

25329 Budde Road Suite 817 The Woodlands, Texas 77380 Fax: 281-362-4117 Phone 281-733-3106

PROPOSAL FOR REPAIRS 307 BETHJE HOUSTON 77007

October 13, 2017

Justin Pauls

Via justpauls@gmail.com

Ivory Carter Enterprises, Inc. offers the following proposal for all repairs as identified in the inspection report provided by you and/or your agent. Our price is inclusive of all materials, labor, warranties and insurance.

Upon review of the report, we offer the solutions as indicated herein. Each item will be identified to coincide with page number and grid location. Note that any grid location that projects a firm substrate is not in need of repair. Depending on the moisture levels, semi-firm substrates may be acceptable. Any location projecting semi-soft or worse will be cut out and repaired as listed below. Wooden trim, wooden windows and any carpentry items not associated with substrate or framing will have to be addressed with a trim carpentry specialist. There may be some small areas of rust or light staining. These are cosmetic items only and unless the owner is interested in discussing painting of the home, this would be considered maintenance and not included in this repair proposal unless specifically addressed.

Sealants:

The report indicates partially inadequate sealants at windows, doors, flashings, balcony fasteners, and penetrations. ICE will install a new fillet bead of Sonneborn NP1 caulking in the appropriate color. For some penetrations clear based silicone may be the best option. We will use the best suited sealant for those areas. Sealants are addressed in this particular area of the scope of work and, for your convenience will not be addressed in each page or line item. Our proposal includes everything stucco to stucco and stucco to dissimilar material.

Cracks/Impact Damage: Cracks that are identified in the report will be sealed by one of the two following techniques. Cracks that are large enough to fit a credit card in will be back cut with a grinding saw. Once we have enlarged the opening we will seal with a 4.5 ounce fiberglass mesh coated with a flexible cementitious base coat. After drying we will texture and color to match. If the crack is hairline we will seal with a textured polyurethane sealant and then color to match. Repair of cracks will be noticeable. If you wish for the crack repairs to be better blended please consult with us regarding the painting of the entire region at an added cost.

Page 5

Yellow Arrows, C4 Red Dot, C4 Purple Dot, J4 Red Dot, J4 Green Dot, J5: Cut out and remove these areas down to the rotted substrate. Remove all rotted sheathing and framing members. The

substrate will be replaced with new OSB, replace rotted framing members with either 2X4 or 2X6, (which ever was used prior). Once the new substrate is in place we will apply liquid applied waterproofing membrane and a slip sheet of building felt. A new 3/4 inch stucco system will be installed to match the current stucco texture and color. The system will include a slip sheet of building paper, 3.4 self-furring metal lath, galvanized casing bead, two applications of Sto 108 stucco base, one application of Sto primer, one application of textured finish tinted to match the existing home.

Page 6

Red Arrow, Yellow Box, Orange Arrow, C5, C4: Cut out and remove these areas down to the rotted substrate. Remove all rotted sheathing and framing members. The substrate will be replaced with new OSB, replace rotted framing members with either 2X4 or 2X6, (which ever was used prior). Once the new substrate is in place we will apply a liquid applied waterproofing membrane and a slip sheet of building felt. A new 3/4 inch stucco system will be installed to match the current stucco texture and color. The system will include a slip sheet of building paper, 3.4 self-furring metal lath, galvanized casing bead, two applications of Sto 108 stucco base, one application of Sto primer, one application of textured finish tinted to match the existing home.

A new metal cap will be installed.

Parapet wall will be tested for wood rot. If discovered, the price is shown below.

Page 7

Orange Arrow: Vine pitting will be re-skimmed with an application of flexible stucco base. Once cured we will finish to match the home.

Permits: The City of Houston will require a permit to be pulled. Our proposal includes the permit fees and the scheduling of all inspections as directed by code. We will pull the permit five days in advance of the project starting. A contract must be executed and the deposit provided PRIOR to pulling the permit. The city will require a series of four inspections during the project.

Total cost for all referenced above is: *Eleven Thousand Five Hundred Dollars and Zero Cents, (\$11,500.00)*. All work will be invoiced properly. We require 50% the day we begin. Balance is due upon successful completion. Work cannot begin unless the deposit is received the morning that we being work. We accept payment via check or cash. Payment in the form of cash will result in a discount of 5%.

Option: If parapet wall requires removal and replacement the cost will be determined based on damages found.

Exclusions:

This proposal is good for sixty days. If a contract is agreed upon inside of this proposal time frame then the proposed number will be carried. In the event that a contract is not decided upon in this time frame then the owner must check to see of the numbers will be good at a later date.

ICE will provide you with a certificate of insurance listing you as an additional insured the entire time we are on your property. We carry appropriate general liability, commercial auto, and workers comp.

WARRANTY: One year labor. Three-year coatings. Manufacturers do not warranty sealants. ICE warranty does not warranty against water intrusion at any time, only that our work is done in a workmanship like manner.

During the time that we will be on site, we will require the use of electrical outlets and water. Our usage is minimal and you will not see major reflection in your utility costs. There is no need for you to leave your home. We will properly protect and cover all areas that we are working. This will be for the duration of the job. Additionally, we will cover shrubs and driveways and walkways to prevent damage from our material. During the work our materials will need to be stored close to your home.

Our crew will NOT require entrance into your home at any time during this project. We prefer to work Monday through Saturday beginning at 9:00 am and working until dark. During the project ICE will provide an onsite foreman, skilled mechanics and carpenters, qualified laborers and, upper level management inspections. All waste associated with this project will be properly disposed by us in the container we provide.

The anticipated time from start to finish will be 7-10 days barring weather delays or delays caused by the inspector. Longer depending on parapet wall.

