



## Castellon Services and Development

7790 Northwest 55th Street | Doral, Florida 33166  
7865397557 | kaleb@castellonservices.com | www.castellonservices.com

*Painting*

### RECIPIENT:

#### Golden Gate Condominium

440 East 23rd Street  
Hialeah, Florida 33013  
Phone: 6789336160

**Estimate #125816**

Sent on

May 10, 2024

**Total**

**\$396,790.90**

Product/Service	Description	Qty.	Unit Price	Total
Valued Customer Appreciation	<p>Thank You for Being the Best Part of Castellon Services "Our Valued Customer."</p> <p>Castellon Services and Development is Available to Start This Project Immediately After Customer Approval.</p> <p>Castellon Services Will Make Sure to Work in a Cleanly Professional Manner at All Times and Properly Coordinate with Management to Guarantee a Successful Project.</p> <p>We Assure You That We Will Put 100% of Our Efforts and Use Our 15 Years Plus of Experience and Knowledge to Complete This Exterior Painting Project in a Workman-Like Professional Manner.</p> <p>Castellon Services Will at All Times Work Reflecting Standard Industry Regulations and Practices. Also, Always Following the City Statute Codes and State Safety Regulations.</p> <p>Kaleb Castellon Owner / Operator 786-539-7557</p>			



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### Exterior Building Painting

\*Scope of Work:440/460

Building (2) – 5 stories

1. Bleach wash all mildew areas.
2. Completely pressure clean all exterior masonry surfaces.
3. Seal all exposed exterior stucco surfaces.
4. Caulk all windows metal to stucco
5. Caulk all windows metal to metal.
6. Patch all cracks as specified within.
7. Paint all exterior masonry sheer walls.
8. Paint all exterior masonry
9. Paint all exterior masonry columns, ceilings, and soffits.
10. Paint all exterior masonry accent bands, window bands, and archway bands.
11. Paint all exterior wood trim.
12. Paint all exterior rain gutters, downspouts, and previously painted electrical conduits.
13. Paint all exterior glass doors and frames.

\*Note(s):

This Proposal Includes 1 Coat of Primer and  
1 Coats of Paint Application.

\*Labor Price Per Sq ft: tba

\*Total Sq ft: IH

\*Estimated Time of Installation: tba

#### COATINGS SCHEDULE

##### EXTERIOR STUCCO

Areas to be painted: All exterior masonry sheer walls, all exterior masonry window sills, all exterior masonry columns, and soffits, all exterior masonry accent bands, window bands, and archway bands, and all exterior masonry ceilings.

Primer – ULTRA SPEC MASONRY SEALER  
N608 series according to manufacturer's label

directions

Finish Coat –ULTRA SPEC EXT SATIN FINISH  
N448 series according to manufacturer's label

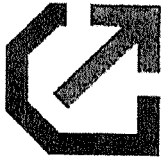
directions.

##### WOOD TRIM

Areas to be painted: All exterior wood trim.

Primer – MULTI PURPOSE PRIMER 607 series  
according to manufacturer's label directions

Finish Coat – ULTRA SPEC EXT SATIN FINISH  
N448 series according to manufacturer's label



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Product/Service	Description	Qty.	Unit Price	Total
Total Project Cost Exterior	*Castellon Services Is Pleased to Provide the Total Labor and Equipment Cost of This Project:	1	\$396,790.90	\$396,790.90
Equipment Needed (Included)	*Castellon Services Will Provide on This Proposal the Following Equipment:  1) Installation of Scaffold 2) Delivery and Usage of Forklift 75 ft Bucket 3) Allowance Included			



