

# ESTIMATE



## Prepared For

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## Monolite Systems, LLC

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Houston, Texas 77005  
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Estimate # 9014  
Date 05/20/2022

## Description

## Total

Description	Total
<b>BALCONY REPAIR</b>	<b>\$7,700.00</b>
BALCONY #1: WATER-PROOFING-WESTCOAT SYSTEM	\$7,700.00
LOCATION: 2ND Floor Balcony System At Front Elevation See Photo - Red Outline	
Demolition	
<ul style="list-style-type: none"><li>• Remove balcony railing and install after repairs are completed</li><li>• Remove balcony flooring and haul away debris</li><li>• Remove approximately 6-8" of stucco along balcony perimeter</li></ul>	
Balcony Water-Proofing System	
<ul style="list-style-type: none"><li>• Install Bonded Steel L-Flashing along perimeter, Kickout Flashing at balcony ends, and Drip edge flashing along outer balcony edge</li><li>• Install sheet Membrane over balcony decking</li><li>• Install 2.5 Galvanized Lath</li><li>• Install Base Coat and Slurry Coat</li><li>• Apply Top Coat, Texture, Paint Stain, &amp; Solvent Based Sealer</li></ul>	
Stucco	
<ul style="list-style-type: none"><li>• Install stucco to match pre-existing decor</li><li>• Paint stucco to match pre-existing decor. Exact match is not guaranteed, however, Monolite will attempt best possible match</li></ul>	



**STUCCO REPAIR - OVERHANG**

**\$3,060.00**

STUCCO REPAIR : DRAIN RELIEF

\$3,060.00

LOCATION:

Front Elevation Overhang

See Photo - Red Outlines

- The current stucco overhangs shown in photos lack proper drainage mechanism
- Remove approximately 6-8" above and under cantilever ledge/corner
- Replace damaged substrate with new 1/2 CDX plywood within area proposed
- Install new perforated stucco casing along cantilever ledge
- Tuck new weather resistive barriers (WRB) under the existing WRB, and over stucco casing (Drainage Method)
- Install new metal wire lath along with required accessories. Use galvanized fasteners.
- Apply 3 Coat Conventional stucco system
- Bridge old stucco with new stucco by embedding a 4oz fiberglass mesh in Basecoat Adhesive Mix
- Skim wall with basecoat adhesive mix to next corner, break, or joint for best repair methods
- Texture, Prime, and paint to match pre-existing repair. Exact match is not guaranteed, however Monolite will attempt best possible repair.



**STUCCO REPAIR - FLASHINGS**

**\$3,600.00**

STUCCO REPAIR : KICKOUT FLASHING

\$1,800.00

LOCATION:

Roof To Stucco Junction At Front Elevation

See Photo - Red Outline

- Remove and store gutter in junction with stucco wall.
- Remove a square foot of stucco around affected area.
- Repair damaged substrate as necessary within outline.

- Install new kick-out flashing behind the stucco and extending appx. 3" outwards.
- Install new metal wire lath along with required accessories. Use galvanized fasteners.
- Apply 3 Coat Conventional stucco system
- Bridge old stucco with new stucco by embedding a 4oz fiberglass mesh in Basecoat Adhesive Mix
- Skim wall with basecoat adhesive mix to next corner, break, or joint for best repair methods
- Texture, Prime, and paint to match pre-existing repair. Exact match is not guaranteed, however Monolite will attempt best possible repair.



**STUCCO REPAIR : KICKOUT FLASHING**

**\$1,800.00**

**LOCATION:**

Roof To Stucco Junction At Front Elevation  
See Photo - Red Outline

- Remove and store gutter in junction with stucco wall.
- Remove a square foot of stucco around affected area.
- Repair damaged substrate as necessary within outline.
- Install new kick-out flashing behind the stucco and extending appx. 3" outwards.
- Install new metal wire lath along with required accessories. Use galvanized fasteners.
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- Texture, Prime, and paint to match pre-existing repair. Exact match is not guaranteed, however Monolite will attempt best possible repair.



