

Search Google Maps



Restaurants



Hotels



Things to do



Museums



Transit



Pharmacies



ATMs



Saved



Recents



420 8th Ave S

<----- 420 8th Ave. So.

S King St

S King St

S King St

S King St

S King St

Weller St

S Weller St

S Weller St

S Weller St

S Weller St

S Weller St

S Lane St

S Lane St

Google

Map data ©2024 Google

United States

Terms

Privacy

Send Product Feedback

100 ft



Layers

Existing condition Photos





Photo of building prior to painting



Context Photos





Law Offices of
VORTMAN & FEINSTEIN

Trade Name of Larry B Feinstein, P.S.

12819 S.E. 38th Street, PMB #475, Bellevue, WA. 98006

Phone: (425) 214-2004

Website: www.larryfeinstein.com

Larry B. Feinstein P.S. (lbf@chutzpa.com)

November 7, 2024

Business/Project Name: Hip Sing Association Building

Business/Project Address: 420 8th Ave S.

Record #: DONH-COA-01323

Seattle Department of Neighborhoods
600 Fourth Avenue, 4th Floor
Seattle, WA. 98124

Atten: Rebecca Frestedt

This is a Supplemental Response to the Department's **Correction Notice** uploaded in response to our application for Certificate of Approval of the painting of my clients building located at 420 8th Avenue South, Seattle, WA. The Correction Notice raised a concern "about the existing paint color's non-compliance with Seattle Municipal Code Section 23.66.030." We filed a Response and we have reviewed the Code sections and submitted pictures and evidence that the "paint color" was in compliance with the Code and with the existing and surrounding neighborhood color scheme. In fact, it is the same color as the directly adjoining building.

In August, we submitted additional information to the City regarding our discussion of exploring the costs of removal of the red brick paint on the west side of the building. We submitted to the City the bid from Masonry Restoration Consulting in order to get a rough idea of the cost of removal of the paint, and any suggestions that Masonry Restoration would suggest as the starting point for discussion and response to the City. Masonry Restoration quoted my client **\$344,375.00** for paint removal.

My client discussed this further with Ms. Cindy Wong at the City of Seattle, and she suggested that we offer to the Department and ISRD Board the option of repainting the West façade of the building to rematch the beige/cream brick color of the South face of the building for review. We have submitted photos of the building in our first Response and the Department can compare the current red brick color on the West façade with the non-painted beige/cream color on the

South face. Additional photos are attached. Following that suggestion, my client would like to submit to the Department and to the IRSD Board **its original proposal** of retroactive approval of the repainting of the building in the red brick color as now exists on the building and as shown on the photographs submitted.

In the alternative, we have obtained several bids for the repainting of the building façade to match as closely as possible the original unpainted South façade of the building. Those bids are attached for the Department and ISRD Boards review. The color to be used, as close as we can match would be: (a) Sherwin Williams #SW7517 "River's Edge", #SW6071 "Popular Gray", or #SW-A100. (One of the bids suggested Benjamin Moore Paint in the same color, rather than Sherwin Williams). Photos of those samples are attached to this Supplemental Response.

The Department has asked that we also submit a photograph of the East façade of the building, but as you can see from the location of the building, the East side of the building is not accessible and we had to stop on the I-5 freeway, look down, and take a picture. The North side, of course, is abutting the Gee How Oak Tin Foundation building. So, the South side has not been painted or retouched, other than the removal and painting of the graffiti on the lower portion of the building as evidenced by the photographs, and thus we are only talking about the West side of the building where my client has repainted over the graffiti in the red brick color of the existing buildings in the neighborhood, and of the alternative suggestion herein of repainting the red with a cream/beige color that matches the current South façade.

We would ask that the Department submit our Responses and attachments to the International Special Review District for their review. If they would like our attendance and discussion at their meeting, we would be happy to appear and answer questions.

Thanks.

