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ESTIMATE/PROPOSAL

TO: Hamed Mojarrad
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ESTIMATE/PROPOSAL #: 41924-2135
DATE: 04/19/2024
REVISED:



DESCRIPTION OF WORK:

SSR - STUCCO AND SUBSTRATE REPLACEMENT SCOPE OF WORK:

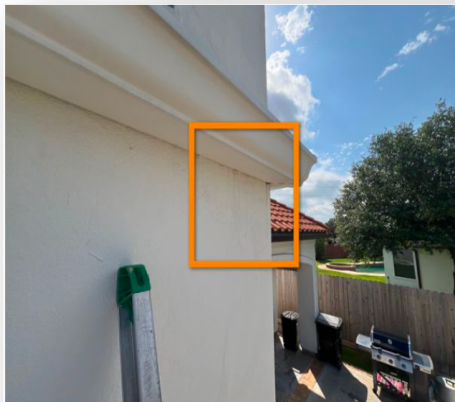
1. **PREP** - Cover and protect all grounds with 6-mil poly also OSB plywood in some areas. Install green debris net around scaffolding.
2. **SCAFFOLDING** – Provide and erect walk-through 3’x6’ scaffolding as per OSHA requirements and guidelines. Monitor scaffolding daily and before each workday.
3. **DEMO** - Remove stucco and damaged substrate from conditions marked as soft, semi soft and none on the Inspection Report and locations on the bullet points below.
 - Location 1 on photo 1. Refer to the area shaded in **RED**.
 - Location 4 & 7 on photo 2. Refer to the area shaded in **RED**.
 - Location 12 & 4 on photo 3. Refer to the area shaded in **RED**.
 - Please note that if the wood rot continues past the area allowed for, a Change Order of **\$98.50** per SF will be charged. The area allowed for is only up until the nearest penetrations.
4. **COLD JOINT** - Proceed to remove an approximately 16” of stucco after firm wood is found. Create jagged edges to expose the existing wire mesh to overlap the new one. Apply concrete bonding agents and fabric mesh on cold-joints and at the time of stucco application.
5. **FRAMING** - Removal and replacement of damaged framing members. Please be advised that the interior drywall and millwork damage may be inevitable. Stillo is not responsible for replacing interior building components and is not to be penalized for such.
 - Structural support beam replacement or reinforcement is **NOT** included. Cost for beam replacements range from \$2,850.00 and \$7,850.00 depending on the length and complexity to access the beam. Drywall replacement for the beam replacement is not included.
 - An additional fee may apply if the building code official requires a stamped engineer letter of approval.
6. **INSULATION** - Batt-insulation will also be replaced as necessary.
7. **MOISTURE BARRIERS** - Install double ply Jumbo-Tech felt paper moisture barrier over the replaced plywood. Property Owners will be advised if structure does not have existing moisture barriers as warranty may be compromised. Moisture barriers are to be installed in roof shingle like fashion. When applicable, install new tape flashings around windows and new head flashings.
8. **LATH** - Install new 2.5 galvanized lath using 1 1/4 crown staples 6” apart to every vertical framing member. Existing metal wire lath will overlap the new lath by no less than 2’ to each direction.
9. **CORNERS** - Install galvanized corner beads using 1” galvanized nails.
10. **WEEP SCREED** - Install weep screed on all wall to slab transitions and as needed.
11. **CONTROL JOINT** - Install new zinc control joints.
12. **STUCCO SCRATCH** - Scratch coat applied containing fibers. Mix: 1-part Holcim Portland Type 1 cement, 2-part Masonry Type N Cement mixed with 50 shovels of Torpedo sand and glass fibers. The nominal thickness of this coat is approximately 3/8” thickness.
13. **STUCCO BROWN** - Brown coat containing chopped fibers to be plastered and rodded. Mix: 1-part Holcim Portland Type 1 cement, 2-part Masonry Type N Cement mixed with 50 shovels of Torpedo sand and glass fibers. The nominal thickness of this coat is approximately 1/2” thickness.
14. **PAINT/FINISH COLOR/TEXTURE** - Prime repaired stucco areas by rolling one coat of Sherwin Williams primer acrylic primer. Paint repaired stucco areas by rolling one coat of Sherwin Williams acrylic paint to match as close as possible and up to the nearest seam, control joint, inside/outside or natural break on the wall. All efforts will be made to match the existing wall color; however, an exact match is not guaranteed if the option to recoat ALL the stucco is not selected. The option to recoat/repaint ALL the stucco can be provided upon request. Recoating the stucco by rolling 2-coats of high-quality elastomeric coating is highly recommended every 8-10 years to help seal hairline cracks throughout.
FINISH COLOR/TEXTURE – Trowel on stucco finish that has the color and texture intergraded. An exact match is not guaranteed.