Although diligent efforts will be made to match the repaired areas to the existing stucco color and finish texture, a perfect match is basically unattainable and cannot be guaranteed. A perfect match can only be achieved by re-surfacing adjacent wall areas. This proposal does not include re-surfacing all stucco walls.

This is a construction project. During the removal process there may be some minor interior sheetrock damage, nail pop, cracks, or other minor issues. While we exercise all due care, the aforementioned may be unavoidable. We are not responsible for interior damages resulting from demolition.

This proposal is based on repairing an existing structure. Landscaping will be affected by us having to work in beds close to the structure. We will take every precaution to protect shrubs, plants and mulch beds but we cannot guarantee nor are we to be held liable for loss of vegetation. Should you wish to consult a professional landscaper and have your shrubs and/or beds tended to prior to work or protected in any other manner, that is to be left to your discretion and cost.

We rely very heavily on the stucco inspection reports to be able to pin point damage. By using the report we are able to determine conditions without the need for wastefully cutting out areas in order to discover the underlying conditions. This is a tremendous cost savings to you. ICE is not responsible for the findings of others. ICE, its employees and any division shall not be liable for non-visual defects, unseen or unreported defects or hidden damage not disclosed by the owner or agent of the owner that may exist on the property in question and hereby disclaims any liability thereof. All parties concerned agree to hold harmless and indemnify this company involving liabilities that may result as it pertains to the findings of others.

Thank you very much for the opportunity to work with you thus far. We are very excited about the chance to assist you with your repair work. Please feel free to call me with any questions that may arise while considering our bid. I am here to help you in every way.

Sincerely,

Gregory S. Carter CEO
Ivory Carter Enterprises, Inc.

Owner agrees that it is responsible for such maintenance.

Section 19 Notice

For notice purposes, Contractor may be provided with notice by sending such notice by Certified Mail Return Receipt Requested to 25329 Budde Road, Suite 817, The Woodlands, TX 77380.

For notice purposes, Owner may be provided with notice by sending such notice to the Address identified in Paragraph B, General Terms & Exhibits.

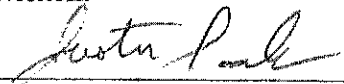
Section 20 Two-Year Limitations Period

The statute of limitations shall be shortened to two years for all purposes, including actions for breach of contract. This limitations period shall run from the date on which the warranty is executed by all Parties.

Section 21 Initiation of Litigation After Two Years

In the event Owner initiates litigation or arbitration after the two-year limitations period has expired for defects Owner did not Notify Contractor of during the two-year limitations period, Owner agrees that it will be responsible for Contractor's arbitration fees, reasonable attorney fees and court costs in defending such action.

IN WITNESS WHEREOF, the parties have executed this agreement on the date herein first above written.

By: 
Mr. Justin Pauls

Date: 10/29/17

Ivory Carter Enterprises, Inc.

By: **Gregory S Carter, CEO**
Gregory S. Carter, CEO



Moisture Assessment Report

For the Property Located At:

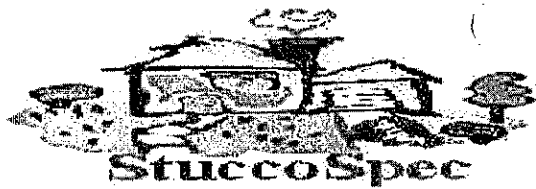
307 Bethje
Houston, TX 77007
10/04/2017

Report Prepared For:

Justin Pauls



6207 Fieldwood Lane, Conroe, Tx77304 Ph: 936-441-0016 Fax: 281-966-1780
Website: www.houstonstuccoinspections.com Email: stuccospec@consolidated.net



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 307 Bethje St.
 Houston, TX 77007
 10/04/2017

Project Information

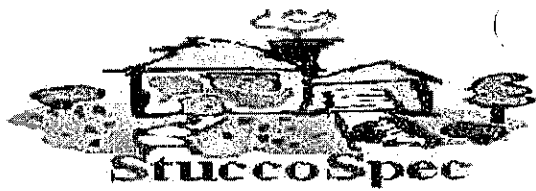
Project Information Client	Justin Pauls		
Street Address	307 Bethje St.		
City, State, Zip	Houston, TX 77007		
Phone Number	N/A		
Property Owner	N/A		
Street Address	same		
City, State, ZIP	same		
Phone	N/A		
Type of Exterior	Cement Stucco / Fiber Cement	Date of Inspection	10/04/2017
Substrate	OSB	Others Present	Yes
Age	2015	Temperature	84 degrees
Approx. SQ feet	2350	Weather Conditions	Partly Cloudy
Stories	4	Last Rainfall	1 Day
Type of windows	Vinyl / Single Hung / Fixed	Consultant	Jacob Burns and Jerica Harbison

Inspection Test Equipment Test Range Settings

1. Tramex Wet Wall Detector	Low 10 - 20 Medium 21-50 High 51-100	Not Used
2. Delmhorst BD 2100	Low 10 -14 Medium 15 – 19 High >19	1
3. Bio Pump		Not Used

Important Note:

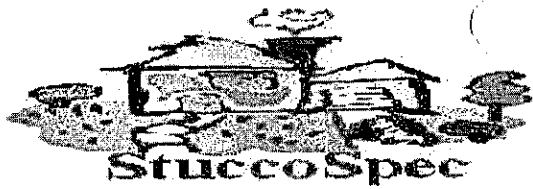
The test equipment is used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meters get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. Positive readings do not always mean there is a problem, nor do negative readings necessarily mean there is not a problem. We do not use the equipment to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non problem areas. This information is then used to help determine potential problem areas which may warrant more investigation.