Very truly yours,

/s/ Larry B Feinstein

Larry B Feinstein

Cc: client



FANPU 飯譜

RECHURIN NOODLE BOWL









Established 1977

Queen Anne Painting Co., Inc.
4200 24th Ave W
Seattle WA 98199
Phone (206) 522-5152
Fax (206) 522-5133
www.queenannepainting.com

November 08, 2024

Project Manager: Philips, Michael A

Craftsmen who communicate

State Reg#QUEENAP099KF

Bill To

Tony Wong
420 8th Ave S
Seattle WA 98104

Project Location

Tony Wong
420 8th Ave S
Seattle WA 98104

Project

Proposed Project: Wong - Building Side Graffiti
2024

Exterior Painting Proposal

Scope of Work

- West side of building
 - Red painted storefronts
 - Red painted brick

Included Surfaces

- All brick, soffits, and trim
- Doors and Door Frames at storefronts where previously painted
- Misc. mechanical items (conduit, vent covers, etc.) to clean-up the appearance of the house

Excluded Surfaces

- Window trim
- Doors and storefront on top floor
- All surfaces on second floor balconies
- Fire escapes
- Anywhere not previously painted by previous painter
- Any required permitting

Preparation

- Pressure-wash all surfaces being painted
- Scrape to a tight edge to remove all loose and peeling paint
- Completely clean up paint chips, etc. created during preparation
- Cover and mask as necessary to protect grounds, landscaping and other adjacent surfaces from overspray, drips and spatters

Painting

- Provide and apply:
 - Brick: Sherwin Williams' A100
 - Doors: Sherwin Williams DTM
- Two full coats on all surfaces listed above
- Work all sprayer-applied paint into the brick by back-rolling both to increase the life of the job and produce a more uniform, finished appearance

Colors and Scheme

- Match color of brick on South side as best as possible

Qualifications

- We recommend that you schedule your window washer to come after the completion of the paint job due to streaks that could be left after pressure washing
- Any prep more than what is listed above will be tracked and billed on a T&M basis (needs to be approved by customer first)
- Before we begin:
 - Clear stored items from the work area
 - Trim and prune any overgrown shrubs away from the house
 - Arrange, with your neighbors, for our access to their yard(s) as needed either to mask and protect it or to set ladders as needed to access your house
- We take every precaution and use proper masking materials to protect previously finished surfaces, however we cannot guarantee the soundness of these surfaces and are not liable should damage occur.

Special Notes

- Work can not happen until Spring when weather permits

Standard Job Practices

- Provide and use OSHA compliant staging and safety rigging as required for access to the work at heights so that it can be completed both safely and effectively.
- Comply with all applicable Federal Laws for "Lead; Renovation, Repair, and Painting" (40 CFR Part 745), to include:
 - Provision of the "Renovate Right" booklet
- A scheduled appointment with your crew leader at the start of the job to review project details and logistics.
- Written, daily project updates summarizing the day's progress and next day's plans.
- Scheduled walk-through inspections with your crew leader both at the approximate mid-point and at the end of the project to review project details, progress, and scheduling to ensure your complete satisfaction.
- Maintenance of a neat and tidy job site, with complete clean up at the end of the job.
- Compliance with environmental regulations for the disposal of hazardous waste.
- Provision of leftover paint, in all colors used, in sealed and labeled containers.
- A portable toilet for the crew's convenience and to reduce their need to leave the job site or have access to a bathroom inside the home.

Pricing and Terms

Project Components - Fixed Price	Amount
Painting Services - Exterior	
Exterior Painting Services - Fixed Pricing	\$14,441.15
 <i>Billing: Fixed price items (above) will be billed as quoted.</i>	
Subtotal	\$14,441.15
Tax Total (10.35%)	\$1,494.66
Total	\$15,935.81

TERMS

Progress payments throughout the project

Work done outside the contracted scope of work may be billed on a time and materials basis (T&M) at the current labor rate, plus 30% markup on materials and specialty contractors, plus sales tax.

DEPOSIT

20% deposit required to schedule project

ACCEPTANCE

I am the legal owner and/or duly authorized owners' representative of the property on which this work will be performed and as such am legally empowered to approve this contract. The above specification, conditions, prices and terms are satisfactory and are hereby accepted. Queen Anne Painting Co., Inc. is authorized to proceed with the work and payment will be made as outlined above.

Signature

Date

Please return a physical or digitally signed copy of this contract including the attached State of Washington "Notice to Customer" and, if your house was built prior to 1978, the form acknowledging receipt of the EPA "Renovate Right" brochure to confirm your acceptance and we'll send an invoice for your deposit with a link you may use to pay by credit card or eCheck.

JOB #

Department of Labor and Industries
Construction Compliance



NOTICE TO CUSTOMER

This contractor is registered with the state of Washington, registration no. QUEENAP099KF, and has posted with the state a bond or deposit of \$30,000 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is 10/4/2025.

