

## Roof Cleaning 2018

	Price	Comments
Crown Roofing	\$ 13,800.00	
A-1 Pressure Washing	\$ 2,940.45	
Hoover Pressure Washing		No bid turbed in!



# PROPOSAL

Date: November 8, 2018

## Customer Information

Name: Michele Egan  
Address: 19520 Heritage Oak Blvd City: Port Charlotte State: FL  
Phone Number: 724-433-8122 Email: Michelle.Egan@Inframark.com

Work to be performed at: (If Different from Above)

Association Name: Heritage Oak CDD

Address: 19520 Heritage Oak Blvd City: Port Charlotte State: FL

## Services to be Completed (See descriptions on page 2 & 3)

<b>Pressure Clean Sidewalks:</b>	<b>\$ 1,787.10</b>
Includes around Main Lodge, courtyard, along parking lot, walkways around pool, walkways leading to tennis court, paver & concrete walkways leading to smaller building/ lake pathway – Approximately 17,871 SQFT @ .10 SQFT	
<b>Pressure Clean Rear Wall:</b> Includes top and both sides of wall – Approximately 2,011 Linear FT @ .75 per FT	<b>\$ 1,508.85</b>
<b>Pressure Clean D Curbs and Miami Gutters/Valleys at Rear &amp; Front Entrance</b>	<b>\$ 300.00</b>
<b>Safe No Pressure Roof Cleaning – Chemical Application &amp; Mildew Prevention Treatment</b>	<b>\$ 2,940.45</b>
Includes Main Lodge/Pathway Roofs, Sport Bar Roof, Maintenance Garage, Guard Gate, & Gazebos NO WALKING ON ROOF - Approximately 19,603 SQFT of Metal Roofing @ .15 cents SQFT	
<b>Total:</b>	<b>\$</b>

**Terms & Conditions:** All services are guaranteed to be as specified above. The above work is to be performed in accordance with the specifications submitted and completed in a substantial workmanlike manner for the total sum quoted above. Payment will be made in full upon completion of work, unless other arrangements are made prior. A-1 Pressure Washing and their crew members do not guarantee we can remove deep set in soils, but generally lighten them to approve appearance. We do not guarantee that we can completely remove oil, rust stains, transmission fluid, tire shine, etc. A-1 Pressure Washing is not held liable for previously damaged or loose paint chips, water damage to exterior electronics, machinery, furniture, water entering home from window seals, doors, or glass. If you know an area where water intrudes into the home, please let technician know so we can avoid area(s). As well as previously damaged/ loose/ hanging exterior drywall/ sheet rock., Faded Paint / Sealer/ Color.

## ACCEPTENCE OF PROPOSAL

The above prices, specifications and conditions of proposal are satisfactory and are hereby accepted.

I have fully read and understand the services listed above, as well as service descriptions and how to prepare for your cleaning below.

You are authorized to perform the work as specified without further authorization.

Payment will be made in full as outlined above.

Date: \_\_\_\_\_ Signature: X \_\_\_\_\_

A-1 Pressure Washing & Roof Cleaning

P.O. Box 7433 North Port, FL 34287

Office: 941-815-8454 Email: DanPWRC@Gmail.com

[www.SarasotaCleaningSolutions.com](http://www.SarasotaCleaningSolutions.com) [www.A1PressureWashingFL.com](http://www.A1PressureWashingFL.com)

Visit us & Like us on Facebook - <https://www.facebook.com/a1pressurewashingFL/>

## Safe No Pressure Roof Cleaning

Our company specializes in proper roof cleaning & mildew prevention.

We follow all manufacturer guidelines and we DO NOT use a pressure washer to clean roofs. This is a chemical application and mildew prevention treatment as recommended by all manufactures to properly remove roof mold, and get the longest life out of your cleaning.

When the roof detergent comes in contact with mold, bacteria, bird poop, etc. It has a chemical reaction and turns white/ foams. By the time the area dries it is either 100% mold free and clean, or about 90% depending on the thickness of mold, and if that's the case we apply a 2nd coat to remove the remaining 10%.

By following the manufactures guidelines, they say you will get between 5-6 years out of your cleaning because the roof detergent suffocates and kills 100% of the mold, but this is Florida and it is a mold breeding ground, that's not going to happen. We do see we can get between 3-4 years out of our cleanings depending on your surroundings. If you have large oak trees, pine trees, etc. that overhang or sit to close to the roof line, they will cast more of a shadow allowing moisture to dwell longer, as well as shed droppings onto the roof, and that will help boost mold growth. We see we may have to retreat these areas between 2 - 2/12 years.

All our roof cleanings come backed by a written 3 year mold free guarantee. If any mold should reappear on your roof before our 3-year warranty expires we will return and retreat the infected area(s). Our warranty is based off property address and is transferable to new owners in the event property is sold.

