

ESTIMATE



STUCCO KING CONSTRUCTION, LLC

20000 Saums Rd.
Katy, TX 77449

Phone: (713) 438-8060

Email: info@stuccokingco.com

Web: www.stuccokingco.com

Estimate #

003353

Date

08/02/2019

PO #

01-4374002

Description	Quantity	Rate	Total
1. KICKOUT FLASHING (Total 10) LOCATION: patio & balcony See Photos: 1-10 - Remove stucco around the affected area. Install new kick-out flashing behind the stucco and extending appx. 3" outwards. - Repair damaged substrate as necessary - Re-Install stucco to match the pre-existing decor	1.0	\$0.00	\$0.00
2. STUCCO & SUBSTRATE, REMOVAL, AND REPLACEMENT LOCATION: FRONT- LEFT AND REAR ELEVATIONS See Photos: Red Outline, includes window bands 1. Remove stucco and substrate throughout all elevations. 2. Replace damaged substrate with new 1/2" CDX plywood. 3. Install 2 Layers of "Weather Resistive Barrier" A. Tyvek Weather Barrier B. Grade "D" Felt Paper 4. Install necessary window wrap around doors and windows. 5. Install 2.5 Galvanized Jumbo Tech Lath and Fasten with 1-1/2 Hot dipped galvanized roofing nails and 7/8 Galvanized crown Staples. 6. Apply 1st layer of Stucco known as "Scratch Coat". 7. Apply 2nd layer of Stucco known as "Brown Coat". Note: "Scratch & Brown" Coats consists of Chopped Fibers, Holcim Portland Cement, Holcim Masonary Cement, Torpedo Sand, and Water. 8. Apply acrylic texture to match pre-existing color provided by Dryvit 9. Reinstall a three coat cementitious stucco system consistent and in compliance with the highest industry standards and local building codes.	1.0	\$0.00	\$0.00

Total Price to Demo, Repair, and fix areas mentioned in report	1.0	\$46,500.00	\$46,500.00
--	-----	-------------	-------------

- Remove all stucco and repair with new.
- Install all missing kickout flashings

Please note: This proposal (does not include) replacing framing members (2x4's) or beams. These areas will be assessed and priced separately.

Subtotal	\$46,500.00
Total	\$46,500.00
Deposit Due	\$16,275.00

Payment Schedule

Deposit (35%)	\$16,275.00
1st payment (30%)	\$13,950.00
2nd payment (30%)	\$13,950.00

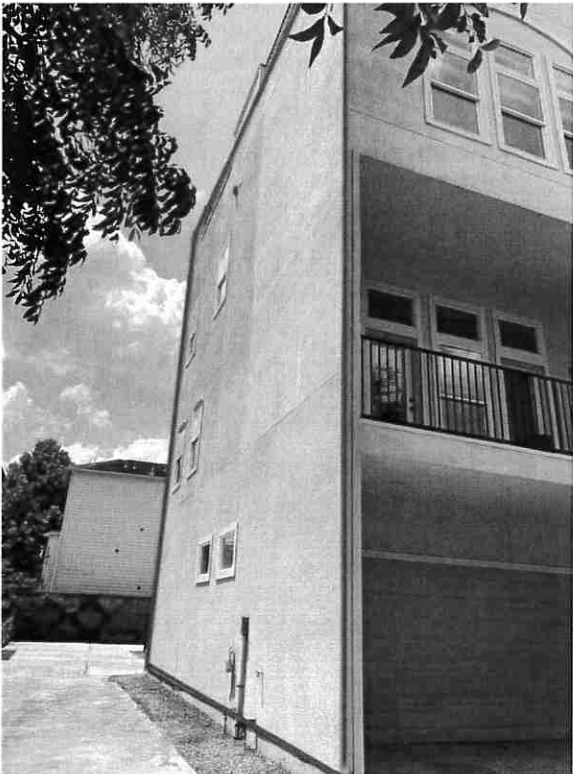
Notes:

Please Note: Deposit must be paid and contract must be signed before commencement of work.