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Product/Service	Description	Qty.	Unit Price	Total
Contractors Responsibility	<p>1. The Contractor shall supply all labor and equipment necessary for the total completion of the required work. The Contractor shall be responsible for and use care in the protection of the occupant's property, such as screens, windows, shrubbery, and walkways, and shall protect other areas not in this scope of work for paint and/or damage. If such damage occurs, the Contractor shall be solely responsible for the restoration of such damages caused by either the Contractor, or any employees of the Contractor. The Contractor shall work with the manager to arrange for all automobiles and other vehicles to be removed from the adjacent work areas to safeguard against possible damages.</p> <p>2. The Contractor shall be responsible for the proper preparation of surfaces to be treated and will not commence any part of the work until surfaces are in proper condition to receive the specified system and/or product. In the event Contractor discovers deteriorated areas or latent defects of structure previously undetected, the repair of which is not covered under the enclosed specifications, the Contractor shall notify Owners/Association for further direction.</p> <p>3. All stages, ladders, and other materials shall be secured at the end of each workday. Contractor will inspect area as job progresses, and upon completion of the work, the Contractor shall promptly remove all debris, material and equipment leaving the job site clean and orderly. The Contractor shall not be responsible to clean glass except from new paint drips.</p> <p>4. All provided materials shall be used in strict adherence to the manufacturer's written specifications, and/or recommendations.</p> <p>5. Contractor will NOT be responsible to clean glass except from new paint drips. Contractor shall not be responsible for any scratches or imperfections in glass unless clearly caused by contractor's negligence. Under no circumstances shall contractor be responsible for scratches which are of medium or less intensity as defined in ASTM designation: C1036-91 (Re-approved 1997)</p>			



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Owners Responsibility	<p>1. The Owner shall provide proper water and full 20 amps electric service for the preparation of materials and equipment necessary to complete the work. Use of sanitary facilities shall be allowed.</p> <p>2. It shall be the responsibility of the Owner to perform any trimming or pruning of foliage necessary to prevent any problems with the requirements of the coating work. The Owners shall be responsible to remove or protect loose objects in the work area that are not included in this scope of work. If such items are not removed, the Contractor shall exercise due diligence to protect any such items but will not be responsible for any damages. The Owner shall be responsible for providing proper parking spaces for vehicles and all equipment necessary to complete all work.</p> <p>3. Whenever possible, exterior work shall be performed from the exterior of the building. However, in the event it becomes necessary to enter the building, the Owner shall be present to allow access / building entry.</p> <p>4. Owner shall notify Contractor, in writing, of any unusual circumstances (i.e. Lexan glass, hurricane glass, frosted glass, loose tiles and/ or deteriorated tile grout, deteriorated carpet, et c.) which may be present on the building(s). Contractor shall not assume any responsibility or liability for items of this nature.</p>			



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Product/Service	Description	Qty.	Unit Price	Total
Agreement Section	<p>Each Person Signing This Agreement Represents and Warrants That He or She is Duly Authorized and Has Legal Capacity to Execute and Deliver This Agreement. Each Party Represents and Warrants to the Other That the Execution and Delivery of the Agreement Binding on Such Party and Enforceable in Accordance With its Terms.</p> <p>BY PURCHASER: Owner/ Agent/ Board Member(s)</p> <p>Print: <u>GOLDEN GATE CONDOMINIUM ASSOC. INC.</u></p> <p>Title: <u>Magalys Vazquez</u></p> <p>Signature: <u>Magalys Vazquez</u></p> <p>Date: <u>05/21/2024.</u></p> <p>BY Castellon Service, Corp:</p> <p>Print: <u>C. Castellon</u></p> <p>Title: <u>President</u></p> <p>Signature: <u>[Signature]</u></p> <p>Date: <u>07/30/24.</u></p>			
Payment Terms	<p>Payment Term(s)</p> <p>*1st Payment: Upon Signing Contract (20%):</p> <p>*2nd Payment: Upon Arrival of Project (30%):</p> <p>*3rd Payment: Upon 1/2 Completion (30%):</p> <p>*4th Payment Upon Project Completion: (20%):</p>			



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Product/Service	Description	Qty.	Unit Price	Total
Financing Options Available	*Castellon Services is Pleased to Offer Financing Available for Your Project.  Please Contact Kaleb Castellon at 7865397557 If You Would Like More Information for This Option.			
Transaction Fee(s) That May Apply	*Payment Options Available:  1. Bank transfer (ACH) There will be an Added-on Cost of 1% per transaction to Final Price Proposed on This Proposal.  2. Visa, MasterCard, or Amex There Will Be an Added-on Cost of 2.9% + 30¢ / Per Transaction to Final Price Proposed on This Proposal.  3. Checks Can Be Made Payable to: Castellon Services Corp. Address: 7790 NW 55th Street Suite# 2 Doral, Florida 33166			

This quote is valid for the next 30 days, after which values may be subject to change.

