JOB SUMMARY



From Southern Outdoor Restoration

3217 Northside Drive Raleigh, NC 27615

(919) 366-7474

Job For York Properties Dept. 322

Mission Valley Shopping Center 2233 Avent Ferry Road

Raleigh, NC 27606

Job No. 22293238

Date 8/8/2021

Type Cleaning

Job Description

PO No.

WORK TO TAKE PLACE OFF HOURS. The only area not to be cleaned during the day will be the Mission Valley apartment complex and concrete attached to the apartment building.

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 Scope:

- Full building facade cleaning (highlighted purple on scope maps). Includes the main shopping centers, theater, apartment building, Uptown Cheapskate building, and school kid records building.
- Wall cleaning and flushing at walkthrough area at upper shopping center (highlighted red on scope map).
- access via 40ft boom lift (1 week)
- Includes all building columns and underneath all metal awnings to remove organic growth, cobwebs, and insect nests. Chemically soft wash tops of green metal awnings to remove mildew (mainly found on northern exposures)
- ***SPECIAL NOTE: "there is a stairwell at the 2109 building that you need to be careful washing. It will flood the tenants on both sides if you don't vacuum or be careful with how much water you wash it down with". Building noted on separate map.

Water access via Raleigh Hydrant Meter rental.

Concrete Pressure Washing Scope (~46,000 sq ft):

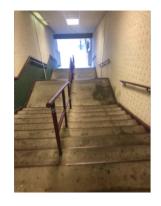
- Surface cleaning all concrete flatwork and masonry pavers (highlighted yellow on scope map). Included elevated walkway from apartments to shopping center and elevated walkway at Uptown Cheapskate. No curbs included.
- Retaining walls attached to sidewalks to be cleaned to remove organic growth (at Cup of Joe patio and Mission Valley apartments ramp)
- Steps at the Mission Valley Move Theater facing Avent Ferry included.
- ***SPECIAL NOTE: "there is a stairwell at the 2109 building that you need to be careful washing. It will flood the tenants on both sides if you don't vacuum or be careful with how much water you wash it down with". Building noted on separate map.

Water access vie Raleigh Hydrant Meter rental.

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

Files and Photos





















































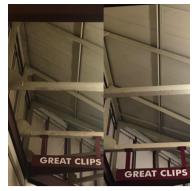




































































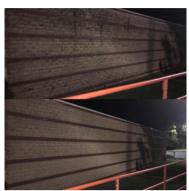










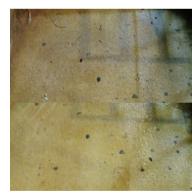












































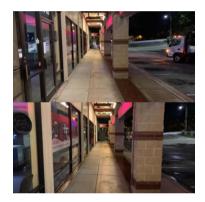
























Deficiencies



Description:

Skipped section where wasp nest is





Description:

Paint peeling underneath metal awnings at Dollar General building











Comments



(GC) Kam Chism 08/30/2021 04:19am EDT

remaining surface cleaning complete pictures uploaded



Kit Southwick *OM*

08/28/2021 10:12pm EDT

Could not finish appt on 8/27 due to car issues, tried to finish it tonight (8/28) but couldn't due to high traffic of people. Will finish remaining scope 8/29



(PW-N) Tarik Bryant

08/24/2021 04:31am EDT

Completed a section of schedule.

Can finish on next visit.

Everything cleaned up well

No deficiencies



(PW-N) Tarik Bryant

08/22/2021 02:07am EDT

Came out and completed a few sections that were incomplete.

Everything cleaned up well

No deficiencies



(GC) Kam Chism 08/20/2021 12:23am EDT

could not complete due to rain also there was a blackout



(GC) Kam Chism

08/19/2021 03:27am EDT

day two completed most of gum removed map updated



(GC) Kam Chism

08/18/2021 03:01am EDT

completed as much of day two as possible gum still needs to be removed pictures uploaded map updated



(GC) Kam Chism

08/17/2021 03:08am EDT

most of day one complete pictures uploaded map updated



Kit Southwick *OM*

08/16/2021 06:26am EDT

Unable to start last nights scope due to rain and thunder. We will be back out there this evening and work on catching up



(PW-N) Tarik Bryant

08/15/2021 04:59am EDT

Job completed!!

Finished remaining

Everything cleaned up well

No deficiencies



(PW-N) Tarik Bryant

08/15/2021 02:12am EDT

Couldn't reach Dollar General wall completely with lift. Did the best I could..



(PW-N) Tarik Bryant

08/13/2021 04:54am EDT

Dollar General side still remains.. Will need to return to complete.

Everything cleaned up well

No deficiencies



(PW-N) Tarik Bryant

08/12/2021 11:21pm EDT

Paint peeling off underneath metal awnings on Dollar General building



(PW-N) Tarik Bryant

08/12/2021 04:21am EDT

Dollar General building, awnings and stairway walls remaining. Will return tonight to try to finish out schedule.

Everything cleaned up well

No deficiencies



Cleaned Waffle House and uptown cheapskate.

Will return tonight to complete another phase.

Overall everything cleaned up well

No deficiencies



(PW-N) Tarik Bryant

08/10/2021 04:50am EDT

Double back to complete full services on green metal awnings that were missed last night. Skipped section where large wasps nest is located(see deficiency)

Will return tonight to finish building 2109.

Everything cleaned up well

1 deficiency



(PW-N) Tarik Bryant

08/09/2021 02:00am EDT

Completed 1 side of building 2109.

In the process of cleaning I was stung by wasps.

Decided to leave and continue tonight.

Everything cleaned up well

No deficiencies



(PW-N) Tarik Bryant

08/09/2021 12:58am EDT

Just stung by a few wasps trying to clean underneath metal awning!!