

## **EXHIBIT A: DESCRIPTION OF SERVICES**

EXHIBIT (A)

### **ARTICLE 1**

#### **IRON RAILINGS-**

- A) Repair missing support clips, fasteners, supports and anchors.
- B) Remove any flaking paint, damaged surface, rust, and any loose debris.
- C) Repair all holes, cracks, welds, and damaged areas.
- D) Prime all new metal, exposed metal, repaired sections, and high traffic areas with rust inhibitive Direct To Metal primer.
- E) To repaint all railings, supports, brackets, anchors, and decorative iron on entire west side of structure. Will be painted the same color and sheen.
- F) To include 191 lineal feet of railing on 2 gates, 1 balcony, and two sets of steps.

#### *CONTRACTOR NOTES-*

Upon visual inspection there is the need to have the railings repaired, re attached, secured, prepped, and Painted. See EXHIBIT (B).

### **ARTICLE 2**

#### **WOODEN RAILING-**

- a) Clean surface with mold killer and wood treatment.
- b) Remove any rot, broken, or damaged wood.
- c) Replace all rotted, broken, or missing wood.
- d) Fill all cracks, seams, and watershed areas with appropriated rated caulk, wood filler, and sealer.
- e) Prime all raw wood with an alkyd penetrating primer
- f) Paint matching color and sheen, 2 coats.

#### *CONTRACTOR NOTES-*

Upon visual inspection the surface is in poor overall condition. There will need to be extensive replacing of custom milled materials. Also, thorough waterproofing will need to be done to prevent future damage. See EXHIBIT (B).

### **ARTICLE 3**

#### **SOUND DISRUPTION FENCE-**

- a) Remove existing fencing and dispose.
- b) Repair any structural supports as needed.
- c) Rebuild horizontal style, angled picot, fence sections to match previous design.
- d) Attach sections to wall and encase vertical supports
- e) All treated, dimensional 1x6 deck boards to be used.

- f) Anchor all sections as needed.

EXHIBIT (A)

*CONTRACTOR NOTES-*

The visual inspection revealed warped, rotting, and damaged areas through out fence. I believe the fence to need to be replaced completely as it is not functioning properly and is a potential hazard due to risk of it collapsing. SEE EXHIBIT (B).

**ARTICLE 4**

**NORTH WEST WALL REPAIR-**

- a) To excavate behind Northwest section of wall, exposing problem area and ensure structural integrity.
- b) Temporarily support wall with external reinforcement allowing repairs to not cause wall failure.
- c) To cut and remove footer and adjoining stone near obstruction area. Notching around the Hackberry tree.
- d) To install 1/2-inch steel plate to support wall over notched out area.
- e) To form and pour anchoring on back side of wall. Will be formed and tied in with 5/8-inch rebar. Will support wall from future drift or collapse.
- f) Return fill behind wall.
- g) Landscape to match.
- h) \*\*If wall is found to be unsavable, an additional fee of 2,483.00 will be added for rebuild of matching style wall < 10ft x 8ft.

*CONTRACTOR NOTES-*

After inspecting the damage to the wall, I found a tree intrusion to be the cause of the damage. As the Hackberry tree has matured it has began forcing the footer in an up direction. This has caused extensive cracking. To repair the issue, I will attempt to alleviate the burden on the tree by excavating behind the wall, securing the entity, then cutting out the footer around the tree. I will then put in a lintel to support the opening. In addition to this I will anchor the wall with concrete footers, or piers reinforced with 5/8-inch rebar. Insuring it does not fail. See EXHIBIT (B).

**ARTICLE 5**

**COURTYARD EROSION-**

- a) To build a curved retaining wall along middle lawn area where erosion is occurring.
- b) Will be a curved C shaped wall along the planter and sidewalk.
- c) Will be approximately 22 inches in height.
- d) To be limestone wall with capstone to match nearby retaining walls.