**WATER-PROOFING**

**\$2,300.00**

**WATER-PROOFING : SEALANT APPLICATION**

**\$2,300.00**

**LOCATIONS:**

Front and Rear Elevations

- Loxon S1 by Sherwin Williams - provides long lasting protection against moisture and is

less susceptible to degradation from the UV Rays of the sun. (Paintable, Variety of Colors)

- Resists deterioration due to extreme weather, stress movement, water and many chemicals.
- Seal all stucco to window junctions (Do not seal window Head Flashing to follow for proper drainage)
- Seal stucco accents
- Seal all doors to stucco junctions
- Seal all Penetrations
- Seal all Hairline cracks

**IMPORTANT**

**\$0.00**

PLEASE READ : FRAMING & INTERIOR DAMAGES

\$0.00

- 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.

<b>Subtotal</b>	\$16,660.00
<b>Total</b>	<b>\$16,660.00</b>

Monolite's Expert Services:

Exterior Repairs and Installations

- Stucco/EIFS Repairs and Renovations
- Masonry Applications (Stone, Brick, Siding)
- Window and Door Installations
- Specialty Balcony Water-Proofing (Decorative Coatings)

Exterior Maintenance

- Exterior Painting and Water-Proofing
- Annual Maintenance service and Inspection

Certifications

- EDI Level 2 Certified (Certified Stucco Inspectors)
- GAF Certified
- A+ BBB Rating

## I ) TERMS & CONDITIONS:

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

## II ) CHANGES:

(A) Any changes to the Agreement, including, without limitation, the Work 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.

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

## III ) CHANGE ORDER PROTOCOL:

(A) Upon removal of the existing stucco facade, plywood substrate, and windows, Monolite Systems, shall assess the condition of the structural framework that makes up the wall assembly

(B) 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; This will be treated as a Change Order and charged accordingly.

(C) Monolite Systems shall, after consultation with the Owners, proceed as per the following schedule:

- 1 ) Correct all defects identified and deemed necessary.
- 2 ) Install the plywood substrate.
- 3 ) Install Necessary flashings and waterproofing membranes.
- 4 ) Proceed with 3 Coat Stucco Applications.

(D) Any Change Orders will be paid upon commencement of extra work, independent of the original contract amount.

## IV ) DURATION:

A) Duration of the proposed work shall be approximately 2 WEEKS after The Effective Date (Assuming no additional work or inclement weather). The contractor shall not be liable for any delay due to circumstances beyond its control, including weather, strikes, or general unavailability of materials.

B) Stucco work shall be warranted for a period of 36 months. ( see details at the end)

C) Painting and sealant work shall be warranted for a period of 12 months.

#### V ) PAYMENT SCHEDULE:

A) Method of payment shall be negotiable; Typically, 35% Deposit.  
30% at Water-Proofing, 30% After Stucco Application, 5% at completion.

B) Monolite Accept all Major Credit Cards.

#### VI ) INSURANCE:

A) Upon request MSS shall Provide to owner insurance certificate directly from the insurance carrier reflecting General Liability Insurance and Workman's Compensation prior to commencing the work

#### VII ) WORK METHODOLOGY:

A) Monolite shall procure and post at the work site all the necessary work permits when and where applicable.

B) Monolite shall erect all necessary scaffoldings consistent with OSHA standards.

C) All work not specified on the original estimate shall be considered extra and shall be assessed and priced accordingly.

D) Removal of stucco requires aggressive hammering on the intended surfaces. Such activity results in sometimes minimal or moderate damages to the interior walls. Since this is inevitable; Monolite is not responsible for said damages. This eventuality Is not included within the scope of this estimate and will be assessed as an add-on

#### VIII ) THREE COAT STUCCO SYSTEM :

A) Monolite Systems shall, after consultation with the Owners, proceed as per the following schedule:

1) Correct all defects identified and deemed necessary.

2) Install the plywood substrate.

3) Install Necessary flashings and waterproofing membranes.

4) Proceed with 3 Coat Stucco Applications.

5) Breach all cold joints with fiberglass mesh fully embedded in basecoat adhesive and portland cement mix.

6) Match the existing texture and apply two coats of elastomeric paint.