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$30,000.00 that you and other customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR AT YOUR PROJECT.

The contractor is required to provide you with further information about lien release document if you request it. General information is also available from the state Department of Labor and Industries.

I have received a copy of this disclosure statement.

Dated this _____ day of _____ of the year _____.

Signature of Customer

The contractor must retain a signed copy of the disclosure statement in his or her files for a minimum of three years, and produce a signed or electronic signature copy of the disclosure statement to the department upon request.

Occupant Confirmation Receipt of
EPA Renovate Right Pamphlet



EPA regulations (40 CFR 745) require all contractors to provide the "Renovate Right" brochure before beginning work on *all* homes constructed before 1978 regardless of whether they contain, or the work will be disturbing lead paint. Furthermore, contractors must retain signed proof of their having provided the brochure in their records for a period of three years subject to audit and *per job* penalties for non-compliance.

Please acknowledge your receipt of the "Renovate Right Brochure" by signing and returning this form with your contract.

Thank you,

Queen Anne Painting Co., Inc

I have received a copy of the "Renovate Right" brochure; to inform me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before work began.

Printed Name of Owner-Occupant

Signature of Owner-Occupant

Signature Date



Dennis Aguilar
Estimator
206.446.6782
gm@allpropainting.com

Proposal

All Pro Painting
PO Box 16528
Seattle, WA 98116
425.890.9450
www.allpropainting.com
License Number: ALLPRPP943CB

Tony Wong	Tony's Address	2191	Nov 6, 2024
420 8th Ave S	420 8th Ave S		
Seattle, WA 98104	Seattle, WA 98104		
tonysw138@gmail.com			Dec 21, 2024
206.939.1268			

Item	\$
Exterior Painting	\$18,125.00

General Scope of Work:

- Clean, prep and paint front side of the commercial building.
- Building to have all the red brick painted from red to gray.
- Exclude detailed soffits , building sign and French cut on all trim.
- Exclude tenant nooks that are not currently painted red.
- Include painting red doors at balcony and brick around windows.
- All brick siding to be sprayed and back-rolled with a possibility of adding a low sheen paint to siding for added protection.
- All paint and materials are of premium grade and have been included in the quote.

Important Job Specifics:

- Special attention to be taken to protect walkways, adjacent brick, metal railings , roofing, decking , windows, sign, soffit, plants & business during painting.
- Three coats of premium-grade paint have been specified for proper coverage and maximum protection.
- Body paint will be sprayed and back-rolled for superior adhesion, proper thickness and uniform coverage.
- A low-luster sheen has been suggested for the body paint to increase durability, cleanability and long-term performance.
- Workers will maintain a safe and clean work site at all times. Fall protection will be used when working along the higher parts of building to ensure the worker's safety while on property.
- Job site to be cleaned up daily and all waste to be disposed of upon completion of the project.
- Areas not painted red will not be painted including left and middle business deck/ porch.

Pressure Washing:

- Building is to be thoroughly pressure washed with a Jomax and light bleach cleaning solution to remove all surface contaminates and kill mildew growing on the house if there's water available at the property.
- This EPA-approved cleaner is safe on flowers/plants, kills any mildew & mold present and removes dirt and debris from the house in preparation for painting.

Surface Preparation:

- *Surface Preparation:* all brick to be rinsed in order for paint to adhere to a clean surface.
- *Caulking:* A premium quality caulk (*ASTM- 920 rated*) will be applied to all gaps where caulking is failing.
- *Specific Areas:* Areas with exposed wood panels will be painted as well. Example Plywood for A/C units.

Paint Application (Superior):

- *Number of Coats:* All areas to receive three full coats for proper coverage and protection.
- *Siding Application:* Base color will be sprayed and back-rolled to ensure superior adhesion, uniform coverage and maximum protection.
- *Trim:* Brush & roll trim.

Paint Specifications:

- Base quote includes Benjamin Moore's *Element Guard* paint line.
- A low-luster sheen has been suggested for the body paint to increase durability, cleanability and long-term performance.

Color Selection:

- Paint building a new gray color paint scheme to match the south side.
- All soffits are to be excluded.
- Black horizontal accents to remain.
- Entry doors are to be painted a separate color.

