

3. SCOPE OF WORK AND WARRANTY INFORMATION

BGB PAINTING will perform all painting activities associated with the expectations and needs of The Brownstones Community. Such work will be carried out in accordance with requirements communicated to BGB PAINTING by The Brownstones/Vision Community Management. In addition to the responsibilities of BGB PAINTING outlined in this document, BGB PAINTING will be responsible for the following:

Power Washing Procedures:

Pressure wash complete exterior of community throughout all surface areas with a commercial heavy duty 4,000 PSI pressure washer. This includes but is not limited to the following: All Stucco Buildings, Stucco Patio Enclosures, Concrete Stairs, Concrete Curbing, Exposed Brick Building, Exposed Brick Fencing & Columns, Precast Accents on Building, Electrical Boxes, Scuppers, Garage Doors, Light Fixtures, Wrought Iron Patio Fencing, Wrought Iron Patio

Gates, Wrought Iron Handrails, Wrought Iron Pool Fencing, Wrought Iron Pool Gates, Electrical Transformers, Light Poles, Building Address Numbers, Patio Covers, Patio Decks, Accent Trim, Window Trim, Window Frames, Utility Doors & Frames & Jams, French Doors & Frames & Jams, etc...

Power wash exterior of complete perimeter walls throughout, including all garbage enclosures, metal covered parking (if requested), any landscaping planters, stucco/brick surfaces around pool area.

Preparation Procedures:

Cover all windows, doors, concrete flooring/tile throughout, roof shingles, light fixtures, landscaping, etc. This will ensure all precautionary measures are taken to prevent unnecessary over-spray. Pull away rocks from foundation approximately 8-12 inches back and down approximately 4 inches deep.

The following items represent our process and procedures post-power wash and postpreparation. The entire project will be done in accordance with manufacturer specifications as outlined in the separately attached paint specification sheet.

Everything contained in that document will be strictly adhered to as **a minimum standard** for project completion. This includes all Scope details, Specific Areas of concern, Materials, Protection of Substrates not to be painted, Product Information Standards, Resolution of

Conflicts, Coordination of Work, Safety, Jobsite Protocol, Surface Preparation, Finish Schedule, Moisture/Weather recommendations, Application, Workmanship & Application Conditions, Color Schedule, Warranty information, etc...

The additional procedures and descriptions below pertaining to the scope would be anything that goes above and beyond the minimum standard or to further explain it. This in order to ensure the absolute highest quality, product, workmanship, application are achieved for this project.

1. Start from the foundation by scraping off all flaking paint & stucco that is loose. Once the surface is prepped, we will repair by applying Dry lock from DE to all areas that are damaged due to moisture.

2. Stucco repairs (should areas exist as necessary. Also according to what may become visible)

- Scrape off all flaking paint & stucco from each of the walls throughout surface of all residences plus any common area, including the use of stucco patch from DE in repairing all flaking stucco or damage as well as filling in all cracks throughout these areas.

Stucco Repair Scope:

-Cover with plastic area as needed

-Clean & remove loose stucco from area

-Apply (2) ¼ inch coats of stucco to damaged area

-Prime new stucco area once cured -Paint 2 coat process from corner to corner where repair is located

3. Thoroughly scrape and begin prep work, use flex prime from DE on any damaged areas (cracking) as necessary throughout each of the units to help prevent further flaking due to moisture penetration or any other reason.

4. After preparation of all masonry surfaces, apply Rain Guard Blok-Lok to all exposed brick buildings, exposed brick fencing & columns, precast accents on buildings.

5. Scrape off flaking paint and fill in cracks on all exterior wood including patio covers, patio decks, accent trim, window trim, window frames, utility doors & frames & jams, french doors, etc with Elastomeric from DE to the surfaces to help prevent cracks from developing and moisture damage. This is prior to first coat application of EZ-PRIME Premium Exterior Wood Primer and second coat application of ARISTOSHIELD, Interior/Exterior Semi-Gloss Paint. Use of same primer and paint product on garage doors, light fixtures

6. All stucco surfaces will be scraped and prepped with custom/perma patch to fill in all cracks & will be repaired with stucco in all areas at foundation where needed.

7. BGB will also add Seal Krete Original from DE to help the paint adhere to the chalkiness of the old paint where necessary throughout all exterior surfaces.

8. Paint will be applied using 2 coat process. First coat spot prime with EFF-STOP Select Masonry Primer/Sealer and next coat paint throughout complete exterior of all surface areas with Dunn Edwards' highest quality premium paint "Ever Shield", ensuring adequate paint coverage within every stucco crevice viewed at all 4 angles according to Dunn Edwards specifications for "mill thickness." This includes painting complete exterior paintable surfaces.

Offering superior paint product "Evershield" at the same cost to the community as opposed to "Sparta Shield" which is listed in spec sheet. This to add value for The Brownstones community with more weather resistant product as well as more robust product/workmanship warranty.

***All other scope items as they pertain to different product materials being used on different surfaces involved will be strictly adhered to according to the manufacturer specification sheet.**