



Licensed Painting Contractor  
 State of Florida  
 4532 W Kennedy Blvd Ste# 459  
 Tampa, Fl. 33609  
 www.LouPhillipsPainting.com



Company Representative:

Austin McCrory  
 813-380-0485  
 austin@louphillipspainting.com

Date:  
 04/06/2026

Bill To:

Eastwood Pines Townhomes  
 2909 Pine Cone Cir  
 Clearwater Florida 33760-5300  
 573-239-9566  
 BillJan78@gmail.com

Job Site:

Eastwood Pines Townhomes  
 2909 Pine Cone Cir  
 Clearwater Florida 33760-5300

Dear Eastwood Pines Townhomes,

I appreciate the opportunity to visit your property and present you with a painting evaluation and a free detailed written estimate. My goal is to provide you, the most competitive pricing, the finest quality of workmanship with detailed information regarding your project.

Our goal at Lou Phillips Painting is to customize each project to satisfy all of our customers needs. Therefore, we have accounts with all paint manufactures and can use any brand requested. We are happy to recommend various paint options that will satisfy our customer's needs.

Complete Worker's Compensation Insurance and Liability Insurance in the amount of \$2,000,000 insures Lou Phillips Painting Inc. employees and protects homeowners. Workers Compensation protects the property owner from liability in case of an accident. The property owner is not protected by your homeowners insurance policy or by contractors liability insurance.

Lou Phillips Painting Inc. will be happy to provide our license, insurance, and references for your review. We are pleased you gave us the opportunity to evaluate your painting project. Please feel free to ask for clarification and explanation of any information we are presenting.

**Terms**  
**Payment Due**  
**Immediately Upon**  
**Completion of Job**

## Estimate

Description	Rate
<b>Sherwin Williams Latitude Exterior Paint</b> ClimateFlex Technology combines early moisture resistance, extreme temperature tolerance and a durable finish that protects against peeling, cracking and dirt pickup. Get ideal results, even when the weather isn't.	\$0.00
<b>Exterior Painting Service- Total cost for labor, equipment rental and material to perform the work below in accordance with the Sherwin Williams Paint Specifications Dated 4/1/26</b> 7 Buildings and Pool house (56 units) 1) Trench the foundation areas along the perimeter of the buildings. Pressure wash all surfaces to be painted using a TSP solution. 2) Patch all hairline stucco cracks with an elastomeric compound	\$115,000.00

- 3) Caulk all windows and trim joints as needed
- 4) Ensure all unpainted surfaces are professionally covered/protected
- 5) Apply a bonding sealer to all areas to be painted to ensure proper paint adhesion
- 6) Apply the Sherwin Williams premium grade Latitude exterior paint to all exterior walls, trim, previously painted barrel tile, fascia/soffits, gutters/downspouts, any previously painted ceilings and previously painted doors. In addition, we will paint the fascia piece on the carports as part of the main scope of work.

\*Inside lanai's are excluded

\*Lanai enclosure framing is excluded

\*All wood fencing around carport areas are excluded

\*Front storm doors are excluded

\*We will utilize a 65ft boom lift to paint the upper walls in the rear of the buildings in order to not walk on the enclosure roofs.

**Exterior Painting Service- Optional**

\$10,500.00

- 1) Clean, Prep and Paint the storage units under carport 35units x \$300 each= \$10,500.

**TOTAL**

\$125,500.00

Pricing reflects painting the buildings neutral colors.

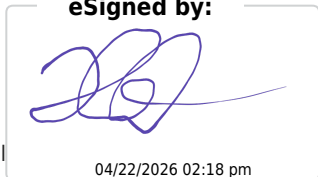
**OUR EXTERIOR PAINTING STEPS TO MAKE SURE YOU ARE 100% SATISFIED AT THE COMPLETION OF YOUR JOB!**

**Exterior Painting Steps Video**

**Lou Phillips Painting is proud to offer our customers additional services:**

**Epoxy Flooring Video**

**eSigned by:**



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**Painting Steps:** Initial

1. We will begin by trenching the perimeter of your property to ensure paint is applied to all foundation areas. Next, the property will be thoroughly pressure washed, using a TSP solution to kill and remove all mildew spores.
  2. All walkways, windows, shrubs, unpainted surfaces and unpainted doors will be completely covered through the duration of the project.
  3. All cracks, fractures and gaps around door frames, windows, fascia, siding and ceilings will be caulked prior to painting.
  4. All stucco cracks will be patched using an elastomeric compound. Please be advised our painters will do their best to blend the patching with the existing texture of the stucco, however there is a possibility the patching can show a slight variance. Any unpainted wood will receive a primer coat prior to painting.
  5. Any rusted areas will be cleaned with a wire brush and primed with a rust blocker prior to painting. Please Note: there will be no guarantee the rust does not return in the future.
  6. The substrates will then be sealed with a primer/sealer to promote adhesion of the finish coat.
  7. We will apply the recommended millage from the manufacturer of 4.0 mills thick to all areas of the property as listed in the pricing description above.
- \* Please be advised two coats of paint can be misleading! the recommended millage (paint thickness) is the only way to ensure the exterior of your home is properly coated and is in compliance with the paint manufacturer's warranty.