Total **\$396,790.90**

FLORIDA'S CONSTRUCTION LIEN LAW ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR



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### Notes Continued...

PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

1. Castellon Services warrants that its labor will be performed in accordance with standard practices. This labor warranty is only available to the original Purchaser and is not transferable to any other individual or entity. The exclusive warranty for all materials used is solely that of the manufacturer of said materials. CASTELLON SERVICES OFFERS NEITHER EXPRESS NOR IMPLIED WARRANTIES FOR THE MATERIALS USED NOR WARRANTIES OF MERCHANTABILITY OR FITNESS FOR SAID MATERIALS. WARRANTIES are void immediately after the passing of a named storm unless a written request is made by the purchaser at his or her expense within ten (10) days. Example of storm: Hurricane Katrina, Hurricane Irma, etc.
2. Deviations from the specifications herein will become an extra charge over and above what has been agreed to herein. The Purchaser agrees to an extra charge if a double roof is found. If material costs increase after the execution of this contract, the Purchaser agrees to pay such increased costs up to a maximum of 10% of the contract price. If the parties fail to agree on the amount of the extra charge(s) or to a material cost increase in excess of 10% of the contract price, either party may cancel this contract. If the contract is canceled for failure to agree on extra charges or increased material costs, the Purchaser shall be responsible for the costs of all materials (whether installed or not) plus half the amount of the total contract price as the agreed-upon necessary and reasonable cost of the labor that has already been expended on the job.
3. Castellon Services is not liable for any delays, including but not limited to those due to strikes, accidents, acts of God, or any event beyond Castellon Services' control. The Purchaser is solely responsible for, and shall have insurance against, all losses due to fire, vandalism, theft, storms, acts of God, and any other event that can damage and/or cause losses to materials at the job site and/or for any damages caused by materials at the job site to the Purchaser's property and/or the property of others. The Purchaser indemnifies Castellon Services against all losses resulting from the same. Castellon Services will exercise reasonable care when performing the work, but reroofing involves demolition (among other things) and, therefore, Castellon Services is not liable for any damage to pools, gutters, sidewalks, foliage, awnings, screening, chattel, pipes, sprinkler systems, septic systems, electrical wiring, outdoor accent lights, gardens, and/or cables (including TV cable, satellite systems, and satellite dishes) wherever these items may be located. Castellon Services is not liable for any water damage, tar leakage, paint damage, or any consequential damages wherever, whenever, or why they shall occur. Castellon Services is not liable for any damage done to the roof by any individual not in Castellon Services' employ. Castellon Services is unconditionally not liable for any consequential damages wherever, whenever, or why they shall occur. In no case shall Castellon Services' total liability for any damages, in the aggregate, exceed the cost of this contract. The Purchaser is responsible for giving information to Castellon Services as to the location of any septic tank.
4. Purchaser understands that Castellon Services prioritizes the project it is working on using its sole and arbitrary judgment as to a job's urgency. This triaging may result in a wait to begin Purchaser's roof work that is in excess of 220 days. Purchaser agrees with this wait policy and holds Castellon Services absolutely harmless from any harm or inconvenience which may result from Purchaser waiting for Castellon Services to pull a permit and/or begin the job. If Purchaser cancels this contract from the time of signing but prior to the roof dry-in being completed, Purchaser agrees to pay, as the minimum reasonable remuneration for whatever time and labor Castellon Services has expended, 1/3 of the total amount of this contract plus all materials costs incurred by Castellon Services. If Purchaser cancels after the roof dry-in is completed, the amount owed by Purchaser shall be the amount specified in the Payment Schedule (to cover Castellon Services' reasonable remuneration for time and labor) plus all materials and other costs incurred by Castellon Services. The maximum obligation of Purchaser to Castellon Services shall not exceed the agreed upon contract price. In addition to a notice of cancellation, the Purchaser shall be deemed to have cancelled this contract by refusing to cooperate with Castellon Services resulting in Castellon Services' temporary or permanent inability to perform the work or by Purchaser not making a payment when it is due. Purchaser unequivocally agrees that in case of a cancellation, the liquidated damages are difficult to ascertain, and that the amount computed as due herein is a completely equitable. The parties agree that the damages for a cancellation are not disproportionate to the damages that would reasonably be expected to follow from a breach or cancellation. This liquidated damage calculation was placed herein so as to induce full performance of this agreement.
5. If Purchaser does not make any payment when due or prevents Castellon Services from performing, at its sole and arbitrary option, Castellon Services may deem the Contract cancelled or may immediately demobilize and cease all work until the account is brought current or the condition preventing Castellon Services from performing is corrected. Any costs for the demobilization and/or remobilization shall be deemed an extra charge over and above what has been agreed to in this contract. Any costs for the demobilization and remobilization shall be due prior to the remobilization.
6. Purchaser shall provide the right of ingress and egress, including obtaining permission from the owner(s) of neighboring properties that