### Roof Cleaning Procedures:

- 1) I have a dedicated grounds man that protects all landscaping and shrubs. We water before, during and after the roof cleaning with 10.5 GPM washer to neutralize any over spray of roof cleaner we may have. \* Our certified soft system produces 4 gallons a minutes @ 60 psi 12 volt – dilution is the solution
- 2) If there are no gutters on home, we cover all surrounding landscaping with plastic to avoid direct contact of roof cleaner on bushes & shrubs.
- 3) If there are gutters covering is unnecessary, but we bag all gutter downspouts to capture chemical and mold run off so we can redirect away from grass and landscaping. If the gutter downspout leads into the ground, we simply use our gutter hook to fill the gutters with water before we start the application process. This will water the roots of the downspout exit point as well as dilute the roof cleaner before it heads down the gutter spout.
- 4) Once the cleaning/ application process is complete we will rinse roof from the safety of the ground to imitate a heavy rain. This will remove any remaining soap residue and flush gutters of remaining roof cleaner.

### **Why do the manufactures recommend not using a pressure washer?**

When you use a pressure washer to clean a roof you are relying on brute force and water to remove roof mold, which can cause stress cracks, chip tiles, and strip the glazing off the tiles, as well as remove granules from shingle roofs. Their studies showed that a pressure washer will only remove the surface layer of mold, and pushes the mold spores deeper into the pores of the roof. Which will result in the mold returning much sooner, and your forced to clean your roof again 1 year later, sometimes sooner depending on your surroundings.

### **Guaranteed Plant Protection**

We take all precautions to protect surrounding landscaping and shrubs during roof the cleaning process. In the event a bush or shrub should happen to be damaged due to our roof cleaning detergents or process, A-1 Pressure Washing will supply and furnish all necessary labor and materials to replace the plant or shrub.

## House/Building Washing

Our house wash service includes applying our biodegradable house detergent, let dwell for 10-15 minutes to break down mold, mildew, green algae, dirt, and cob webs. We then gently rinse soffit, fascia, exterior of gutters, walls, window frames, as well as the front entry way with around 1200-1500 PSI. For

Dirt daubers or Mud Wasp nest, we apply a light degreaser and scrub with brush to break down their nest, and remove as much of the stain as possible. Depending on the material of your entry way ceiling, we may not be able to get it wet without causing damage. If this is the case, we will gently wash with a brush to remove as much cob webs, dirt, and wasp nest as possible. House Wash service does not include cleaning soffit, fascia, walls, inside pool/lanai enclosure.

## **Pool/ Lanai Area Cleaning**

For pool and lanai enclosures we always start with the exterior of the screens and enclosure. We apply our biodegradable cleaner to the screens & enclosure, let dwell for 10-15 minutes to break down mold, mildew, green algae, dirt, and cob webs. Then, we gently rinse with 500-800 PSI to not damage screens or enclosure. This takes us much longer, but is the safest and most effective route to not damage screens or enclosure. Once we are done with the exterior, we come inside and do it all over again on the inside. After the enclosure is done we will clean the fascia, walls, window frames, and decking. If the decking is painted concrete/ cool crete/ decorative concrete, we will rinse by wand and with 1200-1500 PSI. If the decking is pavers we will use our surface cleaning to evenly clean the pavers, as well as keep sand wash out to a minimum. WE NEVER PURPOSELY PUSH DIRT & DEBRIS INTO POOL, but in tight spaces, or with paver decking, some debris may get into pool. Depending on the material of your lanai ceiling, we may not be able to get it wet without causing damage. If this is the case, we will gently wash with a brush to remove as much cob webs, dirt, and wasp nest as possible.

## **Driveway, Sidewalk, and Walkway Cleaning**

We start by applying our biodegradable cleaner, to aid in breaking down mold, dirt, tire marks, etc. We then use our surface cleaner to give an even and thorough cleaning of the concrete, paver, or decorative concrete pavers. Then, we rinse with wand to cut in areas near walls, etc, and rinse away dirty water, etc from surface.

## **Rust Stain Removal**

Rust stains caused by irrigation, fertilizer, battery acid, or furniture can be tricky to remove 100% depending on what surface it is on, and how long it has been there. For rust stains we use F9 BARC to safely remove these stains as much as possible, without damaging the surface. F9 is safe for surrounding vegetation and is Biodegradable, Non-Abrasive, and Non-Flammable. Rust removal is an Additional charge and is based on amount of rust stains, and to cover cost of detergents required to properly remove stains.

## **Gutter, Soffit, and Fascia Whitening to Remove Black Streaks**

Those grey/ black streaks on your gutters, soffit, and fascia are oxidation streaks, which is caused by the heat of the sun causing stains to adhere to the surface with electric static bonding. Much like brake dust on your car rims, you can throw cleaners and rinse with high pressure, but the shadows are still there, but a good rim cleaner on a brush and they come right off. These oxidation streaks on your gutters, soffit, and fascia require the same process. We charge additional for our whitening services to cover cost of detergents and labor. Prices are based on linear foot of area to be cleaned.