Thank you for choosing Stucco King Construction, LLC. We are excited about the possibility of working with you.

Best Regards,

Manuel Ruiz
 Stucco King Construction, LLC
 info@stuccokingco.com
 C. 713- 438 - 8060





IMPORTANT: FRAMING & INTERIOR REPAIRS

* Upon removal of stucco and substrate, there is always the possibility that there will be some structural damages. The cost associated with any structural repairs are beyond the scope of this estimate and will be assessed accordingly at that time.

* Typically and inevitably; the removal of stucco, plywood, and or structural framing causes damages to the interior Sheetrock, this eventuality is not included in the scope of this estimate and will be assessed Separately.

- Post required city permits
- Erect Scaffolding as per OSHA's standard requirements

1. Replace the damaged substrate with new 1/2" CDX plywood.
2. Install 2 Layers of "Weather-Resistive Barrier"
 - A. Tyvek Stucco Wrap Weather Barrier
 - B. Grade "D" Felt Paper
3. Install necessary window wrap around doors and windows if applicable.
4. Install 2.5 Galvanized Jumbo Tech Lath and Fasten with 1-1/2 Hot dipped galvanized roofing nails and 7/8 Galvanized crown Staples.
5. Apply the 1st layer of Stucco known as "Scratch Coat".
6. Apply the 2nd layer of Stucco known as "Brown Coat". Note: "Scratch & Brown" Coats consists of Chopped Fibers, Holcim Portland Cement, Holcim Masonry Cement, Torpedo Sand, and Water.
7. Apply Finish Texture and Paint to match pre-existing.

- All cold joints in stucco will be breached with fiberglass mesh fully embedded in a basecoat adhesive and Portland cement mix.

Time: 2-3 Weeks (weather permitting)

Warranty: Repairs 3 Years

Painting & Sealant 1 year

Warranty Terms:

- 2 Year Expandable warranty with Stucco King Yearly Visual Inspection Agreement (\$350 Deposit at time of work completion, \$350 Yearly Cost after that). Any cost for sealants replacements will be at a prorated added cost as needed.
- Yearly Inspection may be performed by Third party Stucco Inspector.
- Warranty is transferable

We propose hereby to furnish all material and labor complete in accordance with the above specifications for the sum shown above. The estimate is good for 30 Days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra change order over and above the original estimate. All agreements contingent upon strikes, accidents, or delays, beyond our control. Owner to carry fire, tornado, and other necessary insurance. our workers are fully covered by Workman's Compensation Insurance.

Terms and Conditions:

In consideration of mutual promises conditions and agreements set forth in this Agreement, the Owner and Contractor agree as follows:

Contractor shall perform the work set forth in the attached Scope of Work.

2. Skill And Care

Contractor shall perform the work using the highest degree of skill, care, and workmanship. Contractor recognizes and agrees that the Contract Sum (listed Below) has been, based upon such skill, care, and workmanship.

The contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this Contract.

3. Schedule

Time is the essence of the performance of the Contractor's Work. Within two calendar days after the Effective Date, Contractor agrees to commence the Work at the Site, and Contractor shall complete the Work no later than 28 calendar days after the Effective Date (Assuming no additional work or inclement weather). Contractor shall not be liable for any delay due to circumstances beyond its control, including weather, strikes, or general unavailability of materials.

* Contractor shall not be liable for any delay due to circumstances beyond its control, including weather, strikes, or general unavailability of materials.

4. Independent Contractor

Contractor is an independent contractor.