**eSigned by:**



04/22/2026 02:18 pm

**Terms & Conditions:** Initial

1. It is the sole responsibility of the property owner to have colors approved by their HOA prior to painting.
2. It is the sole responsibility of the property owner to have all items off and away from the walls prior to painting. If the items are not removed or assistance is needed, we are happy to help however, we will not be held responsible if any damages occur during the moving process.
3. Our goal when pressure washing the outside structure is to properly prepare the surface for painting. If windows, doors or other elements are poorly sealed there is a possibility water can intrude into the residence. There is no way to tell if this issue will occur prior to pressure washing. Lou Phillips Painting will not be held responsible for any water damage that occurred during the pressure washing of the building due to the structure not being properly sealed.
4. It is the sole responsibility of the property owner to have all landscaping trimmed away from the exterior walls with adequate space to paint.
5. In most cases, your project manager will stop by to check on the progress of the jobs. If you have any issues or concerns during the painting process, please contact your sales associate or management.
6. Be aware the sealer coat is clear and is applied at a faster rate of speed than the finish coat. The sole purpose of the sealer coat is to promote adhesion for the new paint.
7. Should any exterior screen panels need to be cut in order to paint the areas above, we will be happy to coordinate the repairs with a local contractor. However, it will be the property owner's responsibility for payment of the repairs.
8. If anything of major concern is discovered during the painting process, we will contact the property owner before proceeding.
9. Any repairs or tasks not outlined in the scope of work will require additional fees. If you decide to add items to the project, please contact your sales associate only. Please do not try to negotiate additional work with the painters.
10. If your painting project requires removing of shutters, your painting team will assist with the remove and reinstallation, but will not be responsible for any broken shutters during the process.
12. Please be aware that at times, homes that have been neglected or certain stucco finishes such as a sand finish texture may have severe peeling after we apply our paint coating. This is due to previous paint coating failure that may have been caused by improper preparation by the prior paint company. If this is the case, there will be additional fees applied to address these areas to properly repaint them correctly as this would be deemed an unforeseen circumstance.
13. On occasion, we will be required to walk directly on a tile roof. These tiles at times are extremely brittle and may crack when walked on correctly. At no time will we be responsible should any tiles crack during our painting process. Although our teams are properly trained on where to step, there is no guarantee that they will not crack a tile. We will always look for our safest options to approach each unique project when working on a roof.
14. All exterior paint jobs that include tile or barrel tile roofs should note that we will only paint the areas below the drip edge and fascia. We are not including the half moon metal with the hole in the center just below the tile. If you wish this to be included, it will be at an additional charge. Standard practice typically does not include this area to be included.
15. As a contractor, I may refer other contractors for specific services or tasks. Please note that any referral made is based on my personal experience or knowledge of the referred contractor's capabilities. However, I do not guarantee or assume responsibility for the work quality, timelines, or outcomes of the referred contractor. It is advisable for you to conduct your own due diligence before entering into any agreements. Any contract or agreement entered into with the referred contractor is solely between you and them, and I shall not be held liable for any issues or disputes arising from such engagements.

**Licenses:**

Hillsborough Co. Lic #PA2847 Pinellas Co. Lic #C-10477 Pasco Co. Lic #LP-09375



**Payment:** Initial

**NO MONEY DOWN on all jobs under \$10,000. 20% deposit on all jobs exceeding \$10,000. Over \$20,000 we will need to work off a draw schedule for payment. Job deposits are refundable within the first 7 days of receipt. The full amount of the agreement is to be paid at the completion of the work, unless touch ups are required at a later date then we will only allow a 10% retainment on the outstanding balance.**

Payment constitutes Owners acceptance of the work. Payment by credit card or Paypal will result in an administrative fee. Please ask your sales representative for your fee amount. Please add that fee to the cost of your invoice before submitting payment. This Proposal & Agreement is valid for sixty (60) days. Delay in acceptance will require a verification of prevailing labor and material cost. Any discounts offered must be presented prior to the construction of the proposal.

This proposal and agreement constitutes the entire agreement of the parties. No other agreement, oral or written, pertaining to the work to be performed under this contract exists between the parties. This agreement can be modified only by an agreement in writing signed by both parties.

**Attorneys' Fees and Costs:** Should any dispute or legal action arise out of or relate to this Contract, the prevailing party shall be entitled to recover, and the nonprevailing party shall pay, in addition to all other remedies to which the prevailing party may be entitled, the prevailing party's reasonable attorneys' fees, paralegal fees, expenses, and costs incurred in connection with such dispute or action, through all appeals and collection efforts, including mediation and/or any non-binding arbitrations, even if not recoverable by law.

You are hereby authorizing Lou Phillips Painting to furnish all labor required to complete the work according to the job specifications, terms and conditions of this proposal, for which I agree to pay the amount listed above.

In an effort to offer specials and discounts to our customers we will be sending marketing messages periodically. No personal information will ever be sold or shared with any other parties. If you wish not to receive any marketing messages please respond appropriately and you will be removed from the list.

**eSigned by:**



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Electronic signature form will be sent upon approval

**Customer Signature**

*Lou Phillips Painting, Inc. hereby guarantees all workmanship in the project to be free from defects for a period of (2) year from the completion date. Paint manufacturers also over a material warranty for a minimum of 7 years. Both warranties do not cover damages, normal wear and tear, rust, neglect or abuse.*

**Thank You For Your Business!**