

P.O. Box 9153

Metairie, LA 70055-9153



504-339-5229

info@dutchboystucco.com

June 28, 2022

PROPOSAL 22-133

Mr. James Hugh Joyner
JWJ Group, LLC

Copy to Mr. Chris Tremblay
Via email to: christremblay@cmgt.org

Location:
5418 Magazine Street
New Orleans, Louisiana

\$ 14,978.63

Based on our initial evaluation, Dutch Boy Stucco and Waterproofing (DBSW), LLC; respectfully proposes to furnish all materials and labor to complete the work outlined and in accordance with this proposal at the above location. We believe the outlined to be true and correct. All work will be performed in a good and workmanlike manner according to and using standard industry practices and materials. The below outlined repairs are suitable for its intended purpose and will be free from defects in workmanship and materials. We will seek approval of additional costs, based on additional information. DBSW will file for any required permits to perform this work with the local municipality. DBSW is licensed and insured to perform this work. We propose the following:

- The sidewalk will have to be blocked daily below each balcony and the cloth awning should be removed for the process - Not responsible for cloth awning damages
- Remove three railings and the wood, and metal from the roof decks
- Inspect framing inside at the three decks, repair as needed. May have to remove sheetrock from inside ceiling depending on hidden damages and Engineer Findings and Design. Any extra framing work billed at time (\$150 per hour) plus materials. The evaluation of the framing by the City Code Inspector and the Engineer will have to be done from the top, as it is not cost effective to remove the soffits. This will require that the tarps remain to waterproof the balconies until they can be scheduled and inspected. Additional \$300 per hour for Licensed Engineer (Gurtler Bros Consultants – Billed separately) evaluation and letter - Estimate 2 hours
- Install marine grade plywood on the three decks
- Remove bottom two courses of the siding and install approx. 30 feet of copper wall flashing and re-install siding
- Install approx. 78 feet of copper drip edge flashing
- Install cement board trim block at the base of the railings to raise the bases off the decks and re-install railings
- Prime copper and install siding and caulk and paint
- Install tape, sealant and coating at the seams and flashing and the window and door thresholds
- Install granular coat on decks and windows and door thresholds
- Install final coat on decks and windows and door thresholds

TOTAL: \$ 14,978.63

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DBSW is not responsible for hidden damages in the wall cavity. Wood framing damages and wet insulation are not uncommon when the wall cavity is opened. Our proposal excludes the replacement cost of hidden damages. If the wall cavity is opened, DBSW will notify you of any additional cost if hidden damages that in our opinion require repair are discovered. DBSW by law cannot comment on the existence of termites or other wood destroying insects, nor identify damages from the same.

DBSW is not responsible for mold or microbial contamination in the wall cavity or living space. The presence or absence of mold or microbial growth and the indoor air quality within the living space, is beyond our scope. As per our initial evaluation, it is apparent that moisture infiltration has likely occurred into the wall cavity to some degree and may continue to occur. If the wall cavity is opened, DBSW will remove and replace wet or stained insulation only with similar insulation. DBSW will reasonably waterproof, as outlined above. Other conditions may be contributing to moisture and mold in the wall cavity and the source and extent of moisture infiltration is not known. Moisture conditions are conducive to mold or microbial growth in the wall cavity that could affect the interior of the home. Mold sampling and testing is the only way to identify the presence of mold or certain microbial growth. The client will be responsible for observation, identification and extent of mold or microbial growth. A separate mold screening can utilize specialized testing procedures to ascertain whether mold or microbial growth is present and whether the indoor air quality within the living space has been compromised by that mold or microbial growth.

DBSW will make a diligent effort to professionally install a uniform color application. Texture and color have natural variations and minor to moderate variations in stucco and texture are common. Only significant variations will be addressed after finish application and only to the degree of minor to moderate variations in color and texture.

DBSW is not responsible for windows, doors, existing flashing, and penetrations that leak. We will make a diligent effort to professionally seal these areas. We recommend that sealants be checked every 18 months.

DBSW will make a diligent effort to protect existing vegetation. However, DBSW is not responsible for any damages that may occur during this work and will not replace any vegetation.

Our findings and proposed remedies are strictly and solely based on our findings and professional opinion of the subject properties stucco system on the day of our initial evaluation. Our opinion is limited to the above items. Our proposal is based on our findings at the initial evaluation and additional information can alter our opinion and the proposed price. Our proposal is withdrawn after 30 days.

A one-year warranty is offered for our workmanship and the materials at completion of work. Should a materials defect be identified within one-year, it will be handled through a manufacturer's representative. Client agrees that any claim of negligence, breach of contract, or otherwise within the warranty period shall be made in writing and reported to DBSW within 10 days of discovery. Client agrees to allow DBSW the opportunity to evaluate, respond and repair the claimed discrepancy. Unless a mutually agreed upon solution is presented, any dispute, controversy, interpretation or claim from or related to our proposal or work, shall be resolved in accordance with the rules of the Rules of the Construction Dispute Resolution Services.

The parties shall select a mutually agreed upon arbitrator with a qualified understanding of installation and such selection shall be binding upon both parties. The prevailing party shall be awarded all arbitration costs. If the client files suit in any civil court alleging claims arising out of this agreement of the services performed hereunder, client agrees to pay to DBSW all costs, expenses and attorneys' fees incurred by DBSW, his agents, employees, or insurers in the defense of such suit. This section shall not apply to arbitration proceedings unless the selected arbitrator finds that the claim brought by the client is without merit and the client has been given written notice of the claim's lack of merit prior to the proceedings. Client agrees that DBSW has no responsibility for any claim of negligence, breach of contract or otherwise, after the one-year warranty period.

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DBSW will require a 50% deposit in the amount of \$ 7,489.32 to begin work. A 50% payment in the amount of \$ 7,489.31 will be required at completion of work.

ACCEPTANCE OF PROPOSAL – The prices, specifications and conditions are satisfactory. You are hereby authorized to completely perform the work, as outlined above. Payments will be made as specified above. I understand that no refunds are offered once work has begun.

Client Signature

Mr. James Hugh Joyner

Date

7/27/2022

This executed proposal, now contract represents the entire agreement between Client and DBSW. This Contract shall be governed by the Laws of the State of Louisiana.

Contractor's Signature

Melissa Vandermeulen

Date

7/27/22

Title

President

Melissa Vandermeulen
(Contractor)

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