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Summary Checklist

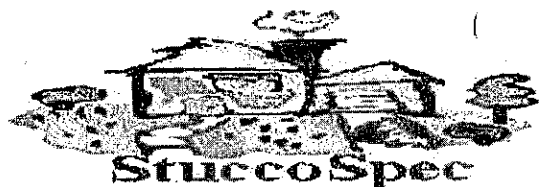
Caulking	Adequate	Not Adequate	N/A	Comments
Caulking Around Window Frame		X		Reseal everything with textured polyurethane sealants. Always maintain sealants.
Caulking AT Window Joints / Miters			X	
Caulking Around Door Frame		X		
Caulking At Door Joints / Miters		X		
Caulking Around Other Breaches		X		
Flat Accents Caulked or Angled		X		
Soffit, Frieze & Facia Boards Caulked		X		
Flashings// Diverters	Present	Not Present	N/A	Comments
Kickout Flashings / Roof / Wall			X	
Balcony Flashings	X			
Other Attachment Flashings	X			
Chimney Flashing			X	
Chimney Cap			X	
Chimney Cricket			X	
Window Head Flashing	X			
Door Pan Flashing	X			
Window Pan Flashing			X	
Terminations	Yes	No	N/A	Comments
Stucco is in contact with the concrete		X		
Stucco is in contact with the soil		X		



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Summary Checklist Continued

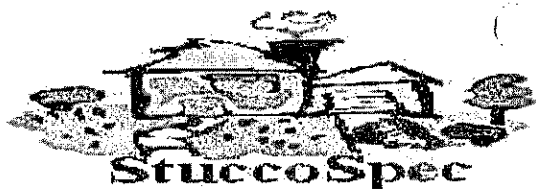
Miscellaneous	Yes	No	N/A	Comments
Sprinkler System Present			X	
Gutters Clean & Functioning			X	
Control Joints are Present	X			
Cracks Or Impact Damage	X			Cracks and moisture stains present.
Delamination is present			X	
Exterior Evidence Of Pest Infestation			X	
Dead Valley Present		X		



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Moisture Inspection Summary

- Seal / reseal all windows, doors, flashing terminations and penetrations. Always maintain sealants.
- Moisture stains noted at bottom of wall below balcony. See details 5.2 and 5.3.
- Reseal all balcony terminations, penetrations and fasteners. See details # 5.4, 5.5 and 5.6.
- Roof flashing lacks sealants at some locations. See detail #6.2. Assess and seal all roof flashing as needed.
- It is suggested to core sample below parapet at various locations due to elevated moisture and possible substrate damage found below. Repair all damage as needed. See details #6.3 and 6.4.
- Metal cap at flat wall is possibly failing. See detail #6.5. - Rework metal cap.
- Have contractor assess and seal all scuppers / Roof flashing. See detail #6.6.
- Evidence of vines noted on stucco. See detail #7.2. It is suggested to not allow vines to grow on stucco due to the damage they can cause to the finish coat.
- Reseal all siding transitions. See detail #7.3.
- Some penetrations lack sealants. See details #8.2 and 8.3. Assess and seal all penetrations.
- Rust noted from HVAC overflow. See detail #8.4. Assess and clean as needed.
- Reseal the tops of all flat accents. See detail #8.5.
- Moisture stains noted at bottom of wall. See detail #8.6.
- Sealant separation noted at window. See detail #9.2. Assess and reseal all windows.
- Interior moisture stains noted at windows. See details #10.2 and 10.3.
- Have contractor determine if the balcony flashing is failing upon making repairs. Due to the moisture coming from above the balcony it is impossible to determine if the balcony flashing is failing.
- There are a few areas that are showing signs of high moisture. Some of these areas were semi-soft and soft upon probing. Consult with a qualified waterproofing contractor on core sampling these semi soft and soft areas to assess substrate integrity. Repair all damage as needed. Refer to elevation photos for specific locations of moisture readings and substrate density listed behind the reading. (i.e. Firm, Soft and None)



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Moisture Inspection Summary

- Great care should be exercised in choosing the appropriate caulk. The manufacturer of your system has recommended specific brands and types of sealant for various applications. Each caulking manufacturer has recommendations about how their particular caulk should be applied. It is important that these guidelines be followed in order to maximize the effectiveness of the caulk and enhance its ability to protect your home. All caulk joints should be thoroughly cleaned before caulking to ensure the effectiveness and adherence of the caulk. Important Note: Check with your caulking contractor about painting concerns on silicone verses polyurethane caulks. Silicone cannot be painted over whereas polyurethane can.
- **It is suggested that a follow-up inspection be completed in 12 to 24 months after all repairs are completed to ensure that the moisture levels remain within an acceptable level and proper corrections have been made to prevent moisture intrusion and wood rot.**
- This report only reports on the condition of the structure at the specific locations indicated. Locations were determined by the inspector according to the probable areas of possible moisture intrusion and in accordance with Industry Standards. The suggestions for corrections to prevent moisture intrusion and mold growth are given in accordance with the best judgment and experience that have been determined from previous inspections, repairs, and knowledge gained from our experience and other knowledgeable persons in the industry. No judgment is intended or given for any areas not reported on.
- **Please Note: StuccoSpec / Safe Aire does not perform home inspections. This document was prepared to point out likely areas of moisture intrusion. Moisture Control is the key to mold control. The investigations, opinions and recommendations/suggestions reported within this document are represented as a "mold prevention inspection" sanctioned by the Texas Department of State Health Services.**

This home was inspected and reviewed by:

Beth and Kevin Harbison, Reviewers

Jacob Burns, Inspector

Jerica Harbison, Inspector

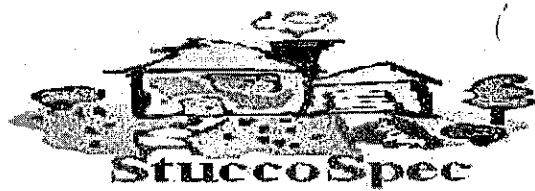
StuccoSpec

Texas Department of State Health Services

Mold Assessment Consultant / License Number: MAC 0223 exp. July 2018

Mold Assessment Technician / License Number: MAT 1168 exp. Feb 2019

Mold Assessment Technician / License Number: MAT 1169 exp. Feb 2019



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Photo5.1

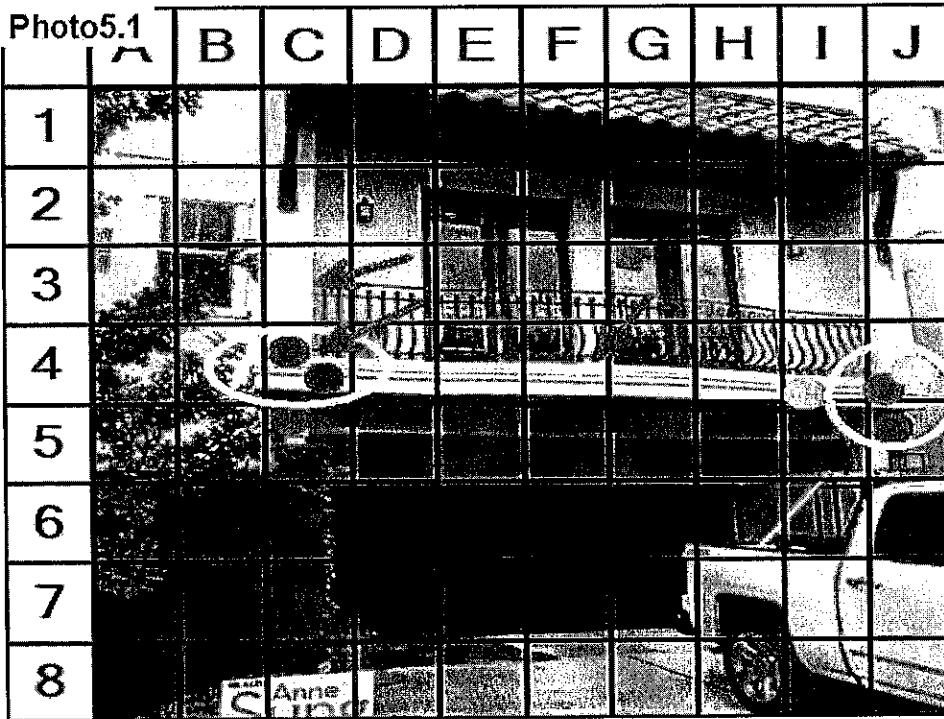
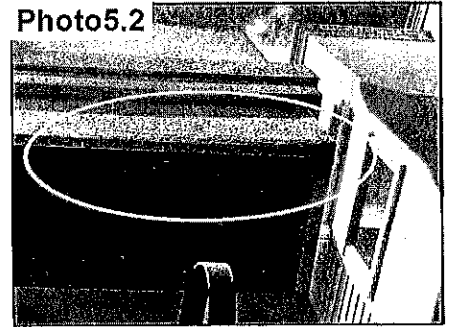
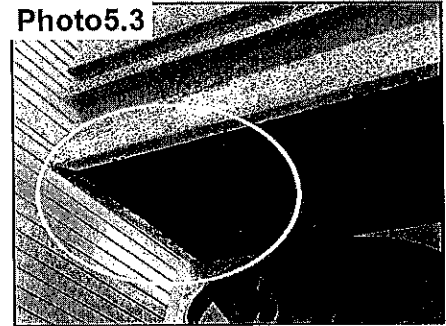


Photo5.2



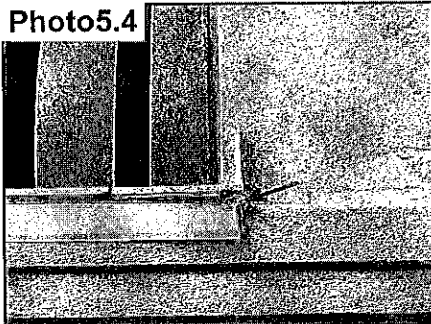
Moisture stains at bottom of wall.

Photo5.3



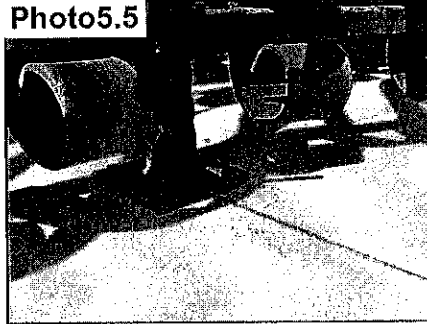
Moisture stains at bottom of wall.

Photo5.4



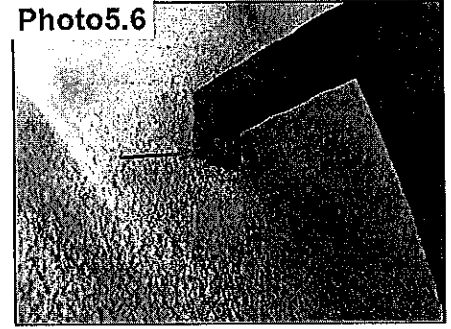
Reseal all balcony terminations, fasteners and penetrations.

Photo5.5



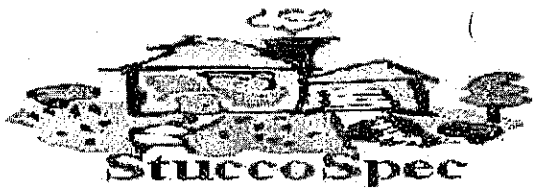
Reseal all balcony terminations, fasteners and penetrations.