#### IX ) GENERAL PROVISIONS

1) Monolite shall Cover and protect the driveway with plywood.

2) Cover and protect plants and fence with plastic

3) Erect scaffolding per OSHA requirements

4) Dispose and carry away all refuse, as needed

5) Cover exposed areas of the Owner's house during inclement weather to protect them from weather damage.

6) Cover and Protect Windows and doors.

7) Monolite Systems, LLC is not responsible for locating or repairing additional damage, wood-destroying insects, or any other damage.

8) 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.

9) Even though reasonable effort will be exercised to protect existing landscaping, all responsibility for any damages whatsoever to landscaping, including but not limited to plants, shrubs, trees, much, etc. is hereby expressly denied.

10) Contractor will not be responsible for damages to roof shingles or rain gutters. Cracks or damages to the driveway while loading and unloading materials and/or equipment during the work process.

11) 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 the Owners' risk. In the event that a wiring problem occurs, Owners will contact their security system provider for proper rewiring at the Owner's expense.

12) Contractor is not responsible for any punctured air conditioning, plumbing, and/or electrical lines during the work process.

13) 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.

14) Any and all items of value are to be removed from the work area by the Homeowner. Monolite will not be responsible for any damage to said valuables if not removed by the Homeowner prior to commencement of work.

15) Customers 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.

16) If objects obstruct access to surfaces being worked on, the customer shall remove and replace any such at its sole expense.

17) Excess Material: In order to ensure there is enough material to do the work, the Contractor may order more material than 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 Monolite Systems, LLC.

18) 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 within ten (10) days after receipt of said notice the non-defaulting party shall have all remedies of law and in equity for said default. In addition to any other remedy for default provided for herein or at TEXAS law, Contractor shall have the right, but not 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.

19) This Contract may be canceled in writing to Monolite Stucco Systems. Cancellation is subject to a fee of 24% of material costs deducted from the initial deposit. The remaining deposit will be returned by check-in 7 to 10 business days

X - CLEANING & TRASH HAUL OFF.

B) Clean up any debris, etc. created during the performance of the Work, and haul away such debris.

XI - AGREEMENT AND GOVERNING LAW

The agreement contains all of the agreements between the parties. The Agreement may be modified only upon the written consent of both parties. This Agreement is shall be construed by,



subject to, and governed in accordance with laws of the State of Texas. Venue for any matter or controversy or litigation relative to this agreement is convenient to and shall be in Harris County Texas this where the majority of the services under this Agreement shall be performed.

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 IT'S ATTORNEY FEES AND COSTS.

THE PARTIES HERETO AGREE TO ARBITRATE ANY DISPUTE, CLAIM OR LIABILITY BETWEEN THEMSELVES BY BINDING ARBITRATION PURSUANT TO TEXAS BINDING ARBITRATION ACT

## XII - 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, COST, AND EXPENSES RESULT OR ARISE FROM:

PERSONAL INJURY OR DEATH OF ANY PERSON OR PROPERTY DAMAGE THAT ARISE FROM OR ARE RELATED TO THE WORK

FAILURE BT THE CONTRACTOR TO PAY ANY SUBCONTRACTOR, AND

MECHANIC'S, MATERIAL MAN'S, AND SIMILAR LIENS AND ENCUMBRANCES (PROVIDED THAT OWNER SHALL HAVE PAID THE AMOUNT OR AMOUNTS OWING UNDER PARAGRAPH "V".)

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## XIII - WARRANTY TERMS AND CONDITIONS

This warranty is in lieu of any other warranty, express or implied. Any implied warranties including but not limited to, the implied warranty of merchantability, fitness for a particular purpose, habitability, and any UCC warranties are waived.

This warranty shall be null and void and Contractor shall not be liable for any damages or expenses if the Owner does not first grant Contractor access to the premises and the opportunity of Contractor to inspect, correct, or replace alleged defective items before Owner incurs expenses or has work done by a replacement contractor.

## XIV - WHAT IS COVERED:

The contractor warrants that the improvements constructed are reasonably free of defects and within customary tolerances of the construction industry. "Customary tolerances of the

construction industry” means tolerances common and expected in the construction industry and guaranteed to be performed by a skillful and professional contractor. This warranty also covers work under customary tolerances for all subcontractors and other tradespeople under contract with the Contractor, including the crew of the Contractor.

