



SERVING TEXAS, COLORADO & THE MIDWEST SINCE 1996

# EXCEL CONSTRUCTION GROUP

## ROOFING & CONSTRUCTION

**STUCCO & PAINT SPECS – (844) 601-ROOF (7663)**

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Name

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Phone

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Address

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Proposal #

### STUCCO R&R SPECIFICATION

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Type of Warranty / Labor Only

#### SITE PREPARATION

1. Liaise with Property Manager about resident notification prior to work commencing.
  - Car Parking – Cones / Equipment Storage.
  - Traffic movement around the area / material.
2. Protect existing vegetation with tarps as required.
3. Cordon off work and provide safety signage as required
4. Erect safety scaffolding in accordance with OSHA standards.

#### DEMOLITION PHASE

1. Remove and haul off all stucco and EIFS bands related material. ( As needed. )
2. Inspect the substrate (sheathing/house wrap/flashing) to identify points of failure or areas of weaknesses and concerns within the building's existing weatherproofing system.
3. Review findings with Excel Construction Group and Property Management to identify existing substrate conditions and identify, plan, and recommend the best course of action to remedy them.

#### WEATHERPROOFING PHASE

1. If required, address all substrate issues previously identified, such as sheathing and framing.
2. Provide weatherproofing materials as follows:
  - MIGHTY-FLASH" SA SELF-ADHERING SS FABRIC FLASHING.
  - DU-POINT" TYVEK HOMEWRAP.
  - DU-POINT" FLASHING TAPE.
3. Install 18" self-adhesive membrane on top of brick ledge to go up a minimum of 12" under building wrap. ( As needed. )
4. If needed install new Tyvek wrap and flashing tape around outer/inner corners and around each wall opening (doors/walls) ensuring that sheathing is completely weather proofed.
5. Install any new 6" x 4" x 3/8" thick steel lintels above doors and windows if required.
6. Install self-adhered membrane flashing above and down onto steel lintels.
7. **Install any additional weatherproof coatings required by maintenance.** ( As needed. )
8. Inspect weatherproofing with Excel Construction Group work and Property Management.

#### REBUILD PHASE

1. Approval for rebuild must be provided after the weatherproofing inspection and ensuring that all issues are addressed.
2. Provide all materials as follows to install EIFS bands and 3-part stucco systems to the roof line:
  - DIAMOND SELF-FURRED LATH.
  - X-1 CORNED BEAD.

- INSIDE CORNER EXPANSION JOINT.
  - C-I WEEP TRAC (IF REQUIRED)
  - M-3HP HOLCIM PORTLAND & SWS-4AB60 ACROBASE 60 SCRATCH COAT.
  - SWS-4AT15 ACROTEX T15 FINISH COAT (COLOR MIX TBD).
  - LAT-CB661 #66 1" GALV. CASING BEAD.
  - LAT-JE1534G #15 3/4" GALV. EXPANSION JOINT.
  - SCR-8158WSP 8 x 1-5/8 WAFER HEAD SHARP POINT SCREW.
  - WIN-ULP402 ULP-402 PLASTIC PLATES W/ STEM.
  - SWS-EPS1 EXPANDED POLYSTYRENE BOARD.
  - POL-W24 PRO TECT WINDOW MASK (BLUE COLOR) ADHESIVE.
  - Z-1WT713W 2" X 60 YD WHITE TAPE
  - POL-412C POLY AMERICA 2 MIL 12' x 100' CLEAR POLY.
3. Install SS 4" x 4" metal flashing and membrane flashing as required immediately above the brick transition. ( As needed. )
  4. Install EIFS band immediately above the brick transition to match the existing building (see supporting pictures) ( As needed – when brick & stucco meet. )
    - Use required waterproof adhesive, mesh, scratch coat, and finish coat (color TBD).
  5. Install any additional flashing above the band.
  6. Install metal lath with 3" fasteners 24" OC horizontally and 12" OC vertically, outer corner beads, inner corner expansion joints, and weep tracs as required.
  7. Install 2x scratch coats over metal lath and textured finish coat (color and texture to match existing) to ensure a 5/8" stucco system from the EIFS band up to the soffit and fascia.
  8. Install decorative EIFS around each window frame and texture to match existing.

## **CLEAN-UP**

1. Water testing of installation (processing & manner still TBD).
2. Post install inspection and review by Excel Construction Group and Property Management.
3. Post review to address the punch list and all concerns.
4. Ensure all masonry related debris is removed from site.
5. Ensure all soffit and fascia are installed correctly.
6. Ensure all surrounding paint touch-up has been addressed and ensure the paint matches the existing.
7. Power wash the parking lot and remove signage and cordons.
8. Final inspection with Excel Construction Group and Property Management.
9. Project sign-off :

## **GENERAL CONDITIONS**

1. Equipment and safety as required per project
2. OSHA fall protection

## **EXCLUSIONS**

1. Exterior finish systems will require suitable substrate provided by the owner. Any existing wet or non-compatible material will require replacement that is not included in this proposal.
2. Any unforeseen conditions that are not specifically addressed in the initial scope of work will be addressed by change order.
3. Excel Construction Group cannot provide any workmanship or material warranty where any new materials are exposed to or tied into wet or non-compatible material during the installation process.
4. The proposal does not include the cost of any window replacement. The cost of the windows will need to be met by the owner, and Excel Construction Group will install the windows at an additional cost - ( Change Order. )

