

JOB SUMMARY



Job No. | 21212045
Date | 4/14/2021
Type | Cleaning
PO No. | PO#2512

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

Job For | **Capitol Broadcasting Company**
Diamond View 1
512 South Mangum Street
Durham, NC 27701

Job Description

Work to be completed primarily during normal business hours. We will cone / tape off areas as needed to protect building users (tenants / customers / pedestrians).

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 painted 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 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.

Services

🔧 Building Pressure Washing:

- pretreating the organic growth with a concentrated mildewcide solution
- high pressure cleaning the brick and precast concrete of the building facades to remove mildew and algae growth (ACM paneling on building has oxidation streaking on it and those areas/contaminants are not included in the 2021 exterior cleaning scope). Brick retaining wall on the northern exposure of the building is included in the scope.
- thoroughly flush all exterior glass and window frames adjacent to the areas on the building we are treating and cleaning

Building access via 40ft stick boom. We are approved to park the lift at the yellow star on the scope map.

Water access via exterior spigots on site

Parts, labor and items used

Service Building Pressure Washing

QTY

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Files and Photos





Comments

No Comments