



210 INDIAN SUMMER CT.  
SUGAR LAND, TX 77479  
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# PROPOSAL

Robbie & Virginia Flippin  
1607 W 24<sup>th</sup> Street. Unit B  
Houston, TX 77008

May 23, 2022

## SEALANTS:

- Properly clean all areas.
- Seal all windows, doors, transitions, and penetrations with NP-1 sealant.

\$900.00

## MISSING METAL CAP:

- Properly install metal cap.
- Seal all transitions with NP-1 sealant.

*Refer to photos: 13.2-13.6*

\$2,300.00

## EFFLORESCENCE:

- Clean with commercial and low pressure wash.
- Prime and paint.

*Refer to photos: 11.2-11.6*

\$0.00

**SUBSTRATE DAMAGE:**

- Erect scaffold as needed and cover and protect all surroundings.
- Remove stucco on walls with substrate conditions, such as soft semi soft and none-reference to ***Lone Star Stucco.***
- All stucco is to be removed on recommended areas until firm wood is found. Once firm wood is found, will proceed to remove an approx. 16 in. of stucco the last 4 in. will be hammered along the edge to create jagged edges and also to expose the existing wire mesh.
- Remove and replace all rotten wood and replace beam.
- Bat- insulation will also be replaced as necessary.
- Install tyveck and double ply jumbo-tech space felt paper moisture barrier over the replaced ply wood.
- Install new 2.5 galvanized lath using 1 ¼ in. Crown staples, existing metal wire lath will over lap the new lath by no less than 2-4 in. each way.
- Apply a ¾ stucco system using 1 part portland and 2 part masonry mixed with appropriate sand.
- Apply a layer of cement base coat on existing stucco.
- Apply stucco finish color and texture coat to match existing as close as possible.

*Refer to photos: 10.2-10.6, 14.2-14.4*

\$11,400.00

**FAILING ROOF DIVERTER FLASHING:**

- Core sample 2 areas to further investigate the condition of the substrate.
- Replace and modify diverter flashing.

\$2,300.00

*Note: If damage is present there will be an additional charge of \$32 per S.F. And \$4,500 per beam.*

**TOTAL: \$16,900.00**

*This proposal is based on stucco inspection report by **Lone Star Stucco.***

**Notes and Terms:**

- Dura Stone Plastering shall dispose of all trash and obtain the necessary city permits for the repairs needed.
- Dura Stone Plastering shall provide homeowners with \$1,000,000.00 GL insurance.
- Dura Stone Plastering provides a 2 year transferable workmanship and material warranty on all work performed and 1 year on all sealants performed.
- The warranty applies only if an inspection report is provided by home owner.
- The period of warranty begins on the date of completion and expires 2 years from that date on all work performed and 1 year from that date on all sealants performed regardless of what is done in between those dates.
- Warranty lapses immediately when damages are caused by Natural Disasters, and if any repairs, disruptions, or modifications are performed by any other than Dura Stone Plastering.
- Time to complete the work described is approximately **16** weather permitting days.
- Quote is valid for 45 days from the day provided.
- Contract and payment method will be provided upon request or approval of this estimate.
- All material is guaranteed to be as specific. All work to be completed In a workman like manner according do 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.
- Dura Stone Plastering will only perform repairs listed on inspection report.
- Dura Stone Plastering is not responsible for any drywall damage and landscaping damage due to repairs.
- 30% payment required to start work, 35% halfway, and 35% upon completion.
- Although diligent efforts will be made to match the repair areas to the existing stucco color and finish texture, a perfect match in the finish texture and color can only be achieved by re coating all adjacent wall areas.
- It is recommended to re paint stucco every 4 - 5 years, this service is available only upon request.
- We wish to all advise that in addition to the above repairs, continual proper preventative maintenance is critical to the future integrity of the stucco system. 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.

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Contractors signature                      Date

\_\_\_\_\_  
Customers signature                      Date