Specifics by Area:

- *Front level businesses:* Include painting lower level red nooks and red doors.
- *Horizontal black trim:* Paint black horizontal lines in the building black.
- *Downspouts:* excluded.

Excluded Areas:

- Exclude metal fencing, decking, deck railings, porches , sign, rot repair, siding replacement, accented soffits/eaves and white accents.
- Areas not mentioned on photos below

Warranty:

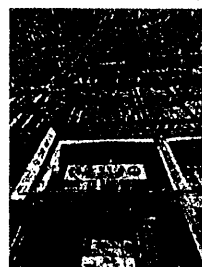
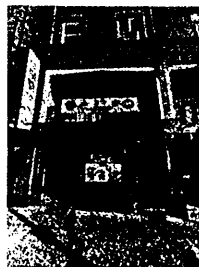
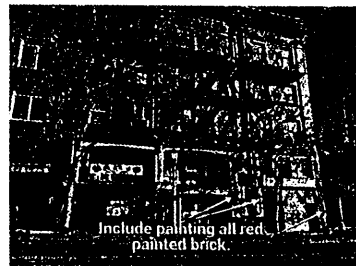
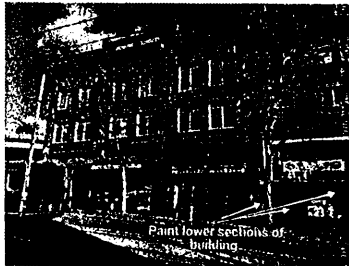
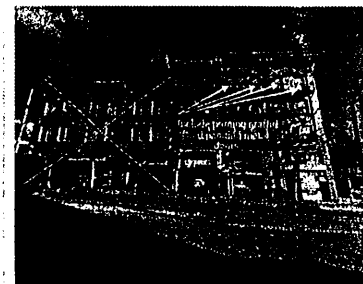
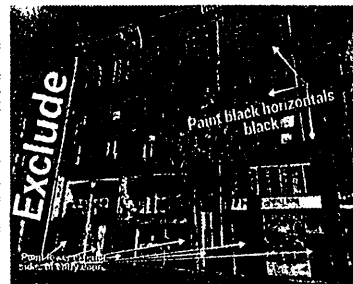
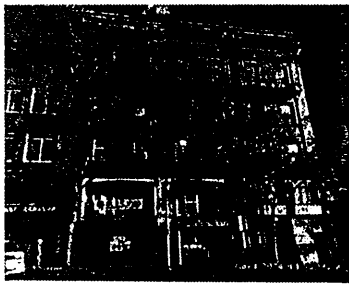
- 3-Year warranty on all labor and materials.
- See below Terms & Conditions for complete warranty.

Local Sales Tax and Disposal to be Added Upon Completion (0%) \$0.00

Total \$18,125.00

Media

Exterior Painting



Licensed, Bonded and Insured:

- All Pro Painting and Pressure Washing, LLC is a registered contractor in the State of Washington (Lic.# ALLPRPP943CB).
- Contractor registration may be verified by calling the Washington State Department of Labor and Industries at: (800) 647-0982, ext 3.
- We are bonded in accordance with Washington state contractor requirements. Our insurance includes generous General Liability coverage and Labor & Industries coverage for every All Pro Painting employee.
- Certificates of insurance are supplied upon request.

Limited Warranty:

- All Pro Painting and Pressure Washing, LLC provides a **three-year [3] workmanship warranty** on all labor and materials commencing upon completion of work. If paint failure occurs, we will supply labor and material to correct the condition without cost to the customer. This warranty is in lieu of all other warranties, expressed or implied. Varnished surfaces and horizontal surfaces exposed to weather (i.e. decking, railings) are not covered in this warranty.
- Our responsibility is limited to correcting the condition as indicated above.
- This warranty excludes, and in no event will All Pro Painting and Pressure Washing LLC be responsible for consequential or incidental damages caused by accident or abuse, e.g. other tradesmen, temperature, settlement, failure of previous paint layers, moisture or cracks caused by expansion and contraction of the surface. Cracks will be properly prepared as indicated at time of job, but will not be covered under this warranty.
- We only warrant what we can control. Blisters can develop unexpectedly when a previous coating fails, and are avoidable only by the costly removal of all existing coatings. Thus blistering due to influences other than workmanship (such a failure of previous paint coatings) are not covered in this warranty.
- All Pro Painting is not responsible for differences in paint color when performing warranty work.
- Failure to comply with the terms, conditions, and payment schedule of this contract will void all warranties.