## **NOTES**

1. Any remobilization charges due to project suspension will be subject to additional charges above and beyond this original proposal.
2. All mobilizations and logistical operations are to be coordinated between Excel Construction Group and Property Management, including resident notifications and resident vehicular coordination ( see Site Preparation. )

## **PREPARATION AND PAINTING SCOPE**

- Only qualified labor shall be used. Application will be by spray, roller, and brush.
- EXCEL CONSTRUCTION GROUP will take particular care in protecting all adjacent areas by suitable covering or other methods during progress of work.
- All debris and accumulated material will be removed from the property leaving the property in a clean and acceptable condition.
- Remove or protect hardware, accessories and other items not painted. Residents are required to remove personal belongings upon being notified, to prevent any personal property damage.
- From time to time residents will need to move their vehicle from the front of the building to prevent overspray. If proper notice has been given to the resident and they fail to cooperate and overspray occurs, the owner agrees to hold EXCEL CONSTRUCTION GROUP harmless for any damages. Although ECG will cover cars as needed.
- Power wash all buildings according to the manufacturers recommended specifications.
- Caulk only pre-existing joints on weather exposed surfaces only (up to 1/8" of an inch). Excluding eaves, soffits, balcony under hangs and any other underside areas not exposed to the weather.
- All material will be applied under adequate illumination, evenly spread, and applied smoothly to avoid runs, sags, holidays, air bubbles and excessive roller stipple.
- Mill thickness will meet manufacturers' specifications. Product representatives will be on site periodically to conduct inspections for warranties. MSDS Sheets supplied per request.
- No coating will be applied when the surface temperature is below 40 degrees Fahrenheit or above 100 degrees Fahrenheit unless approval is given from the paint manufacturer.
- Final color selections must be made by the owner or owner's representative prior to startup. Up to three color samples will be applied without additional cost. Additional samples will be applied at 250.00 per sample. Radical color changes (typically dark to light) or increased numbers of color changes will result in additional cost.
- Application includes spot prime on existing wood, full prime on new unprimed wood and topcoat of paint to achieve 3-year material Warranty to all previous painted surfaces. ( As noted on top of contract. )
- Remove all loose paint from pitched rails, railings stringers, doors, and pool fences. Prime all bare surfaces with red-oxide primer. Apply one coat of high gloss oil-based enamel paint to rails and doors. Preparation to railings and doors is limited to hand prep work without the use of power tools. Paint all previously painted surfaces. ( When applicable. )
- For the protection of owner and EXCEL CONSTRUCTION GROUP, we request a walkthrough of the property to document any pre-existing over spray or damage prior to commencement of work.

**WARRANTY** – Workmanship Warranty – to be determined per Job. Minimum **1yr** – up to **5yrs**.

- All work will be guaranteed as specified.
- Labor warranty on all carpentry workmanship.
- Labor warranty on all paint workmanship.
- Supply manufacturers' written warranty as implied in the specifications. 5 years on paint.
- Labor warranty on all painted metal surfaces. All work specified will include materials, taxes, insurance, and labor necessary to complete the provided scope of work.

**EXCLUSIONS**

- EXCEL CONSTRUCTION GROUP cannot be held responsible for delays attributed to weather, material supplier delays, and other acts of nature.
- Any work above and beyond the scope of work.
- Permits as required by the city.
- Any electrical, plumbing, cable or telephone work needed will be above and beyond expense of this contract and will be the responsibility of the property, unless damage is caused by the contractor.

**OWNER MANAGEMENT RESPONSIBILITY**

- EXCEL CONSTRUCTION GROUP agrees to notify the owner's representative with at least 48 hours prior notice before starting work. The client agrees to notify the residents in writing of work to commence. EXCEL CONSTRUCTION GROUP reserves the right to speak with residents shall the need arise (i.e. Locations of materials, effect of personal property, staging debris, and relocation of cars). The owner agrees that should EXCEL CONSTRUCTION GROUP incur additional cost due to the negligence of the residents the owner will be responsible for charges or time extensions of job.
- The owner agrees to notify the residents to remove interior wall hanging prior to start of work. Also, if notified, the resident will need to remove items from patios and/or entryways so work can be completed. The owner agrees to not hold EXCEL CONSTRUCTION GROUP responsible should damages to unremoved items occur during construction.
- Water and electrical supply will be furnished by Property Management for power washing and power tools.
- EXCEL CONSTRUCTION GROUP requests, for the protection of both parties, that a detailed walkthrough be performed prior to start of the project to note any defects which may be present. EXCEL CONSTRUCTION GROUP will not be held responsible for defects to property from which normal wear and tear exist. (I.E A/C lines, building lights, dryer vents, broken windows, or any other wearable item in the construction area.)
- Any unforeseen water damage resulting in growth - treatment of growth (microband) will be considered an extra charge above and beyond existing contract.

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Signature

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Date