5. Payment . for the completion of the Work satisfactory to Owner, Owner shall pay Contractor the sum of this contract.

A. Deposit. Upon the signing of the Agreement by both parties, the Owner shall pay Contractor 35% of the Contract Sum

B. Upon 50% Completion (After lath installation is completed) the Owner must pay Contractor 30% of the contract.

C. Upon completion of the Browning stage, the Owner must pay the Contractor 30% of Contract.

D. Upon completion, the Owner shall pay the Contractor the balance of the Contract Sum.

6. Tools and Equipment

Contractor agrees that it will provide all tools and equipment for performing the work at its own cost.

7. Warranty

Contractor warrants that the work and each component thereof (including the materials) shall be free from defects (including, without limitation, water intrusion) in material and workmanship for three (3) years (1 year on sealants) following the completion of the Work. During the warranty period, Contractor shall, at its own cost and expense, correct any defects in material and workmanship. The warranty contained herein is transferable. ***In the event, that there is no weather barrier present or any other unconventional stucco applications; warranty will be void.

8. Indemnification

Contractor shall indemnify, hold harmless and defend Owner for all losses, damages, costs and expenses (including, but not limited to, reasonable attorney's fees and litigation or arbitration expenses) to the extent such losses, damages, costs, and expenses result or arise from (i) personal injury or death of any person or property damage that arise from or are related to the Work, (ii) failure by Contractor to pay any subcontractor, and (iii) mechanic's, material man's and similar liens and encumbrances (provided that owner shall have paid the amount or amounts owing under paragraph 5).

9. Changes

Any changes to the agreement, including, without limitation, the or Contract Sum, shall be agreed to in writing. All change orders shall be incorporated into this Agreement. Additions and deduction pursuant to a change order shall be assessed when additional work is assigned.

* Change orders will be paid upon commencement of new work.

*If Customer declines to sign any and all Change Orders, then this agreement may be terminated whereupon all sums then due to Contractor for work completed shall be immediately due and payable to Contractor.

*Change Order protocol

Upon removal of the existing stucco façade, plywood substrate, and windows, Stucco King Construction, shall assess the condition of the structural framework that makes up the wall assembly

Upon repairing any structural framework, possible damages to the interior finishes should be considered. Such damages and cost for repairs will be assessed as it occurs.

Stucco King Construction shall, after consultation with the Owners, proceed as per the following schedule:

A. Correct all defects identified and deemed necessary.

B. Install the plywood substrate.

C. Install necessary flashings and waterproofing membranes.

D. Proceed with 3 Coat Stucco Applications.

*This will be treated as a Change Order and charged accordingly.

*Any Change Orders will be paid upon commencement of extra work, Independent of the original contract amount.

10. Agreement and Governing Law

This Agreement contains all of the agreements between the parties. The Agreement may be modified only upon the written consent of both parties. This Agreement shall be construed by, subject to, and governed in accordance with laws of the State of Texas. The venue for any matter or controversy or litigation relative to this agreement is convenient to and shall be in Harris County Texas where the majority of the services under this Agreement shall be performed.

11. General provisions

Contractor Will:

- Provide to owner insurance certificate directly from insurance carrier reflecting General Liability Insurance and Workmen's Compensation prior to commencing the work
- Pull construction permits that are required by the city.
- Remove and reset all light fixtures and downspouts following job completion
- Cover and protect driveway with plywood.
- Cover and protect plants and fence with plastic
- Erect scaffolding per OSHA requirements
- Dispose and carry away all refuse, as needed
- Accept all Major Credit Cards
- Cover exposed areas of Owner's house during inclement weather to protect them from weather damage.
- Cover and Protect Windows and doors.
- Stucco King Construction, LLC is not responsible for locating or repairing additional damage, wood destroying insects or any other damage.
- Although diligent efforts will be made to repair areas to the existing stucco color and finish texture, a perfect match in color and texture is basically unattainable, and cannot be guaranteed. A perfect match in the finished texture can only be achieved by recoating all adjacent wall areas. This estimate does not include recoating all stucco wall areas
- Even though the reasonable effort will be exercised to protect existing landscaping, all shrubs, trees, mulch, etc. is hereby expressly denied.
- Although reasonable care will be taken to prevent additional damages on the interior finishes, it is important to realize that the sheathing and the stucco are attached to the same framing

members as the sheetrock. Therefore, Stucco King Construction, LLC will not assume responsibility for interior damages as a result of stucco removal.