Included in Our Standard Procedures (Interior):

- Confirm colors and placement.

- Mask all adjacent surfaces, protect furnishing; floors to be covered and protected before any work begins.
- Remove all plates, light covers, vents etc. and replaced after paint is dry.
- Clean base trim and casings prior to painting for tight paint lines.
- All areas, upon completion will be cleaned-up and debris will be taken away.
- Left over paint will be labeled and left for future touch-ups.

All Pro Guarantee

- We promise a commitment to service and quality workmanship.
- We will provide uniformed professionals dedicated to the details of your job.
- They will maintain orderly and clean worksite while at your home.
- We will apply lasting finishes in accordance to the standards of the PCA.
- Only quality paints and materials will be used.
- If you ever have a problem, it becomes our problem the minute we're notified.
- We will carry all necessary licenses, bonds and insurance for your protection and piece of mind.
- We pledge a constant commitment to safety for the protection of our employees and our customers.
- You won't have additional charges that are not discussed and approved first.
- We will stand behind our paint jobs with a 3-year quality workmanship warranty.

Work Standard:

- All Pro Painting and Pressure Washing Inc. is a member of the Painting Contractors of America. [PCA]. All work shall be in conformance with the standards set forth by the PCA.
- The painting contractor will produce a "properly painted surface". A "properly painted surface" is one that is uniform in color and sheen. It is one that is free of foreign material, lumps, skins, sags, holidays, misses, strike-through, or insufficient coverage. It is a surface that is free of drips, spatters, spills, or over-spray which the contractors' workforce causes. Compliance to meeting the criteria of a "properly painted surface" shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.

Levels of Surface Preparation & Finish Appearance:

- *Description:* The following levels are used to establish a clearly-communicated standard as to what has been agreed upon and what is to be expected with regards to the different levels of surface preparation and the quality of appearance of the finished surface. They are a summary of the actual standard based on PCA (Painting Contractors of America) Industry Standard P14-06. Unless specified differently in the proposal description above a Level 3 standard will be in preformed.
- **Level 1** – Basic: *Cleaned, No Patching* - Requires only basic cleanliness of surfaces to ensure the adhesion of new finishes, with less concern for the adhesion of existing paint and quality of appearance. Obvious loose paint will be removed, but no smoothing of the existing surface profile will be done. No Warranty
- **Level 2** – Standard: *Basic Patching* - Requires all of Level 1 as well as the examination of existing coatings to assess their adhesion. With this level of surface preparation, good adhesion and longevity of finish are of primary concern and appearance is of secondary concern. Includes basic patching, filling, caulking, dulling of glossy surfaces, spot priming, and light sanding/abrading to address surface profile differences exceeding 1/8 inch.
- **Level 3** – Superior: *Detailed Patching* – Requires all of Levels 1 and 2 with added emphasis on the quality of appearance of finish painted surfaces. Includes detailed patching, filling, approximate matching of texture along with and feather sanding to address surface profile differences exceeding 1/16 inch.
- **Level 4** – Supreme: *Touch & Feel* – Requires all of Levels 1, 2 and 3 with even more emphasis on the quality of appearance of finish painted surfaces. The criteria for inspection and acceptance may include smoothness to "touch and feel" on doors, windows and easily accessible trim. Includes thorough filling & sanding to address surface profile differences exceeding 1/32 inch.
- **Level 5** – Restoration/Resurfacing: *Back to Original* – This type of surface preparation is required when existing conditions indicate that the surfaces are severely deteriorated (where damage to the coating is widespread). Includes complete or nearly complete removal of existing paint through various stripping methods. Substrate (underlying surface being painted) may need to be completely replaced, repaired or resurfaced.

Unforeseen Conditions:

- Unforeseen conditions may become apparent during the course of work and additional repairs/costs may become necessary. The customer will be notified if any such conditions exist at time of discovery and an *Additional Work Order* will be provided for approval prior to addressing the repairs.

Lien Rights & Attorney Fees:

- All Pro Painting and Pressure Washing, LLC shall preserve all lien rights under Washington State laws to protect itself and its assets. This notice serves as intent to lien and is acknowledged by the acceptance of this agreement.
- Attorney's Fees and Costs: In the event a dispute arises out of or related to this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs.

