

Property and Address:

XXXX Sample Apartments
1234 Main Street
Houston, TX 77068

Project:

Exterior Project

Scope of Work

General Conditions:

- Any rotted/missing siding, trim, soffits, facias will be replaced/repared as a change order to this contract
- (1) corner of (1) building, (1/2 of front and all of side, ground to roofline, will need to be done as a "test". Owner will be allowed (1) modification of test colors without charge. Contractor will allow 3 weeks between completion of test colors and start of project for owner to finalize selections.
- Required permits (If any) are the responsibility of the contractor to pull and coordinate.
- Contractor to cover any cars near work areas and accepts responsibility of any overspray damage.

Line Item #1 - Painting

1. Prep buildings with light power washing on all areas listed below
 - a. Light power washing on all siding, soffits & facias
 - b. Heavy power washing on all masonry, sidewalks & balconies
 - c. Scrape and light sand to all metal surfaces to include but not limited to doors, railings, stairs, stair treads, & fencing

2. Paint the following with coat to cover of Sherwin Williams Exterior Super Paint:
 - a. **All Building Siding, Stucco in Eggshell**
 - i. For all structures on site including but not limited to:
 1. Resident buildings
 2. Clubhouse
 3. Detached Garages
 4. Laundry Rooms
 5. Mailbox Stations
 - ii. See attached paint by number for colors
 - b. **All Building Trim in Semi-Gloss**
 - i. For all structures on site including but not limited to:
 1. Resident buildings
 2. Clubhouse
 3. Detached Garages
 4. Laundry Rooms
 5. Mailbox stations
 - ii. See attached paint by number for colors
 - c. **All Building Gutters and Downspouts in Semi-Gloss**
 - i. For all structures on site including but not limited to:
 1. Resident buildings
 2. Clubhouse
 3. Detached Garages
 4. Laundry Rooms
 5. Mailbox stations
 - ii. Color of all gutters and downspouts to be **Sherwin Williams – Snowbound, unless crossing building horizontally, in which case you will match building color behind it.**
 - d. **All Apartment Entry & Building Doors in Oil Based Semi-Gloss.**
 - i. Doors will be open when painted and security will be provided by contractor until paint is dry and doors can be locked.
 - ii. See attached paint by number for colors
 - e. **All Utility Room Doors in Oil Based Semi-Gloss.**
 - i. Including clubhouse
 - ii. Doors to remain open while painted and until dry.
 - iii. See attached paint by number for colors

- f. All **Soffits** in **Semi-Gloss**.
 - i. See attached paint by number for colors
- g. All **Metal Handrails and Stringers** in **Oil Based Semi-Gloss**
 - i. See attached paint by number for colors
- h. All **Balcony Railings** in **Oil Based Semi-Gloss**
 - i. See attached paint by number for colors
- i. All **Metal Fencing** in **Oil Based Semi-Gloss**
 - i. Includes but not limited to:
 - 1. Perimeter fencing
 - 2. Handrails
 - 3. Pool fencing
 - ii. See attached paint by number for colors
- j. All **Wood Fencing, Pool Pergola & Clubhouse Entry Columns** in **Sherwin Williams Exterior Grade Stain**
 - i. Includes but not limited to:
 - 1. Perimeter fencing (North side of property)
 - 2. Pergola by back pool
 - ii. Clubhouse columns (Circled in YELLOW in Figure 1 below) to be stripped/sanded prior to stain
 - iii. Pool pergola to be stripped/sanded prior to stain
 - iv. Stain color will be selected prior to project start.
- k. All **Detached Garage Buildings**
 - i. Includes maintenance garage building
 - ii. Includes garage doors (Garage doors to be sprayed in Semi-Gloss)
 - iii. Color by number will be provided before project start. Color selections will be the same as the buildings.

Change Order Pricing:

Line Item #2 – Siding Replacement (Price per LF)

- 1. Replace damaged siding with matching size and texture composite material

Line Item #3 – Trim Replacement (Price per LF)

- 1. Replace damaged trim with matching size and texture composite material

Line Item #4 – Fascia Replacement (Price per LF)

- 1. Replace damaged fascia with matching size and texture composite material

Line Item #5 – Soffit Replacement (Price per SF)

- 1. Replace damaged soffit with matching size and texture composite material

Line Item #6 – Stucco Replacement/Repair (Price per SF)

- 1. Replace compromised stucco to closest secured (Non-hollow) point with matching stucco texture

Line Item #7 – Stair Tread Replacement (Price Per)

- 1. Replace broken stair tread with matching size and texture concrete prefabricated tread

Option Pricing:

Line Item #8 – Wood Option on Balconies (Price per Balcony)

- Using 1x6 PT fence pickets, laminate areas noted in brown (Like example below) using 2-3" headless exterior grade screws with appropriate spacing.
 - Build out areas as needed to achieve flat surface.
 - Outside corners to be alternately overlapped, not mitered
- One test balcony to be done when test colors are applied
- Some balconies will vary slightly in size
- Some balconies will have attached staircases (Staircases will not get wood)
- See example below
- See paint by number attachment for variations in balconies
- Wood will be stained, but cost should be offset by painting included in base scope



Line Item #9 – Wood Option on Clubhouse

- Using 1x6 PT fence pickets, laminate dormers circled in RED below, sides included (See example below) using 2-3" headless exterior grade screws with appropriate spacing.
 - Build out areas as needed to achieve flat surface.
 - Outside corners to be alternately overlapped, not mitered
- Wood will be stained, but cost should be off set by painting included in base scope



Figure 1

Line Item #10 – New Clubhouse Entry Door

1. Provide and install new front door
 - a. Exterior grade solid wood
 - b. Full-Lite tempered glass
 - c. Inswing double Pre-hung
 - d. Option for right door (As facing clubhouse) to be stationary
2. Provide and install Schlage lockset
 - a. Finish color to be determined by owner
 - b. ADA compliant handles (2)
 - c. Deadbolt lock (1)
3. Provide and install (2) top closers

Line Item #11 – Clubhouse Railings (Shown in GREEN on Figure 1)

1. Demo all wood except vertical posts
2. Construct 1x6 wood pickets according to attached sectional drawings
3. Install new 2x6 PT top rail

Line Item #12 – Clubhouse Stonework (Shown in YELLOW on Figure 2)

1. Add Pacific Ledge Stone, color: Cordovan over existing bricks at bottom of (2) entry posts at clubhouse.
2. Install according to manufacturer's recommendations
3. 2" Overlapping top stone to be included



Figure 2



Pacific Ledge Stone

Color: Cordovan