- e) Move irrigation to appropriate height for new grade.
- f) Fill behind wall with sandy loam soil to level the area and prevent future erosion.
- g) Lay sod on new soil.

EXHIBIT (A)

*CONTRACTOR NOTES-*

Judging by the Landscape around the affected area, I believe that the middle courtyard lawn has been eroding away. This is evident in the cracks to the adjoining sidewalk, and the grade at which the lawn is now. See EXHIBIT (B). the solution to this is to build a retaining wall, fill in till level, and divert the flow of water from through the lawn to down the concrete area to the street.

**ARTICLE 6**

**COURTYARD WALL REPAIR -**

- a) To remove existing damaged Cap stones.
- b) Clean substrate and prep surface for new stone
- c) Cut and install custom dimension slab style cap stone.
- d) Mortar all joints and implement expansion joints.
- e) Use SL1 in all seems to prevent future breaking.

*CONTRACTOR NOTES-*

Upon inspection of the handrails, I noticed there is a lot of cracking in all the Cap Stones. These cracks are affecting both the stability of the handrail and allowing water into the substrate. The possibility of water causing issues down the line, with both the walls, walkways, and the structure is imminent. I recommend replacing all the damaged cap stones to preserve the integrity of the property. See EXHIBIT (B).

**ARTICLE 7**

**EXTERIOR MASONRY-**

- a) To provide access for work as needed via ladders, scaffolding or lifts.
- b) Protect all areas near work zone. Provide safe and ready access to all entrances and exits.
- c) To remove cracked areas of exterior masonry.
- d) Check for structural causes, and remedy.
- e) Recoat all masonry with appropriate mix and latex additive.
- f) Point up all masonry where fracturing has occurred.
- g) Resurface the chimney cap.

*CONTRACTOR NOTES-*

After inspecting the property, I found numerous stress fractures in the masonry. To properly remedy this, we will cut out all cracked areas. We will confirm substrate integrity. Then we will Parge-coat as needed. See EXHIBIT (B).

## **ARTICLE 8**

### **REPLACING GUTTERS-**

EXHIBIT (A)

- a) To provide safe work platform to remove and install gutters.
- b) Remove existing gutters, downspouts, clips and fastening devices.
- c) Allow time for replacing of damaged wood.
- d) Install 260 lineal feet of 5in k fashion gutters.
- e) 5 downspouts, 4 inside corners, 4 outside corners.
- f) Dispose of all job-related debris.

### *CONTRACTOR NOTES-*

Upon inspecting gutters, several areas were found where they are failing. Also the flashing was not properly installed and has caused the wood behind the gutters to swell and rot. In order to repair this, we must remove the gutters and install new ones. See EXHIBIT (B).

## **ARTICLE 9**

### **EXTERIOR CARPENTRY-**

- a) To provide safe access to areas that need repairing via ladders, scaffold or lift.
- b) To remove flashing and replace any rotten wood on the eve assembly.
- c) To remove rotting deck boards on balcony and replace.
- d) To replace all missing or damaged wood/moldings on columns.
- e) Reinstall flashing and ready for gutters.

### *CONTRACTOR NOTES-*

The visual inspection uncovered swollen facial boards, rotten decking, rotten base on columns, and multiple areas where molding needs replacing. See EXHIBIT (B).

## **ARTICLE 10**

### **PAINTING OF EXTERIOR-**

- a) Prime all masonry with effervescent primer.
- b) Prime all exposed wood with a penetrating alkyd primer.

- c) Paint all soffit, exposed rafters, and all exterior wood with 2 coats of satin.
- d) Paint all masonry with elastomeric, applied to specific manufactures specs.
- e) All colors to be painted with a color match of the existing color.

*CONTRACTOR NOTES-*

A visual inspection found the structure to have numerous areas where moisture could penetrate the surface. Main problem areas are around the flashing, behind the gutters, on all horizontal surfaces

EXHIBIT (A)

where water can stand, and along dozens of fractures in the concrete around the house. to remedy this, we will seal all areas appropriately, and use an elastomer product made to expand and contract on concrete surfaces. See EXHIBIT (B).