SSR - STUCCO AND SUBSTRATE REPLACEMENT SCOPE OF WORK - PHOTOS:



STUCCO CRACK REPAIR SCOPE OF WORK:

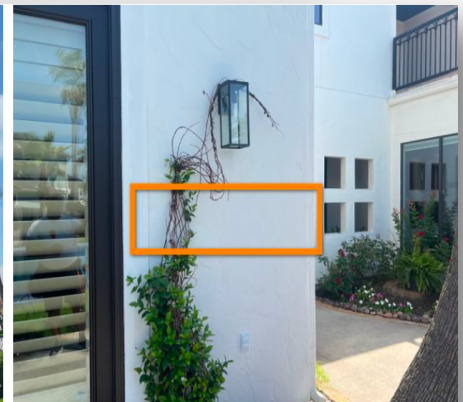
1. **GRINDING** – Invasive stucco fissures greater than 0.76 mm/ 0.003” (thickness of credit card) be grinded open 1/4 deep and wide using a diamond blade saw to release stress from crack.
2. **BONDING AGENT** - Clean the area grinded open using a dry painters brush and damp cloth. Roll one coat of concrete bonding agent directly over the existing stucco being resurfaced.
3. **UNIBASE** - Apply 100% acrylic unibase mixed Portland cement directly over the further opened fissure on the stucco.
4. **MESH** - Fully embed fabric mesh and apply a layer of cement basecoat mixed with Portland cement.
5. **UNIBASE** - Apply cement basecoat to the nearest seam, inside/outside corner, or natural break on the wall.
6. **FINISH COAT** - Trowel on stucco finish/texture coat to match as close as possible.



Front elevation



Front elevation



Front elevation

METAL CAP SCOPE OF WORK:

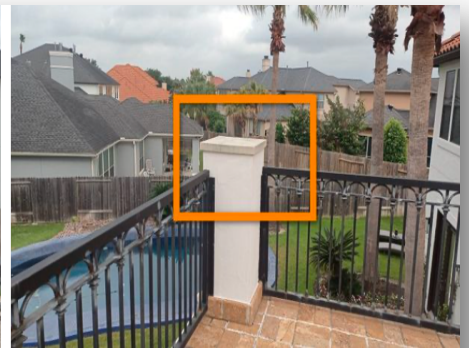
1. Install new 26GA galvanized metal cap at flat wall area as per profile below.
2. Apply a bead of NP-1 polyurethane caulking behind each metal cap joint.
3. Solder all metal cap joints followed by a 3/8" bead of NP-1 polyurethane caulking. We advise replacing the NP-1 sealants every other year.
4. Apply one coat of Sherwin Williams Industrial Enamel DTM (Direct to Metal) paint to match the wall color as much as possible.



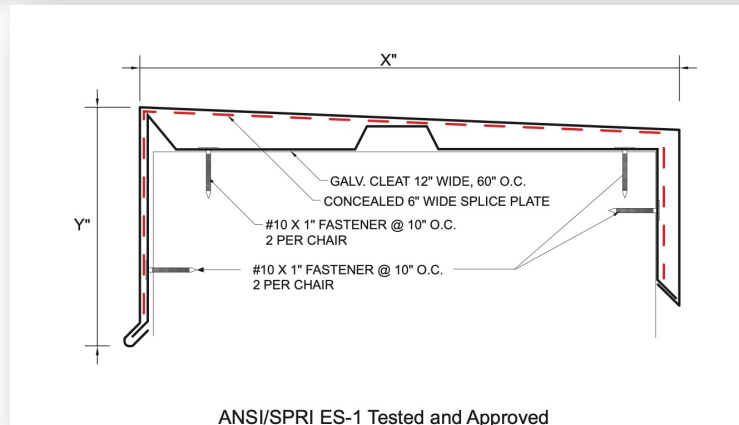
2nd Floor Balcony



2nd Floor Balcony



2nd Floor Balcony



STUCCO PENETRATION SEALANT SCOPE OF WORK:

1. Remove **deteriorated** sealants throughout. Please be advised that complete removal of the existing caulking may not be feasible.
2. Apply NP-1 polyurethane sealant, Sonnolastic 150 VLM or Loxon SI around all the following:
 - All stucco accent bands to window frame transitions.
 - All door trim to stucco transition.
 - All door construction miters. Threshold to doorframe transitions.
 - All utility breaches such as hose bibs, lamps, gas lines, electrical meter box, etc.
 - Around kick out flashings to stucco wall transitions.
 - The top of all flat stucco accent bands to stucco wall transitions.
 - Balcony penetrations, bolts and railing termination.
 - Stucco to dissimilar building material that are vulnerable to water intrusions.
 - Cracks on outside corners to control joint terminations.
 - Stucco accent band to stucco body transitioning.
 - The seams on metal cap flashings located at parapet walls.
 - Gaps at the cementitious fiber board panels.
 - "Kant" bead sealant joint at all stucco to flat work terminations.
 - Minor cracks noted on report. Please be advised this may be highly noticeable and is included here as a courtesy. Sealant price is **NOT** affected by removing this line item. If it's determined that crack is too big to be sealed, an additional cost to repair it will be provided.

NOTES:

- Photos below are just examples. Everything mentioned on the bullet points here will be sealed.
- Sealant/caulking is not warranted by the manufacturer. Polyurethane sealants used are weather reactionary and generally intact for 18-24 months. Extenuating circumstances may require that property owners maintain them earlier or even later than recommended times.
- Stillo professional shall use extension ladders of up to 50' range and follow the 4:1 rule; one foot away for every four feet up. Three story properties that require 7'5" clearance with no obstructions would require an additional charge of up to \$1.50 per Sq.Ft of stucco wall surface area.



NOTES, TERMS & EXCLUSIONS:

1. **INSURANCE** - Stillo shall provide homeowners with \$1,000,000.00 GL insurance.
2. **QUOTE VALIDATION** - Quote is valid for 45 days from the date provided.
3. **TIME OF COMPLETION** - Time to complete the work described is approximately 20 to 30 weather-permitting days.
4. **PAYMENT OPTIONS** - Discounts **CANNOT** be combined. Owners may decide to change payment options in the middle of the project and forfeit their discount.
 - **Option 1** - 35% upon commencement + 30% upon completion of wood rot replacement, moisture barrier & lath installation, before stucco build-back + 30% upon completion of stucco build-back, before painting + 5% upon full completion.
 - **Option 2** - 100% upon completion of wood rot replacement, before stucco build-back. Offer includes a 5% discount.
 - **Option 3** - 50% upon commencement + 50% upon completion of wood rot replacement, before stucco build-back. Offer includes a 7% discount.
 - **Option 4** - 100% upon commencement. Offer includes a 10% discount.
 - **Option 5** - Deferred interest financing for qualifying customers. No monthly interest if paid in full within 18 months. Sales Slip for full amount must be signed upon commencement of work.
5. **METHOD OF PAYMENTS -**
 - All major credit cards (3.75% processing fee will apply to all card transactions), ACH bank to bank transfer, personal/cashier's check, Zelle, PayPal, Venmo, CashApp, crypto currency and hard physical cash.
6. **GET ON OUR SCHEDULE** - Deposit of \$500 is required to be placed on our schedule. It is refundable if work is cancelled prior to commencement date.
7. **EXCLUSIONS** - Unless otherwise noted, items that aren't listed on our **Description of Work** are **NOT** included: Replacement of rotted out window frames, professional window cleaning, replacement of structural support beams, removal and replacement of cast stone, removal and resetting electrical meters or any other high voltage components attached to the wall, roof drip edge (if necessary, please refer this work to a roofing company), redirecting sprinklers.
8. **CHANGE ORDERS** - All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to and exceeding industry standards. 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.
9. **LANDSCAPING** - 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, mulch, etc., is hereby expressly denied.
10. **FINISH COAT** - Although diligent effort 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 recoating all adjacent wall areas.
11. **INTERIOR DAMAGE & POSSIBLE PEELING** - Please be advised that there is a possibility that small sheetrock damage may occur during the removal of the stucco due to heavy pounding to expose the existing wire lath. Drywall damages may range from small nail pops, saw cuts large gashes. Stillo does not cover interior repairs if this is to occur. Windows and doors are covered and protected using a red stucco tape and 6 mil sheathing. By doing so, we risk peeling of wood or aluminum framed windows. Peeling will depend on the condition of the window and the quality of the paint. Stillo is **NOT** responsible for painting or replacing damaged window or door frame if this is to occur.
12. **CONTINUED MAINTENANCE** - We advise in addition to the above repairs, continual preventive maintenance at least on an annual basis. It is critical to the integrity of the stucco system. These procedures include (but are not limited to) maintaining sealants throughout, cleaning debris from sensitive areas (such as gutters and flashings) and performing moisture analysis.
13. **WINDOWS** - Stillo strongly recommends that when windows are replaced, the stucco around the windows should be removed to install new construction windows that have nailing fins/flanges in efforts to weatherproof internally vs solely relying on caulking in defense for water intrusion. If the project is awarded to Stillo, property owners are to advise Stillo if the property has endured new construction windows installation vs replacement type windows installed as the latter may affect our 2-year warranty against water-intrusion.
14. **WASTE DISPOSAL** - All waste associated with this project will be properly disposed of by us in the plywood container that we build. Our disposal services are not contracted with a third-party disposal company and Stillo's F450 dump-trucks pickup and haul away debris as needed.
15. **PROPOSAL REVIEW** - Call us today to request an onsite visit and we'll be happy to go over our bid and report in person.

