushing on a quarterly basis.
- Water will be pulled from onsite spigots

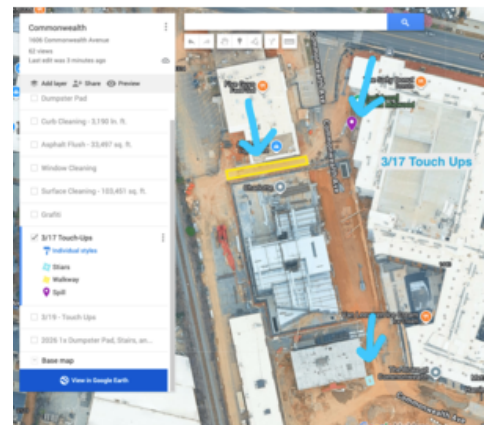
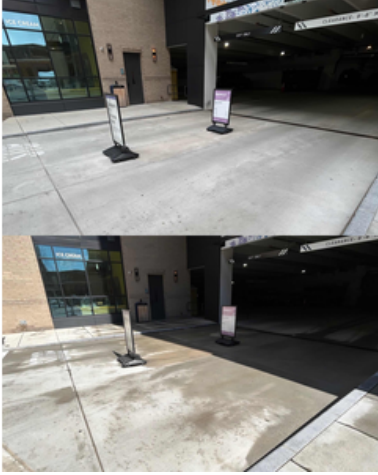


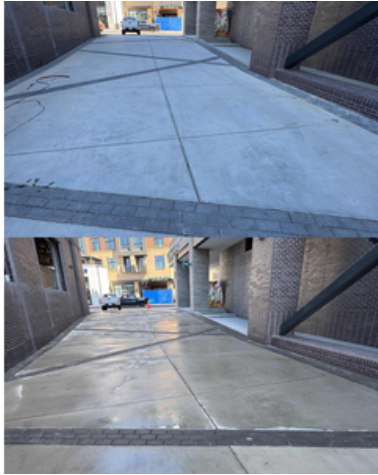
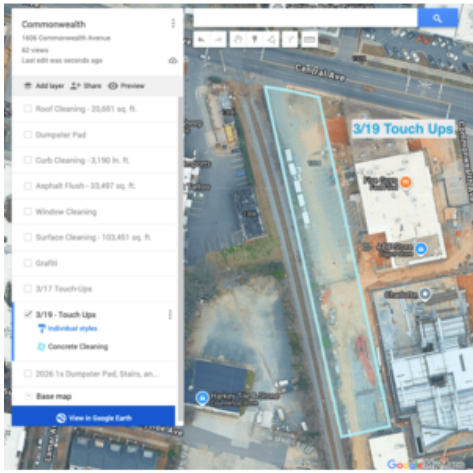
Stain Treatments: Monthly Allowance

\$1,100 of this monthly maintenance cost is an inorganic stain (tire marks, Oil stains, Grease) allowance that will be tracked and billed on a time and materials basis. At the discretion of management, the S.O.R. team can focus on certain areas to allocate this \$1,100 budget, or use its best judgement to address inorganic staining each instance of the service.

Files and Photos







Comments



(PW/GC/WC) Van Rudisill

03/06/2026 03:21pm EST

- Completed concrete cleaning on the sidewalks on commonwealth ave and central ave. (Marked in green on map)
- Concrete surface cleaning was completed with surface cleaners (used ball valve to surface clean at low pressure on uncured concrete), and medium pressure flushing with X-Jet nozzle.
- Performed industrial degreaser (HSR) pretreatment on food spills.
- Performed buffered acid treatments on ferrous staining such as clay and rust.
- Performed acid treatments (groundskeeper) to address tire mark staining via pump sprayer and agitation with stiff-bristle brush as needed.
- Chewing gum removal only to be completed when the cream layer of the concrete can withstand the heat and pressure required to melt up the chewing gum spots.
- Insert pavers were flushed with medium pressure hot water. Did not surface clean due to the risk of washing out the polymeric sand in the context of the cleaning.
- Flushed concrete with fresh water at the end to remove loose dirt and debris.
- Curbs are not included in this portion of the scope as they will be done in conjunction with the asphalt street flushing on a quarterly basis.
- Water pulled from spigots on site.

Cleaned up nicely!



Stephen Mosko

03/04/2026 06:56am EST

This quote has been returned to draft for changes.



Stephen Mosko

03/04/2026 06:56am EST

This quote has been returned to draft for changes.

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.