**ARTICLE 11**

**FINANCIAL BREAKDOWN-**

EXHIBIT (A), ARTICLE 1	Railings	\$4,716.00
EXHIBIT (A), ARTICLE 2	Wooden Railing	\$2,176.00
EXHIBIT (A), ARTICLE 3	Sound Barrier Fence	\$6,960.00
EXHIBIT (A), ARTICLE 4	West Wall North Section	\$7,763.00
EXHIBIT (A), ARTICLE 5	Courtyard Erosion	\$4,436.40
EXHIBIT (A), ARTICLE 6	Courtyard Wall Repair	\$2,619.46
EXHIBIT (A), ARTICLE 7	Exterior Masonry	\$7,333.00
EXHIBIT (A), ARTICLE 8	Replacing Gutters	\$8,670.00
EXHIBIT (A), ARTICLE 9	Exterior Carpentry	\$7,675.00
EXHIBIT (A), ARTICLE 10	Painting or Exterior	\$9,675.00
EXHIBIT (A), ARTICLE 11	Contract Total	\$62,023.86

**Draw schedule-**

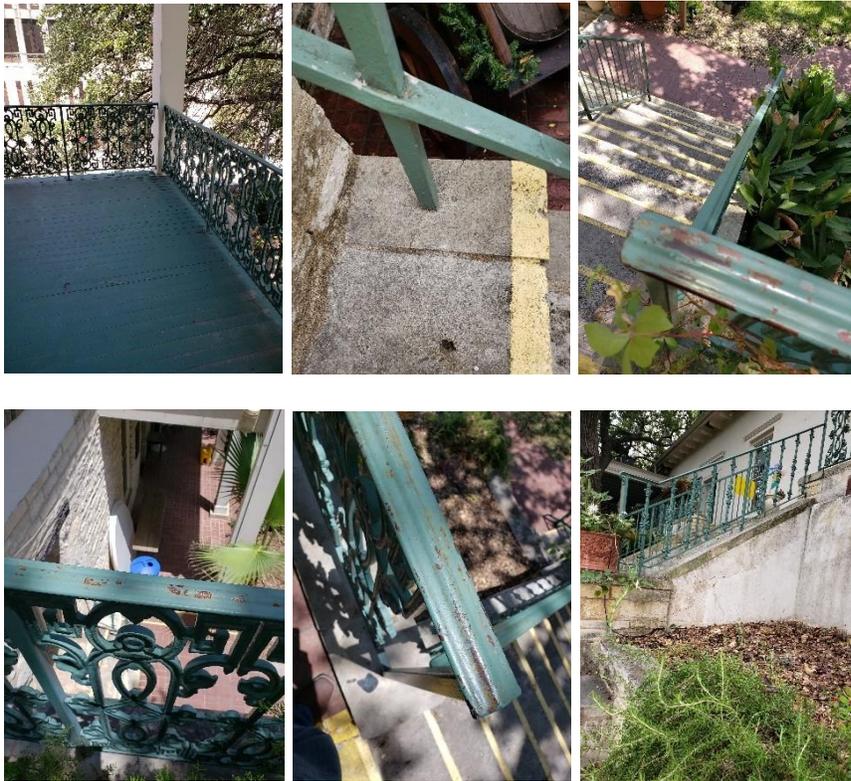
25% Due at Signing                      Start of each Phase

75% Progressive

Upon Completion of Each Phase

EXHIBIT (B)

ARTICLE 1



ARTICLE 2



**ARTICLE 3**

**EXHIBIT (B)**



**ARTICLE 4**





**ARTICLE 5**



**EXHIBIT (B)**

**ARTICLE 6**





**ARTICLE 7**



**EXHIBIT (B)**



**ARTICLE 8**



**ARTICLE 9**



**EXHIBIT (B)**



**ARTICLE 10**