Photo5.6

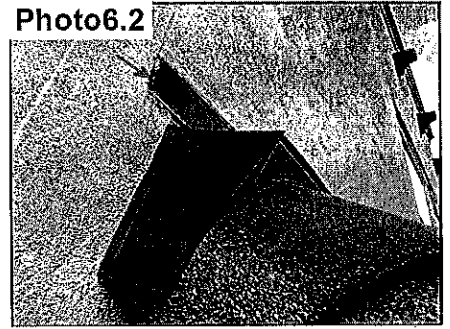
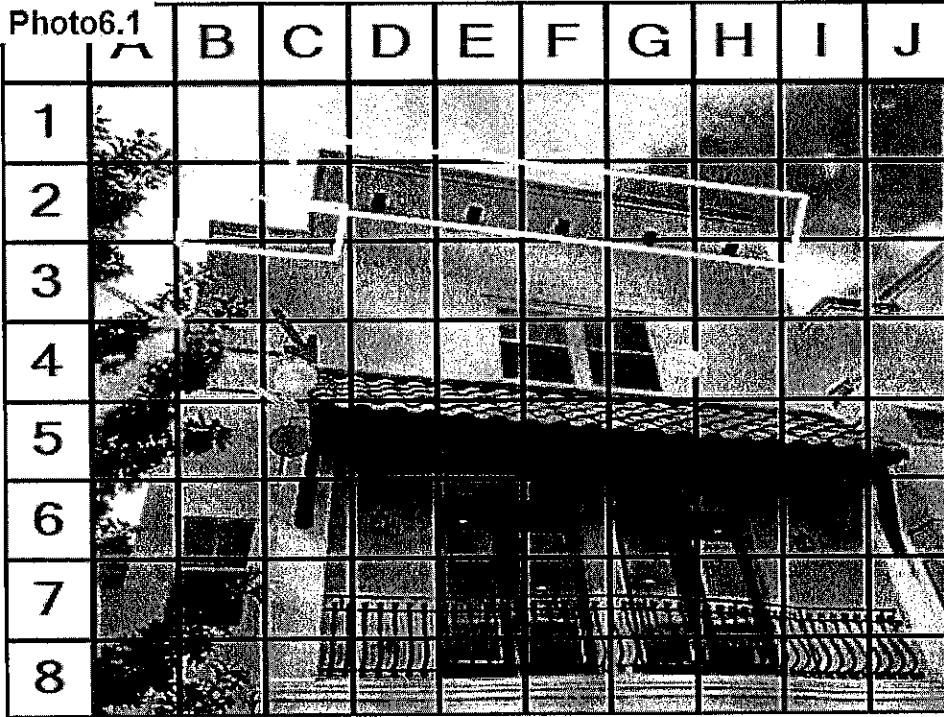


Reseal all balcony terminations, fasteners and penetrations.

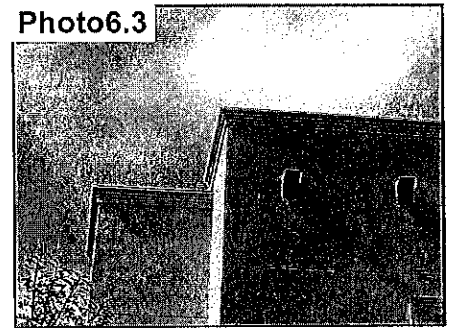
Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations (Photo #5.1)	Chapter Reference
				Seal / reseal all windows, doors, flashing terminations and penetrations. Always maintain sealants.	Ch 3.1,3.2
Yellow Circles	Moisture stains			Moisture stains noted at bottom of wall below balcony. See details 5.2 and 5.3.	Ch 3.2
Red Arrows	Balcony			Reseal all balcony terminations, penetrations and fasteners. See details # 5.4, 5.5 and 5.6.	Ch 3.1
C4 (Red Dot)	At corner above balcony termination	40%	Soft	Elevated moisture reading was made at balcony lower left. Soft resistance recorded. Possible substrate damage.	Ch 3.7
C4 (Purple Dot)	Balcony lower left	32%	Semi-firm	Elevated moisture reading was made below balcony.	
C5	Back column below moisture stains	40%	Soft	Elevated moisture reading was made at back column below moisture stains. Soft resistance recorded. Possible substrate damage.	
I4	Below balcony	28%	Firm	Elevated moisture reading was made below balcony.	
J4 (Red Dot)	Balcony lower right	40%	Soft	Elevated moisture reading was made at balcony lower right. Soft resistance recorded. Possible substrate damage.	
J4 (Green Dot)	At corner above balcony termination	40%	Soft	Elevated moisture reading was made at corner above balcony termination. Soft substrate recorded. Possible substrate damage.	
J5	Back column below moisture stain	40%	Semi-soft	Elevated moisture reading was made at back column below moisture stain. Semi-soft resistance was recorded. Possible substrate damage.	



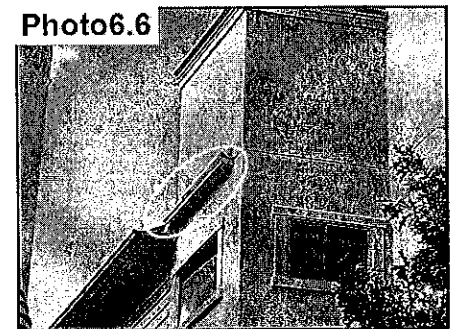
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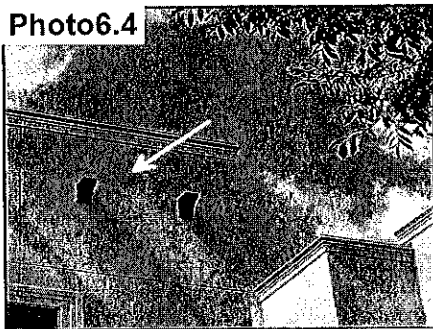
Seal roof flashing.