- Due to the nature of our work as it, the following applies:
- The contractor will not be responsible for damages to the existing landscape, shrubs, and trees as it pertains to items 1 and 2 mentioned above.
- The contractor will not be responsible for damages to roof shingles or rain gutters.
- Due to the fact that some driveways may not have been constructed with the proper rebar structure, the tensile strength of the concrete may not be suitable to sustain the weight of the materials that must be delivered to the job site. Therefore, the Contractor will not be responsible for cracks or damages to the driveway while loading and unloading heavy materials and /or equipment during the work process.
- In the process of implementing the work, if there is an existing security system, the Contractor will perform a simple disconnect and reconnect of the system at Owners' risk. In the event that a wiring problem occurs, Owners will contact his security system provider for proper rewiring at Owner's expense.
- The contractor is not responsible for any punctured air conditioning, plumbing and/or electrical lines during the work process.
- In addition to the above repairs, continual proper maintenance is critical to the future integrity of stucco systems. It is recommended that property owners perform or contract to have routine maintenance performed on, at least, an annual basis. These procedures include (but are not limited to) maintaining sealants at all terminations and penetrations, cleaning debris from sensitive areas(such as gutters and flashings) and performing moisture analysis to ensure the continued integrity of the system.
- Any and all items of value are to be removed from the work area by the homeowner. Stucco King Construction, LLC will not be responsible for any damage to said valuables if not removed by the homeowner prior to the commencement of work.

12. ADDITIONAL TERMS AND CONDITIONS:

- Customer shall not attempt to direct workers on the site, exclude them from the site, demand work from them, remove the permit from the site or interfere in any way with the Contractor's work.
- If objects obstruct access to surfaces being worked on, the customer shall remove and replace any such at its sole expense.
- Excess material: In order to ensure there is enough material to do the work, the Contractor may order more material that may be necessary to complete said work. Any excess materials will not result in a change of the agreed upon contract price. All materials remaining after completion of the work shall belong to Stucco King Construction, LLC.
- *In the event that either party defaults in performing any covenant hereof, the non-defaulting party shall deliver to the defaulting party of default specifying the default and requesting the correction thereof. In the event, it is not corrected in (10) days after receipt of said notice. In addition to any other remedy for default provided for herein or at Texas law, Contractor shall have the right , but no the obligation to suspend or terminate its work, to retain all deposits then held and to peacefully repossess all material previously delivered or installed for which payment has not been made in full, to remove its equipment from the job site and terminate this agreement.
- *This Contract may be canceled in writing to Stucco King Construction, LLC. Cancellation is subject to a fee of 25% of material costs deducted from the initial deposit. Remaining deposit will be returned by check in 7 to 10 business days.
- *This agreement is to be governed by the laws of Texas. The parties intentionally waive the right of a jury trial, in any litigation arising under this agreement, the prevailing party shall recover its attorney fees and cost.
- *The parties hereto agree to arbitrate any dispute, claim or liability between themselves by Binding Arbitration pursuant the Texas Arbitration

13. WHEREFORE, the parties hereto have caused this agreement to be executed the date first set forth above.

Thank you for the opportunity to service your future project.

Stucco king Construction, LLC Team

* In the Process if there is an existing security system, the contractor will perform a simple disconnect and reconnect of the system at the owner's risk. In the event that a wiring problem occurs, the owner will contact his security system provider for proper rewiring at the Owner's expense.

Cleaning

*Contractor shall keep the premises clean of debris. etc.

*Clean up any debris, etc. created during the performance of the work, and haul away such debris.

Signed On: _____

By signing this document, the customer agrees to the services and conditions outlined in this document.