## **How to Prepare for your Cleaning**

- Cover up outside TV's & electronics. Remove all personal items, decorations, and furniture from entry ways/ patios you do not wish to get wet during the cleaning process prior to our arrival. If you are unable to move larger furniture, we will be glad to help. If the object to be moved is too large, or a liability of damage while moving, we will cover with tarps to avoid getting wet, or we will move just slightly to clean under and then replace when done.
- Keep all doors and windows closed during the cleaning process – A-1 Pressure Washing is not responsible for damaged seals on windows and doors, or from water intrusion due to faulty seals. If you know of any areas where water enters your home, please inform technicians prior to cleaning.
- You are free to come and go as you please during the cleaning process. Please be aware of the areas we are cleaning and alert technician before entering and leaving so we can stop cleaning.



## Management Report



Heritage Oak Park Association  
Clubhouse  
19520 Heritage Oak Boulevard, Port Charlotte, FL

Prepared For  
Heritage Oak Park Association

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**CROWN GUARD**  
ROOF MAINTENANCE PROGRAM

Powered By  
**CROWN CONNECT**  
ROOF MANAGEMENT DATA SYSTEM

Heritage Oak Park Association

Clubhouse  
19520 Heritage Oak Boulevard  
Port Charlotte, FL

## Site Overview



**Total Sections: 1**

**Total Sq/Ft: 0**

Map	Name	Sq/Ft	Est Install	Grade
	Roofing	0		NA

Heritage Oak Park Association

Clubhouse  
19520 Heritage Oak Boulevard  
Port Charlotte, FL

## Deficiencies

Section: Roofing  
Size: 0  
Overall Grade: 0

Inspector:



### Metal Roof - Pressure Washing (Emergency)

Quantity: 5 EA

#### Deficiency:

Pressure wash roof for the purpose of removing ordinary dirt and debris from roof system.

#### Corrective Action:

Pressure wash roof system using low PSI and an algaecide (if needed) to remove dirt and debris from roof system from a mobile lift. Crown roofing LLC is not responsible for any damage to the grass, irrigation, or any water lines in the area where the lift is being used.

#### Estimated Repair Cost:

\$13,800.00

Heritage Oak Park Association

**Clubhouse**  
 19520 Heritage Oak Boulevard  
 Port Charlotte, FL

 Budget Matrix  
 Clubhouse  
 Port Charlotte, FL  
 0 Sq/Ft

Overall Grade

 A = 10 Years or more of service life remaining  
 B = 8-10 Years of service life remaining  
 C = 5-7 Years of service life remaining  
 D = 2-4 Years of service life remaining  
 F = Less than 1 Year of service life remaining

 - Roofing (0 SF) Grade 0  
 Projected Replacement: 0

Deficiency

Qty

Pressure Washing

5 EA

Total

Emergency

Remedial

Replacement

\$13,800.00

\$13,800.00

\$0.00

\$0.00

Budget Totals

Emergency

Remedial

Replacement

\$13,800.00

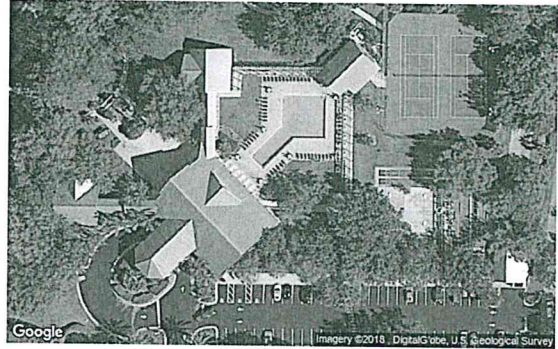
\$0.00

\$0.00

Crown Roofing LLC\* - Sarasota  
 Sarasota, FL  
 Heritage Oak Park Association  
 19520 Heritage Oak Boulevard  
 Port Charlotte, FL 33948



PROPERTY:  
 Clubhouse  
 19520 Heritage Oak Boulevard  
 Port Charlotte, FL



Roofing (0 SF) Grade 0			
Deficiency	Qty	Emergency	Remedial
Pressure Washing	5 EA	\$13,800.00	\$0.0
Total		\$13,800.00	\$0.00

DESCRIPTION	AMOUNT
<input type="checkbox"/> Emergency	\$13,800.00
<input type="checkbox"/> Remedial	\$0.00

#### PAYMENT TERMS

I hereby authorize the work indicated above Payment terms: Due Upon Completion

#### AUTHORIZATION TO PROCEED

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ \$ \_\_\_\_\_

Printed Name: \_\_\_\_\_ PO # \_\_\_\_\_

Standard terms and conditions are expressly incorporated into this proposal. No deviation from the work specified in contract will be committed unless a change order is first agreed