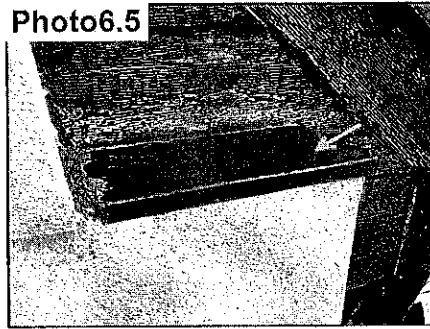
It is suggested to core sample below parapet to assess substrate integrity



Have contractor assess and seal all flashing terminations.

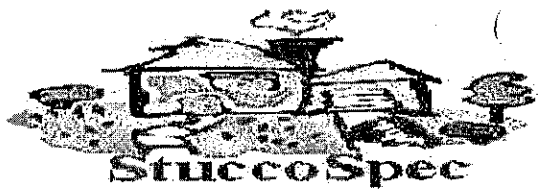


It is suggested to core sample below parapet to assess substrate integrity



Metal cap at flat a wall appears to be failing.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #6.1	Chapter Reference
				Seal / reseal all windows, doors, flashing terminations and penetrations. Always maintain sealants.	Ch 3.1,3.2
Red Arrow	Roof flashing			Roof flashing lacks sealants at some locations. See detail #6.2. Assess and seal all roof flashing as needed.	Ch 3.10
Yellow Boxes	Parapet			It is suggested to core sample below parapet at various locations due to elevated moisture and possible substrate damage found below. See details #6.3 and 6.4. Repair all damage as needed.	
Orange Arrow	Metal cap			Metal cap at flat wall is possibly failing. See detail #6.5. - Rework Metal Cap.	
Blue Arrow	Scupper / Roof flashing			Have contractor assess and seal all scuppers / Roof flashing. See detail #6.6.	
C5	Below metal cap at corner	40%	Soft	Elevated moisture reading was made below metal cap at corner. Soft resistance recorded. Possible substrate damage.	
C4	At corner below parapet	40%	Semi-firm	Elevated moisture reading was made at corner below parapet.	
G4	Side of window	18%	Firm	Moisture reading was made at side of window below parapet.	



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Photo7.1

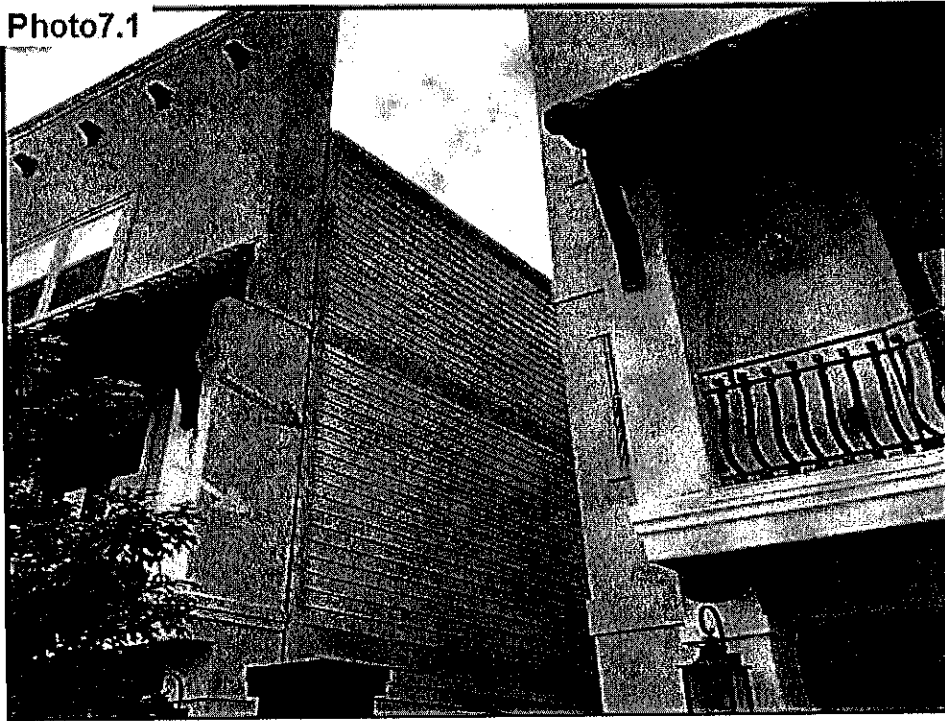
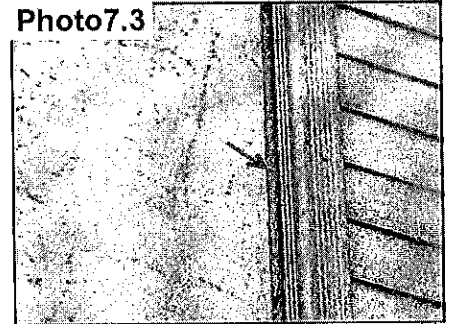


Photo7.2



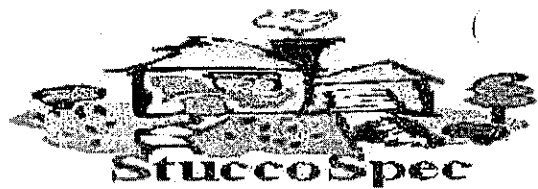
Evidence of vines noted.