Contractor further warrants and guarantees that the work reasonably conforms to the requirements of the contract documents, drawings, plans, and specifications. If any defects are found, the contractor shall repair or replace any of the alleged defective work at its cost. The work to be corrected will be the part or area that is defective. The contractor shall start corrective work within a reasonable time after written notice from the Owner. The contractor shall have the option of repairing or replacing at its election.

#### XV - TERM OF WARRANTY – ONE YEAR

This Warranty, as well as the statute of limitations for any claim of damages for defective work or materials, is one year from substantial completion, defined as the earlier of:

- 1) The date of final acceptance by the building inspection department, or
- 2) The date Owner first moves into the property. If Contractor performs warranty work within this period, this warranty shall be extended to the repaired or replaced work itself and be covered for one year after completion, as to that specific work.

#### XVI- TRANSFERABILITY

This warranty applies to the original owner and may be transferred to any substantial Owner within the initial one-year period after substantial completion.

#### XVI - HOW TO OBTAIN SERVICE

If a problem develops during the warranty period, the Owner shall notify the Contractor in writing of the specific problem. The owner shall give such notice promptly after first discovering the condition. The contractor will begin performing the obligations under this warranty within a reasonable time of receipt of such a request and will diligently pursue these obligations.

Repair work will be done during the Contractor’s normal working hours, except where delay will cause additional damage. The owner also agrees to provide the presence (during the work) of a responsible adult with the authority to approve the repair and sign an acceptance of repair on completion.

There shall be no charge for the costs and expenses of examination or inspection by the Contractor, whether not a defect is found or later repaired or replaced. The work will be done either by the Contractor’s crew or whatever competent workmen or subcontractors are designated by the Contractor.

The contractor has sole discretion as between repair or replacement. All efforts shall be made for a reasonable match, and to repair or replace in the event the original item is no longer available.

## XVII - REMEDIES

With respect to any claim asserted by Owner, it is understood there is no right to recover or request compensation for incidental, indirect, special, consequential, secondary, or punitive damages; loss of use; diminution in value; rental costs; moving costs; delay in occupancy; construction, mortgage, loan or line of credit interest charges; mortgage interest rate increases; lost profits or income; medical costs; damages for mental distress, aggravation, personal injury; or pain and suffering.

The owner should notify the Contractor within a reasonable period after first knowledge of a problem, not to exceed 14 days. To be covered the physical signs of the problem must be observable and have started to cause damage before the one-year period expires.

## XVIII - WHAT IS NOT COVERED

This limited warranty does not cover the following items:

Damage or defects caused by the failure to maintain any item or keep it in good working order. Damage resulting from fire, freezing, storms, electrical malfunction or surge, lightning, earthquake, pest damage, acts of God, or other unforeseen causes or accidents.

Damage from alterations, misuse, or abuse by any person; ordinary wear and tear; or problems caused by lack of maintenance.

Stucco cracks are not covered.

Any item furnished, installed, modified, altered, or repaired by you or any other person other than Contractor.

Problems that arise to match existing materials. There are limitations inherent in the matching of existing materials such as stucco, drywall, paint, wood, tile, flooring, concrete, and the like. Exact duplication in matching, texture, and color cannot be guaranteed. Variations within industry tolerances will be considered acceptable.

## XIX - ADDITIONAL WARRANTY

MONOLITE Hereby offers a two Year transferable warranty with a Monolite 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 such as Stucco Check Inspections & Lone Star Stucco

## XX - COMPLETE AGREEMENT

This warranty constitutes the entire integrated agreement and understanding of the parties as to

any causes of action for losses, expenses, or damages under warranty, workmanship, or construction material/product defect issues, and supersedes as well as preempts any oral statements or representations by Contractor or its agents, before or after signing the Contract.

A handwritten signature in black ink, appearing to read "Hal Sankey". The signature is written in a cursive, flowing style with some loops and flourishes.

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Signed on: 08/02/2022

Hal Sankey