

## PRINCESS ANNE GARDENS CONDOMINIUMS:

McKown Pressure Wash, Painting & Contracting has been contracted by Princess Anne Gardens Condominiums and United Property Associates to service the following:

- Gutter debris removal – Day 1
- Siding, entry stairways – Day 1 & 2
- Hand wash 2<sup>nd</sup> level hallways – Day 2 & 3 ---with notes  
*\*Hand washing to the 2<sup>nd</sup> level hallways will require covering areas of carpet with plastic and may be blocked off.*

### **PRESSURE WASHING & GUTTER CLEANING:**

**Start Date:** Monday, August 15<sup>th</sup>, 2022 –8/9:00am- 5:00pm

**End Date:** Wednesday, August 17<sup>th</sup>, 2022

*\*Schedule: Work will begin with gutter cleaning, then to pressure washing at the back of the community on Ivywood Rd. and work towards to entrance to Penrose Arch. Hand washing to 2<sup>nd</sup> level hallways will begin on day two. Please be prepared for each day until services have been completed.*

## IMPORTANT INFORMATION TO RESIDENTS:

The below statements are to protect your personal belongings and home, if they are not followed McKown Pressure Wash, Painting & Contracting is not liable for any items that may become damaged or work not completed.

### **PREPARATIONS: Where applicable**

- 1. Windows & Doors:** Ensure all windows & doors are closed & latched on the scheduled washing day.
  - Make us aware of any maintenance issues involving your windows or doors not sealing (ex- sealing problems, cracks, etc.) *\*McKown is not responsible for any water intrusion due to doors or windows that do not have a proper seal.*
  - Doors that do not have a tight seal at the bottom, water may flow in: Please move all important items that could become damaged from water intrusion away from the door area. Windows concerning of leaking, please notify us. *It is recommended to roll and place an old towel on the floor on the inside of the door and window sills.*
- 2. Furniture/Decorations:** Move ALL decorations, patio furniture, plants & personal belongings inside or away from buildings (items on patios, balconies, doors, steps, fences, etc.) that may become damaged from water/cleaning detergents and or falling debris. **All items must be cleared prior to washing.**
- 3. Plants:** It is recommended that residents' water down their plants the morning of pressure washing to help with environmental stress particularly in hot temperatures. NOTE: Our cleaning solution is a biodegradable solution, so it is not harmful to plants.
- 4. Vehicles:** All vehicles will need to be moved away from the buildings being pressure washed. Vehicles not moved will be affected by overspray, this will NOT harm any paint or the vehicle, it will only leave it spotty and in need of cleaning. *\*McKown is NOT responsible for this issue if cars remain.*
- 5. Doorbells/Security Systems:** Ensure all digital doorbells/security systems such as Ring are covered to avoid any water intrusion. *\*McKown is not responsible for any water intrusion to these devices.*
- 6. Exterior Lighting & Electrical:** Report any maintenance issues that could be affected by pressure washing. (ex- electrical outlets not in accordance with current code, malfunctioning wiring etc.) It is recommended to be covered prior to services. *\*McKown is not responsible for any water intrusion to preexisting maintenance issues not reported.*

## **NOTES:**

- Coming into contact with our cleaning solution while we are washing or while areas are still wet will remove the coloring in your clothes & fabrics.
- Spider webs, cobwebs & wasps' nests may or may not be removed with pressure washing.
- It is inevitable that some water may drip onto landings and inside crevices. McKown is not responsible for any water intrusion from 2<sup>nd</sup> level due to unknown landing conditions.
- Please be aware of technicians on ladders & roofs during service. Noise from leaf blowers will be heard.
- McKown will do our best to properly dispose of all gutter debris, however it is inevitable that some remaining gutter debris on the ground or other areas may exist after cleaning or within the following days due to weather and unfallen foliage.
- Gutter cleaning services does not include the cleaning off of any roofs or roof peaks.
- McKown does not remove gutter guards of any kind as part of this scope of work. If guards are present, then McKown will remove loose debris on top of guards only.
- Weather will be determined day of. In the event McKown is unable to complete the scope on the scheduled day, it will be rescheduled the next available day. Please be prepared to follow the above information within the same/following week as advanced additional notice may not be possible. Please call Association Management for any additional information as needed.

## **DISCLAIMER:**

McKown Pressure Wash, Painting & Contracting assumes no responsibility for damage to any items left outside during washing, including but not limited to: Door wreaths, door mats, plants, grills, balcony/deck/yard furniture. Additionally, McKown Pressure Wash, Painting & Contracting assumes no responsibility for interior items damaged due to windows left open. We hold the account open for (5) days post completion should you have any concerns.

*Thank you for your cooperation in helping to make your community clean!*