Photo7.3



Reseal siding transition.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #7.1	Chapter Reference
				Seal / reseal all windows, doors, flashing terminations and penetrations. Always maintain sealants.	Ch 3.1,3.2
Orange Arrow	Vines			Evidence of vines noted on stucco. See detail #7.2. It is suggested to not allow vines to grow on stucco due to the damage they can cause to the finish coat.	
Red Arrow	Siding transition			Reseal all siding transitions. See detail #7.3.	Ch 3.10



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Photo8.1

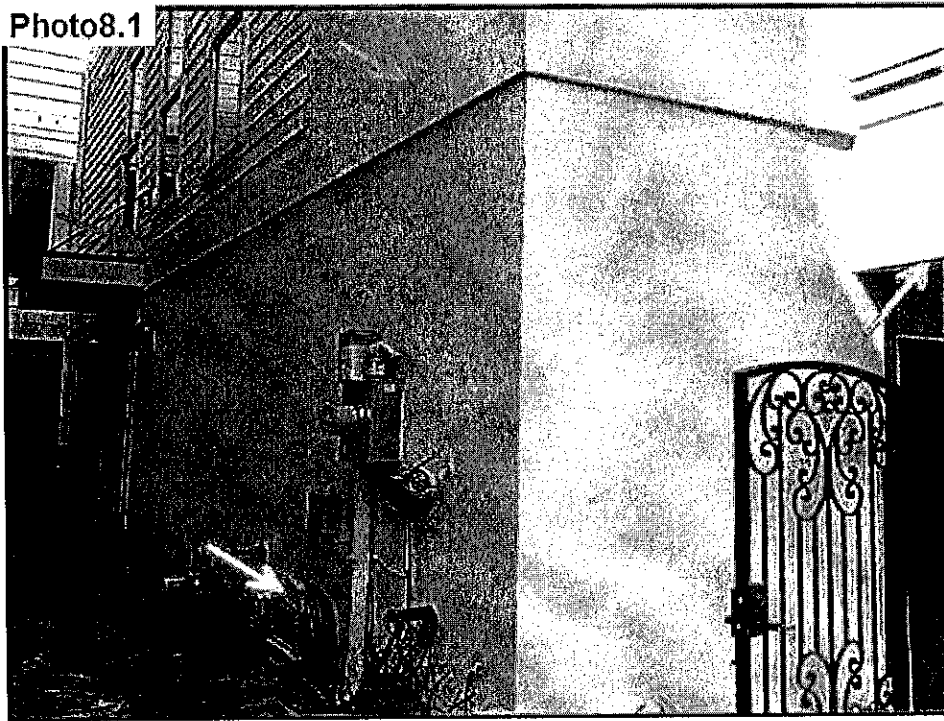
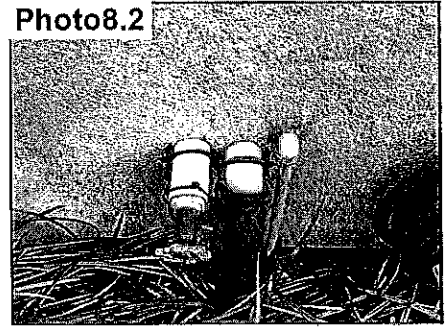
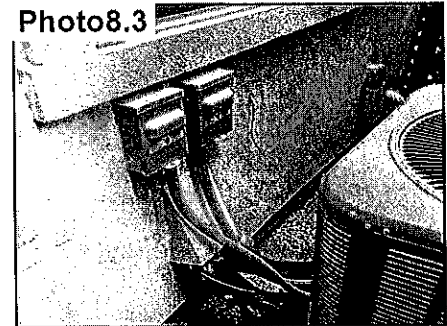


Photo8.2



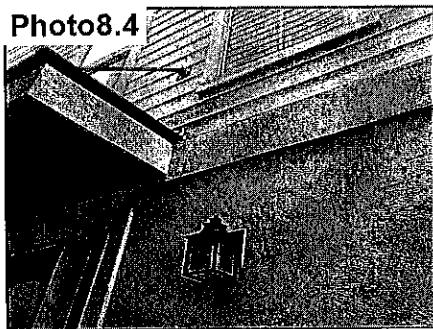
Seal all penetrations.

Photo8.3



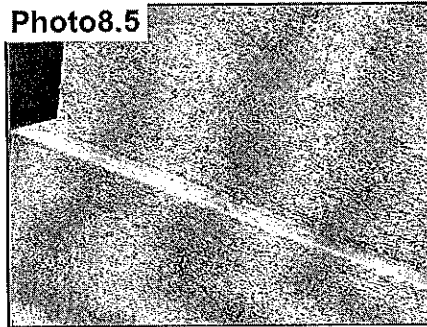
Seal all penetrations

Photo8.4



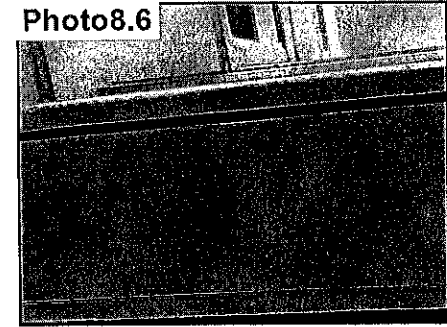
Rust noted from HVAC overflow.

Photo8.5



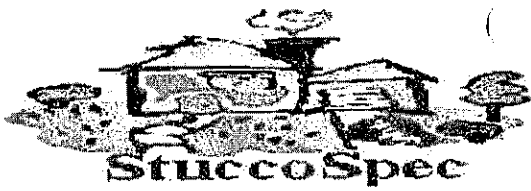
Reseal tops of all flat accents.