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### Notes Continued...

must be used to provide access for workers and/or machinery. Purchaser completely indemnifies Castellon Services from every claim resulting from ingress and/or egress. Purchaser shall provide all water and electricity needed to complete the job.

7. In addition, permits must remain posted until the final inspection is completed. A \$50.00 reinspection fee will be charged to the property owner if the inspection card is removed prior to the final inspection.

8. Upon acceptance of this contract, the purchaser shall remit the first payment. The second payment shall be remitted in accordance with the payment schedule. Upon completion of the work, the purchaser shall immediately remit all remaining amounts due. If the purchaser breaches the contract, they shall immediately make the appropriate scheduled payment(s) due. The purchaser shall not withhold final payment pending any municipal or county inspection, but Castellon Services will participate in any such inspection. At the time of receipt of final payment, the purchaser will be provided with a written release of lien from any person or company that has provided the purchaser with a "notice to owner." Payments shall be deemed received when they have cleared Castellon Services' bank account. Castellon Services may deposit checks without regard to any accompanying writing with the check or any notation on the check, as such writings and notations shall be non-binding on Castellon Services. Time is of the essence with regard to all payments. When interpreting this contract, the terms and/or conditions shall not be more strictly construed against either party. Should any provision of this contract be found unenforceable, all remaining provisions shall continue to be in effect. Facsimiles, photocopies, and electronic reproductions of this contract shall have the same dignity as an original for any legal proceeding. Castellon Services' waiver of any breach of this agreement shall not be considered a waiver of any subsequent breach, and no course of conduct shall alter the terms of this contract.

9. If Purchaser fails to pay any amount when due, all costs of collecting and enforcing this contract, including attorneys' fees (whether litigation occurs or not), shall be borne by Purchaser. If Purchaser fails to make any payment in full when due, Castellon Services may file a lien against the property. If a lien is filed, the Purchaser shall pay an additional \$350.00 for the lien's preparation and filing. Any outstanding balance, not paid immediately, shall bear an interest rate of 18% annually. This interest rate shall continue post-judgment. It is a bargained position between the parties, without which Castellon Services would not have entered this contract, that the parties waive their right to a trial by jury regarding any matter arising directly or indirectly from this contract or between the parties. The parties agree that the State Court of Florida shall be the original and exclusive venue for any matter between them. In addition to the remedies contained herein, Castellon Services may also exercise any remedy in law or equity. The choice of remedy shall not be to the exclusion of any other remedy; rather, Castellon Services' remedies shall be cumulative. All changes to this contract are only valid if done in writing and signed by all parties. Except for the written provisions contained herein, no other representations written elsewhere or made orally have been relied on by the parties and are thus of no effect.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

07/30/24