WARRANTY:

The warranty certificate will be issued only after both parties have signed the contract agreement, project has been completed and full payment has been received. The two-year transferable workmanship warranty on all work performed will be provided if a complete **invasive stucco inspection report** was submitted. Three-year for complete elastomeric coatings. Continual proper maintenance is critical to the future integrity of stucco system. Warranty service must be requested in writing to STILLO within 30 days of observing leaks or damage, before the expiration date. No coverage is provided post-expiration.

What is included?

- Efforts to find the source of the water-intrusion. Water testing and further nonintrusive investigation will take effect before any stucco is removed to follow the water trail.
- Stucco related leaks into the wall cavity.
- Stucco and substrate removal and replacement found by a licensed stucco inspector to be soft or semi soft on same areas worked on originally.
- Repair or replacement of defective workmanship or materials by us, as well as adjacent or related work affected by faulty work.

What is excluded?

- Claims made after the warranty period.
- Automatic warranty extension after addressing warranty calls.
- Upgrades or repairs on areas requested to be excluded.
- Upgrades or repairs on areas outside of the **repair** zone noted on the document referenced above.
- Hairline cracks, they are very common as stucco doesn't have tensile strength and Houston's soil is not very solid, therefore settle cracks in many cases are inevitable.
- Replacement of faulty building components other than stucco. If the source of the water intrusion is discovered to originate from a faulty building component other than the stucco, it is the PROPERTY OWNER's responsibility to have said faulty building component repaired or replaced. STILLO may still cover the removal and replacement of stucco and damaged substrate, but warranty may be voided if faulty building components that may compromise the integrity of the wall system aren't repaired or replaced in a timely manner.
- An exact stucco color match. The extended warranty would not include a complete exterior paint job, but just painting of the areas repaired up to the nearest control joint or natural break on the wall.
- Damage caused in whole or in part by acts of God or a natural phenomenon including but not limited to, falling objects, fire, earthquake, floods, windstorm, radiation, chemical fumes or foreign substances in the atmosphere, misuse, vandalism, civil disobedience, or act of war.
- Consequential or incidental interior damages such as drywall, paint, wood floors, trim work, hotel accommodations, pet boarding, pool maintenance, carpet or any interior building components.
- Caulking is not covered as its longevity is subject to weather conditions. While our sealants typically last 18-24 months, maintenance may be required earlier or later depending on circumstances. Painting of the sealants is also excluded.

Want to extend your warranty? At the end of the two-year warranty, PROPERTY OWNER has the option to extend their warranty by re-hiring us to maintain the sealant at the current sealant cost and submitting a new independent stucco invasive inspection report from the original inspector prior to the warranty expiration date. Costs of the new stucco inspection are responsibility of the PROPERTY OWNER. Please note that STILLO reserves the right to refuse future projects.