Photo8.6

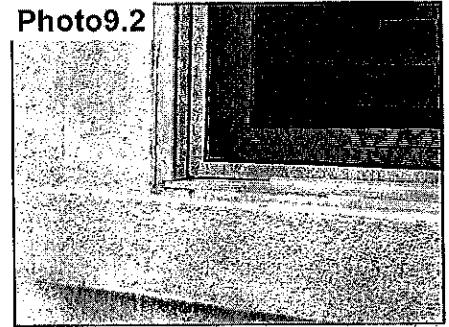
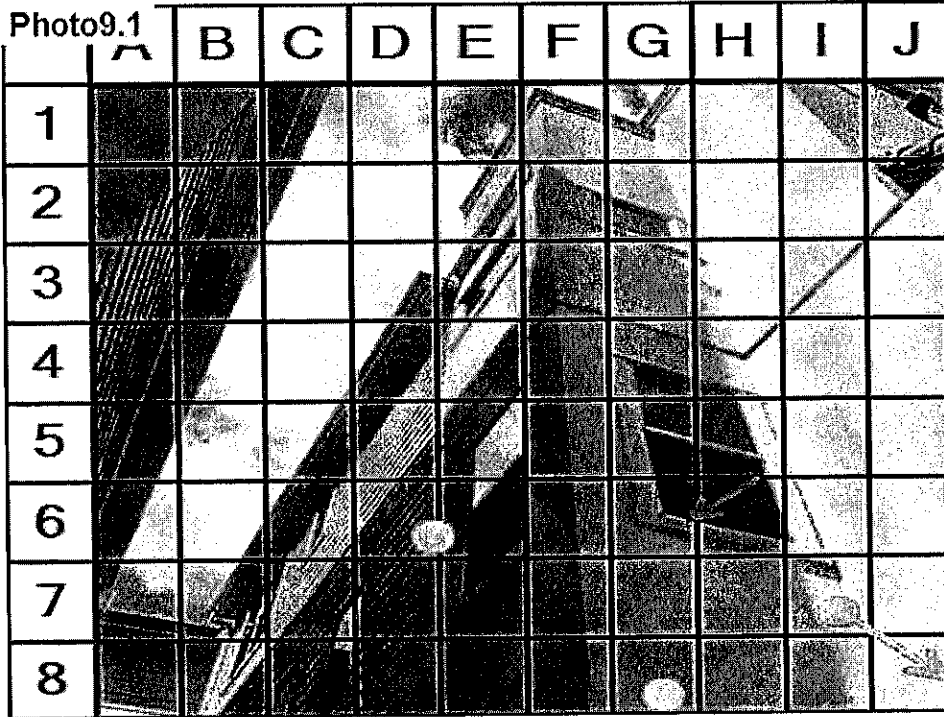


Moisture stains noted at bottom of wall.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #8.1	Chapter Reference
				Seal / reseal all windows, doors, flashing terminations and penetrations. Always maintain sealants.	Ch 3.1,3.2
Yellow Arrow	Penetrations			Some penetrations lack sealants. See details #8.2 and 8.3. Assess and seal all penetrations.	Ch 3.1
Red Arrow	Rust			Rust noted from HVAC overflow. See detail #8.4. Assess and clean as needed.	
Orange Arrow	Flat accents			Reseal the tops of all flat accents. See detail #8.5.	
Blue Arrow	Moisture stains			Moisture stains noted at bottom of wall. See detail #8.6.	

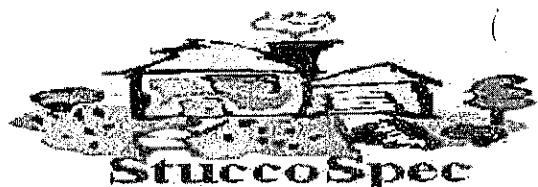


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Sealant separation noted at window.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #9.1	Chapter Reference
				Seal / reseal all windows, doors, flashing terminations and penetrations. Always maintain sealants.	Ch 3.1,3.2
Red Arrow	Window			Sealant separation noted at window. See detail #9.2. Assess and reseal all windows.	Ch 3.2
G8	Window lower left at accent band	29%	Semi-firm	Elevated moisture reading was made at window lower left at accent band.	
D6	Below roof termination	12%	Firm	Low moisture reading was made below roof termination.	
I7 (Dot with Arrow)	At accent band below parapet above moisture stains	17%	Firm	Moisture reading was made at accent band below parapet above moisture stains.	

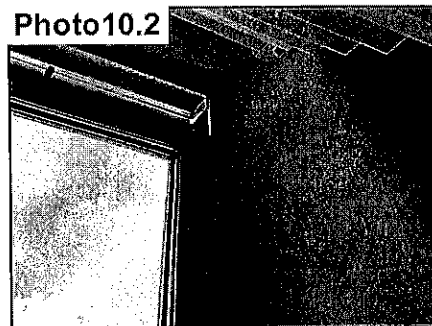


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Photo10.1

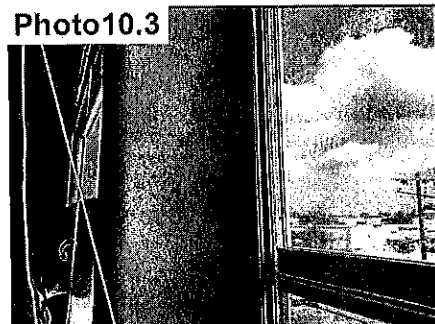


Photo10.2



Interior moisture stains noted at windows.

Photo10.3



Interior moisture stains noted at windows.

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations-Photo #10.1	Chapter Reference
				Seal /reseal all windows, doors, flashing terminations and penetrations. Always maintain sealants.	Ch 3.1,3.2
Blue Circle	Interior moisture stains			Interior moisture stains noted at windows. See details #10.2 and 10.3.	