

# JOB SUMMARY



**From** | **Southern Outdoor Restoration**  
1240 Kirkland Road  
Raleigh, NC 27603

**Job No.** | 48479335  
**Date** | 6/9/2026  
**Type** | Cleaning  
**PO No.** |

**Job For** | **Avison Young**  
100 Europa Dr  
100 Europa Drive  
Chapel Hill, NC 27517

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## Job description

THIS IS A QUOTE FOR A ONE-TIME SERVICE TO BE COMPLETED IN 2026.

This proposal includes exterior cleaning of the architectural precast concrete building façade at 100 Europa utilizing a combination of boom lift access and roof anchor access to safely and efficiently clean all accessible elevations of the structure. Scope also includes cleaning of recessed architectural features, overhangs, courtyard-facing surfaces, and associated exterior façade areas to remove organic growth, dirt buildup, atmospheric staining, algae, mildew, mold, and loose pollen.

This proposal also includes exterior window cleaning throughout the property utilizing a combination of boom lift access, rope descent access utilizing the existing roof anchor system, and traditional mop/squeegee methods where appropriate. Scope includes exterior glass, frames, sills, and accessible ledges surrounding the window systems.

This proposal also includes exterior cleaning of the parking garage façade including pressure washing of the painted exterior wall surfaces, exterior railings, designated stairwells, and associated retaining wall areas highlighted on the provided scope map to remove organic growth, mildew staining, dirt buildup, and loose pollen. Heavier staining areas may require treatment utilizing a sodium hypochlorite solution and surfactants to improve overall appearance. Vegetation and surrounding landscape areas will be pre-rinsed and post-rinsed throughout the cleaning process. Scope excludes stairwell canopies.

Additional pricing has also been provided for rear patio/courtyard cleaning including hardscape surfaces, retaining walls, amphitheater style masonry, fountain features, planter walls, and associated courtyard structures.

Due to the complexity of the building elevations and glass access requirements, the project is planned to be completed in phases with the building façade cleaning completed first, followed by exterior window cleaning to help minimize overspray and spotting on freshly cleaned glass surfaces.

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## Services



June 2026 - Building Exterior Cleaning - Scope:

### Scope:

- Pressure wash architectural precast concrete panels to remove dirt buildup, organic growth, algae, mildew, mold, and loose pollen
- Areas with heavier organic buildup to be treated utilizing a combination of sodium hypochlorite solution, surfactants, and high-pressure cleaning methods where appropriate for restoration of the surfaces
- Includes detailed cleaning of recessed architectural areas, accessible horizontal ledges, beams, overhangs, entry architectural features, and accessible courtyard-facing surfaces

### Approach:

- One side of the building to be accessed utilizing an 80' boom lift for elevated cleaning access
- Additional building elevations not safely accessible by lift to be accessed utilizing the existing roof anchor system and rope descent methods for exterior cleaning
- Combination of lift access and roof anchor access proposed as the most efficient and cost-effective cleaning approach for the building

### Additional Notes:

- Specialty stain removal including rust staining, efflorescence, mineral staining, oxidation staining, and deep inorganic staining not included unless otherwise noted

- \* Water access via hydrant meter
- \* Access via 80ft boom lift



#### June 2026 - Exterior Window Cleaning - Scope:

Windows to be cleaned following completion of the building exterior cleaning to reduce overspray and spotting during the cleaning process

- Clean all accessible exterior glass throughout the property utilizing a combination of boom lift access, rope descent access utilizing existing roof anchors, and traditional mop/squeegee methods where appropriate
- Scope includes exterior glass, frames, sills, and accessible ledges surrounding the window systems
- Portion of the building to be accessed utilizing an 80' boom lift for elevated window cleaning access
- Additional elevations not safely accessible by lift to be accessed utilizing the existing roof anchor system and rope descent methods for exterior window cleaning
- Ground level and easily accessible glass to be cleaned utilizing traditional mop and squeegee methods

#### Notes:

- Pricing reflects completion in conjunction with the building exterior cleaning project while crews and equipment are already mobilized onsite
- Seal failure haze, hard water staining, or glass imperfections may remain if permanently etched into the glass surface



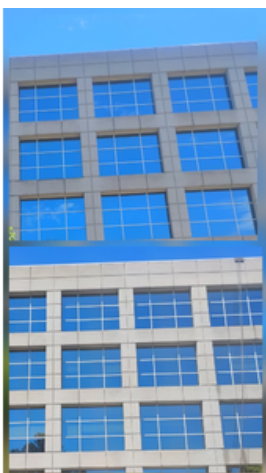
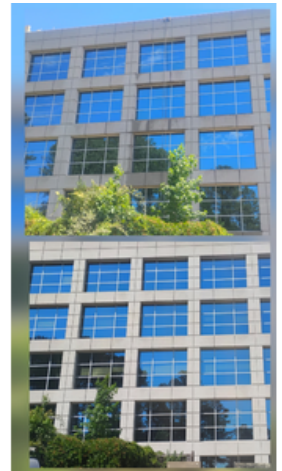
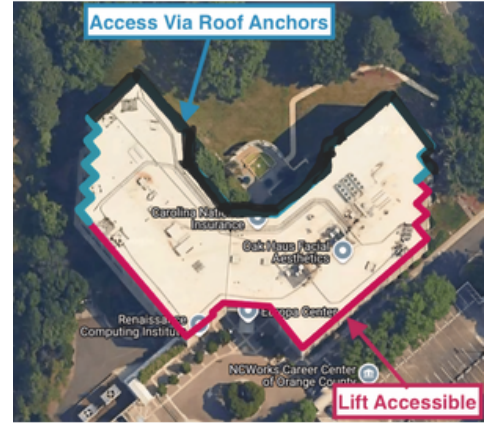
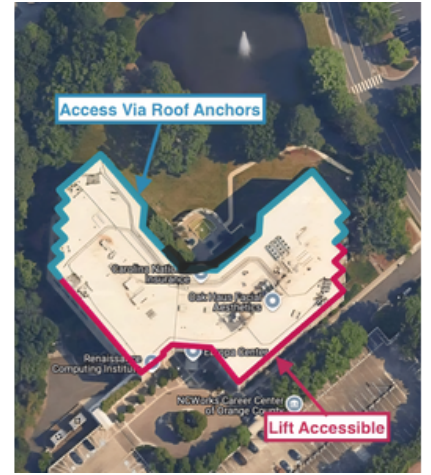
#### June 2026 - Roof Drain Cleaning - Scope:

- Remove drain domes on eight (8) roof drains
- Clear accumulated debris and flush with water to verify proper flow and drainage

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## Files and Photos







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## 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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