



**Structural Waterproofing Co., LLC**  
601 N. Orlando Ave., Ste. 211  
Maitland, FL 32751  
Office 407-645-2021  
Fax 407-645-4428

#### PROPOSAL

TO: Linda Doniero  
Board President  
Reeves House Condo Assoc  
401 E Robinson  
Orlando, FL 32801

DATE: May 13, 2026  
SUBJECT: Pressure Wash, Caulk, Patch & Coat partial NW & SW elevations  
BUILDING: Reeves House Condominiums  
LOCATED AT: 401 E Robinson, Orlando, FL 32801

#### GENTLEMEN:

We will furnish at the above building all labor, material, tools, equipment, supervision, Workman's Compensation and Liability Insurance, and Social Security Taxes necessary to complete in a thoroughly workmanlike manner all the work described

**SCOPE OF WORK:** To waterproof areas highlighted in yellow on NW and SE corners of the "01" and "06" stacks and to caulk window perimeters of apt 306 bedroom and caulk windows perimeters on 206 and 306 kitchen and guest bedroom. Also caulk 601 N. elevation bedroom perimeter.

To pressure wash masonry, patch masonry, caulk masonry, caulk windows perimeters and coat previously painted exterior masonry surfaces using 100% acrylic coating and paint. See attached pictures.

#### PRESSURE WASH

Using Structural Waterproofing's 3500-psi variable pressure blaster, wash areas to be treated from grade to roofline of dirt, peeling paint, mildew, and paint oxidation. Structural Waterproofing will take care not to jet water directly into open joints and windows. Stubborn mildew stains will be treated using a solution of chlorine applied by low-pressure garden sprayer and then rinsed afterward using clean water. Efflorescence will be hand scraped, then scrubbed using efflorescence cleaner, then rinsed clean.

#### CAULKING

The below listed joints will be cut out and re-caulked using Dowsil CPS hybrid sealant. Existing deteriorated un-bonded sealant will be removed using razor knives. Joints will be wired brushed to remove old sealant residue, solvent wiped with clean rags, packed with backer rod where necessary or install a bond breaker tape, then caulked. All joints will be dry tooled to a neat appearance.

1. Inside vertical and horizontal inside corners on masonry.
2. Large structural cracks in masonry prior to butter grading.
3. Windowsills.
4. Expansion joints in masonry.
5. Open protrusions through the wall or holes through the wall.
6. Perimeters of windows panel (frame to masonry).

#### STRUCTURAL AND HAIRLINE CRACKS – PATCHING STUCCO

All structural cracks that are smaller than one-sixteenth inch, (1/16") will be patched using manufacturers elastomeric patching material. Larger cracks will be cut out by grinders, cleaned, and caulked with Dowsil CPS then patched with patching compound as above. Up to 10 sq. ft. of stucco will be patched. Stucco patches will receive a scratch coat directly to block or over lathe and one finish coat of pre-mixed stucco. Patches will be floated to match existing surfaces as closely as possible. All patching over 10 sq. ft. will be done for \$35 sq. ft. Rust spots in stucco will be chipped out of the stucco, and stucco patched prior to coating.

#### COAT MASONRY

Upon completion of all prep work and caulking, masonry surfaces will be sealed using Benjamin Moore's 608 Acrylic sealer or equivalent. Upon drying of the sealer, all masonry surfaces to receive (1) coat of Benjamin Moore's Regal Select 100% Acrylic High Build Smooth waterproof coating or equivalent. Materials to be applied by brush and rollers not exceeding manufacturer's application rate. Colors to match existing as close as possible.

May 12, 2026

**MISCELLANEOUS**

- Windows will be professionally cleaned upon completion of the job.
  - Clean up performed daily.
  - Certificate of Insurance furnished by Structural Waterproofing Co., LLC prior to job startup.
  - "Our insurance and this bid, includes Commercial General Liability coverage of 1M combined single limit/2M general aggregate. Umbrella Liability 2M. Any additional insurance and cost thereof will be paid by Owner. Structural Waterproofing Co., LLC will submit to Owner/Owners Rep for review its certificate of insurance. Any additional coverage not included in certificate will either be waived or added to contract price."
  - Barricades will be used to mark off areas being worked on to ensure the safety of pedestrians.
  - Payment schedule to be 35% upon job startup and balance upon completion
  - We will follow OSHA guidelines for using hi-reaches.
  - We shall not be held liable for the presence of fungi or bacteria.
  - We will be permitted to display company banners.
  - All workers are Structural Waterproofing Co., LLC employees.
  - This proposal is good for 30 days.
- 3<sup>rd</sup> PARTY PAYMENTS - IF YOU CHOOSE TO USE A 3<sup>rd</sup> PARTY PAYEE YOU MUST COVER ANY AND ALL FEES CHARGED TO STRUCTURAL WATERPROOFING., LLC**  
 Jobs are scheduled ONLY after proposals are signed and jobs are started ONLY after start-up payments are received  
 Any Payments made after 30 days are subject to a 7% additional late fee charge.

- A 10-year standard materials warranty furnished on Dowsil CPS sealants.
- A 7-year manufacturer's labor and material warranty furnished on coating system upon completion of job by Benjamin Moore.
- A 2-year labor warranty furnished by Structural Waterproofing.

Any additional work beyond what is contained in this proposal must be reviewed by both parties and agreed on before commencing.

**PROPOSAL BREAKDOWN**

To pressure wash, patch and caulk stucco, cutout and re-caulk windows and expansion joints on NW corner.....\$ 14,500.00

To pressure wash, patch and caulk stucco, cutout and re-caulk windows and expansion joints on SE corner.....\$ 15,200.00

FOR THE SUM OF: TWENTY-NINE THOUSAND SEVEN HUNDRED DOLLARS AND 00/100..... \$ 29,700.00

This proposal is subject to the conditions set forth on the reverse side hereof.  
*This is not a contract until approved by an authorized officer of the company.*

Accepted By: \_\_\_\_\_  
*R. J. Donileo*  
 Per THE ASSOCIATION  
 Title PRESIDENT  
 Date 5-20-2026  
 Reeves House PW NW SE 5-12-2026

Respectfully Submitted,  
 STRUCTURAL WATERPROOFING CO., LLC.  
 By \_\_\_\_\_  
 Approved 5/20/2026  
 STRUCTURAL WATERPROOFING CO., LLC  
 By [Signature] VPSWCS, LLC