WE KNOW YOU HAVE CHOICES, HERE ARE 7 REASONS WHY TO CHOOSE STILLO:

[Stillo Construction](#) is a family-owned and operated stucco contractor serving the greater Houston area since 2008. Over the past 15 years, we have stayed true to our core values of honesty, integrity, and doing right by our clients. We take pride in being a company you can trust to deliver high-quality stucco services.

When you choose Stillo Construction, you get a [team](#) of dedicated managers who oversee your project from start to finish. Our professionally trained stucco crews possess years of hands-on experience installing and repairing stucco on properties of all sizes.

Our expertise is backed by over a decade of experience and happy customers all over the city. You can [read some of our reviews here](#).

1. **JOB SAFETY:** Stillo follow's all OSHA safety protocols and conduct quarterly safety meetings with all our associates.
2. **EMPLOYESS VS SUBCONTRACTORS:** Our workers are direct employees, not subcontractors. The Stillo team assigned to your project will arrive each morning on a company vehicle and wearing a company uniform.
3. **WARRANTY:** Stillo offers one of the best warranties against water-intrusion in the industry, with the option to extend for the life of the property if we are hired to maintain the stucco.
4. **EXPERIENCE, EXPERTISE & CUSTOMER SERVICE:** We've been in business for a little over 15 years. Stillo specializes in stucco repair, balcony repair and stucco weatherproofing. Unlike other construction companies whose services extend more as General Contracting. Throughout the years, we can proudly say that we have yet to encounter a dissatisfied customer and highly doubt that you will be the first.
5. **FINANCING:** We offer 18 months interest free financing for qualifying customers.
6. **PROJECT MANAGEMENT:** Our chain of command consists of Certified Project Managers, Quality Control Manager, Foreman and crew. Together, our management team will address any questions or concerns and update you periodically on the status of your project. They will also share a Dropbox link where photos are uploaded at each phase of the project.
7. **TEAMWORK:** Each foreman from our 9 repair teams, reports daily to their Project & Quality Control Managers. We count with 3 company drivers to help keep our sites clean of construction debris and deliver materials directly from our 12,000 SF warehouse/office building in Katy. Last but surely not least, we have our office manager Lili De La Rosa that has been with us for over 10-years and her assistants Ana Hymel and Naomi De La Rosa. Together, we strive to keep our customers satisfied and guaranty a well-done project completed in a timely manner.

ITEMIZED COSTS	QTY/ SF	UNIT PRICE	AMOUNT
REPAIRS			
Stucco and Substrate Replacement - RED Photo 1	24	\$98.50	\$2,364.00
Stucco and Substrate Replacement - RED Photo 2	20	\$98.50	\$1,970.00
Stucco and Substrate Replacement - RED Photo 3	20	\$98.50	\$1,970.00
Stucco Crack Repair Scope of Work	3	\$890.00	\$2,670.00
Metal Cap Scope of Work - Flat Wall	1	\$420.00	\$420.00
Metal Cap on Flat Wall Painting	1	\$170.00	\$170.00
Metal Cap Scope of Work - Columns	2	\$495.00	\$990.00
Metal Cap on Columns Painting	2	\$125.00	\$250.00
Stucco Finish Color/Painting Fee (Labor and Materials - Repaired areas ONLY)	1	\$1,180.00	\$1,180.00
	TOTAL REPAIRS		\$11,984.00
MAINTENANCE			
Stucco Penetration Sealant Scope of Work	1	\$2,750.00	\$2,750.00
NOTE: Complete elastomeric application is strongly recommended every 8-10 years as it seals all hairline cracks. It can be included upon request. If included, a sealant discount may be applied.	TOTAL MAINTENANCE		\$2,750.00
	TOTAL REPAIR & MAINTENANCE ESTIMATE		\$14,734.00

**16
YEARS**

Since 2008
Stucco Repair/Remediation &
Maintenance Exterior Painting, Balcony
Repair, Weatherproofing

**Thank you for the opportunity to quote your work. We greatly appreciate it!
The stucco repair professionals at Stillo are ready to help you resolve your
Water-Intrusion Problems.**