Paint Colors & Samples:

- Unless noted in this proposal under "Scope of Work" the prices supplied in this proposal are based on a maximum of 3 colors for interior painting, and two colors for exterior painting.
- Selection of more than three colors may incur an additional charge at the typical rate of \$250 per color.
- We offer up to 3 - 8"x10" brush outs of your color choices to help you in your decision making, FREE
- Additional color samples will gladly be provided and applied at an additional cost of \$25 per quart.
- Color swatches, samples, and matches are approximate. Because of the effects of age, sunlight, cleaning, and the materials used in the manufacture of paint and coatings, exact duplication of colors is not always possible.
- We understand that the scope of work calls for a certain amount of coats per surface to ensure proper coverage. In certain situations of color/finish selection or type of surface being painted, the allowed amounts of coats may not cover per the estimated scope of work. If this situation occurs, the customer will be notified and informed of additional costs required to ensure proper coverage and a professional looking paint job.
- Due to the conceptual nature of our first meeting and not having a color scheme finalized, additional pricing may be required for deep base colors, accent walls and multiple colors in designated areas.
- The typical rate for an accent walls is \$150 per wall.

Work Hours and Access to Jobsite:

- Customer agrees and understands that access to the job site must be provided between 8:00 a.m. and 5:00 p.m., Monday through Friday for the duration of this job.

Customer's Responsibility:

- Please take specific note of job description.
- Paint colors and finishes must be chosen one-week prior to start of work.
- An additional cost will be charged for color changes, finish changes, or color samples made after commencement of work. [\$200.00 per color change].
- All shrubs and plants must be cut back away from the house prior to the commencement of the work.
- Customer will assume responsibility to remove from any and all work areas, all household and personal items (with the exception of large furniture such as sofas and beds), and store those items away from the work area during the duration of the work. Contractor will move large furniture at no cost to Owner.
- Please have all pictures or art work removed from walls and all fragile or breakable items and electronics moved out of work areas prior to start of project. If painting cabinets, please have contents removed.
- Alarms must be turned off while work is in progress.
- Any and all items remaining in the work area will be gladly moved by the Contractor at a charge of \$65 per man hour. Contractor will not be held liable for any damage caused by moving any items.

Signage

- Customer authorizes All Pro Painting to display a sign for the duration of the job and to use photographs taken at job site for display, promotion, and advertising, without compensation to Customer.

Acceptance, Deposit & Payment:

- The owner may demonstrate acceptance of the terms of this Contract by signing it or by allowing All Pro Painting & Pressure Washing to commence work or purchase materials in preparation for work.
- A retainer of 25% is requested to reserve placement on the All Pro Painting calendar.
- At the point of substantial completion, All Pro Painting & Pressure Washing will bill the client for 100% of the project value. The balance due is due in full on the last day of the project paid to the onsite foreman.
- It is agreed by both the Client and All Pro Painting & Pressure Washing that a maximum of 10% of the Final Contract Value can only be withheld prior to completion of Touch Ups or Punch List items. If there is a Punch List or there are Touch Ups, the client has the ability to withhold 10% of the Contract Value, until these are completed.

- Progress payments will be addressed in our agreement/contract
- All charges are subject to state and local sales tax, and 1.5% waste disposal fee
- Any change or additions to the above scope shall be gladly performed and shall be considered an extra charge, billable at our hourly rate of \$65.00 per hour per-man plus materials at cost plus 15%.

Acceptance of Proposal:



- Please indicate your acceptance of this proposal by clicking the "Accept" button and virtually signing.

Proposal #2191 for Tony Wong
Total value: \$18,125.00

Review estimate

Seattle painting
services LLC

Estimate 708
Oct 29, 2024

Bill to
 Tony
 420 8th Ave S Seattle
Washington 98104

Description / Qty / Rate	Amount
--------------------------	--------

Project Scope:	\$11,800.00
Paint all exterior surfaces of the building.	
1 x \$11,800.00	

- Power Wash: Power wash all surfaces that are going to be painted
 - Cover all landscaping, walk ways, windows, etc prior to painting
 - Scrape and sand all peeling paint. Apply primer to repaired areas before applying paint.
 - Caulk falling seams on structure
- Apply two coats of paint

Estimate 708
\$11,800.00
Awaiting approval

Approve estimate

- Areas to be painted: All cement walls soffits, exterior doors, fascia, and downspout

On west and north side of the building

Paint information:

Body – Sherwin Williams “Super paint – FLAT SHEEN
/Doors – Sherwin Williams “Super paint – SATIN SHEEN

This price including all paint and materials

Subtotal \$11,800.00


TAX 0% \$0.00

Total \$11,800.00

Total\$11,800.00



Download Estimate PDF

 [Download Proposal](#)

FIVE STAR PAINTING

a neighborly company

Five Star Painting of Seattle/Eastside

License# Washington Lic #

FIVESSP844JN

PO Box 273, Renton, WA 98057

20632511074254545782

Proposal

PENDING

Contact	Job Address	Proposal #	Date
Tony Wong	420 8th Ave S, Seattle,	1139476	10/30/202
420 8th Ave S, Seattle,	WA, 98104		4
WA, 98104			
tonysw138@gmail.com			
(206) 939-1268			

General Project Expectations & Notes

I appreciate the opportunity to introduce you to our comprehensive painting services and our plan to transform your living space into an environment of elegance and comfort. Our primary aim is to exceed your expectations in every aspect of the project.

1. Project Scope:

We will undertake a complete, high-quality painting job of your entire home, encompassing all interior and exterior surfaces. This includes the preparation of surfaces, priming, painting, and touch-ups. You can choose from a vast range of colors, textures, and finishes to fit your personal style and enhance the character of your home.


2. Superior Quality Materials:


We exclusively use superior-grade, eco-friendly paint products that assure durability and longevity. These premium materials will provide excellent coverage, a splendid finish, and protection from adverse weather conditions and daily wear and tear.

3. Skilled Craftsmanship:


FIVE STAR PAINTING

a neighborly company

 [My Proposals](#)

 [My Invoices](#)

 [Request Appointment...](#)

 [Email Settings](#)

 [Visit Website](#)

Our team comprises highly experienced, skilled painters who take immense pride in their craft. Their meticulous attention to detail guarantees a professional finish that showcases exceptional craftsmanship.

4. Flexible Schedule:

We understand that home improvement projects can be disruptive to your daily routine. Thus, we strive to accommodate your schedule, ensuring minimal disruption to your everyday life.

5. Completion Time:

We value your time and commit to completing the project in a timely manner, without compromising on quality. Our project management experience ensures efficient planning, coordination, and execution.

6. After-Sales Service:

Post-project, we offer a follow-up visit to ensure the work meets your expectations and to address any concerns. We are committed to providing you with full satisfaction long after the job is completed.

Project Notes:

- We will conduct a walkthrough with you to understand your expectations and preferences better.
- The color palette will be finalized based on your preferences and the current trends that best suit your home.
- We will ensure your furniture, flooring, and other possessions are adequately protected during the painting process.
- All work areas will be thoroughly cleaned post-completion.

Our ultimate goal is to infuse life into your vision, transforming your home into a work of art that resonates with your unique personality. We aspire to deliver an outcome that is more than just a fresh coat of paint, but a masterpiece that enhances the aesthetics of your home.

Thank you for considering us for this project. We look forward to the opportunity to serve you and to deliver a painting job that not only meets but exceeds your expectations.

Best Regards

Item

\$

Exterior Painting with Lead Present

\$33,731.07

Lead paint contamination notice

- A lead test has determined that the existing paint on your home has

contaminated paint debris

- In order to protect the safety of our employees, your neighbors, your family and your pets, we are **REQUIRED by the EPA and Washington State Department of Labor & Industries** to follow their protocol to remove, contain and dispose of all paint debris properly

Preparation:

- All surfaces that are to be painted, will be cleaned by hand
- Scrape and sand to remove loose or peeling paint
- Caulk/Seal any cracks or holes as needed (wood trim) with elastomeric caulking/sealant
- Spot prime bare surfaces as needed
- This is NOT a full restoration of the surfaces. We are simply sealing/protecting the surfaces to extend longevity
- We adhere to all PDCA (Painting & decorators association) standards on all work
- Plastic All Windows (If Applicable)
- It is the responsibility of the customer to cut back all bushes or landscaping, prior to our arrival
- It is the responsibility of the customer to remove any furniture or other obstructions in the work area prior to our arrival
- **Five Star Painting to will need roof access to the building on North side to prep and paint brick on left side (North)**

Surfaces that ARE included:

- ***Brick surfaces on the front (West) and left side (North) of the building***
- ***Paint Coverage:*** We will apply the equivalent of 2 coats of paint on the siding surfaces with an "airless" paint sprayer. This means the 2-coat millage is applied with one pass due to the high technology spray equipment we use. 2 separate passes with the sprayer are no longer necessary with our equipment. All trim will be hand painted with a brush roller combination with 2 coats being applied

Brand of Paint:

- Sherwin-Williams

Product:

- A-100

Sheen:

- Satin sheen

NOT included in the quote

- ***Siding***

- **Accents & Trim**
- **Exterior doors**
- **Garage door(s)**
- **Brick or other surfaces**
- **Shed/Outbuildings**
- **Fences**
- **Decks/Railings**
- **Sign on front of building**
- **Eaves and soffits**
- **Metal railings**
- **Back-rolling:** Although back rolling is required on some surfaces, it is not required on yours and is not included in this proposal
- **Full restoration peeling repair:** Full restoration peeling repair is not included in this proposal. Any peeling areas will be scraped clean and have a peal bond primer applied to is do it does not peal prematurely. If you would like a full restoration on peeling areas, it would be at an additional cost

Wood rot replacement

- No wood rot replacement is included in this quote, unless otherwise stated above

State sales tax

- **STATE SALES TAX IS NOT INCLUDED** in the price listed on this quote. Sales tax amounts vary depending on municipality where the work takes place and will be calculated on the invoice prior to starting the work.

Payment requirements

- We require a 50% down payment the day we start the work
- At completion, the remaining payment will be due
- Warranty will not be activated until project is paid in full

Payment options

- **We finance** (financing is upon approval of credit and rates vary depending on your credit score, but can go as low as 8.99%. Amounts financed can be between \$1,000 and \$55,000. Loan code is DLL6522. Term of loan can be up to 12 years. We can finance a portion of the project or the entire project)
- Cash
- Check
- Venmo (A 3.5% fee will be added to the transaction)
- Zelle (A 3.5% fee will be added to the transaction)
- All major credit cards (A 3.5% fee will be added to the transaction)

CLICK BELOW TO GET APPROVED TO FINANCE THIS ENTIRE PROJECT!!!

<https://prequalification.enerbank.com/apply/loanproduct?sponsorPhoneNumber=8664098300&contractorNumber=193&loanCode=DLL6522>

2-year warranty

- 2 year warranty on the labor portion of the project. Paint has a separate warranty through the paint supplier
- Warranty includes: Areas of peeling or blistering. Work provided within the original scope of work
- Warranty items NOT included: Any horizontal surface. cracks in plaster or drywall. Paint supplied by the customer. Bleeding knots. Moisture damage or rust. Exterior varnished surfaces. Peeling of previous paint layers. Nail or screw pops. Cracks or tape tears due to structure settling. Matching of colors as paint colors rarely match exactly. Mildew caused by moisture accumulation. Rotten wood, rust or disintegrating materials. Pre-existing conditions that are not visible to the naked eye

**Any unforeseen damages or repairs will be an additional charge unless otherwise stated.*

FREE PAINT PROMOTION UNTIL THE **\$0.00**
END OF THIS MONTH

- THE PAINT/STAIN COST OF **\$1,473.01** HAS ALREADY BEEN DISCOUNTED FROM THE PRICE LISTED ON THIS QUOTE
- THE DISCOUNT WILL BE GOOD UNTIL THE END OF THIS MONTH ONLY

Optional add-on - Not Included in Proposal

Add

OPTIONAL UPGRADE TO SUPERPAINT **\$304.46**

Optional add-on - Not Included in Proposal

Add

OPTIONAL UPGRADE TO LATITUDE **\$1,006.94**

Optional add-on - Not Included in Proposal

Add

OPTIONAL UPGRADE TO DURATION **\$1,632.50**

Optional add-on - Not Included in Proposal

Add

Right side and rear of building brick surfaces

\$42,177.12

- Prep and paint right side (South) and rear (East) brick surfaces
- No treatment to any other surfaces
- Optional upgrade to Superpaint: \$379.45
- Optional upgrade to Latitude: \$1,278.89
- Optional upgrade to Duration: \$2,201.86

Optional add-on - Not included in Proposal

ADD

West Side ONLY

\$29,943.61

- Prep and paint front (West Side) of building only

Subtotal

\$33,731.07

Tax

\$0.00

Total

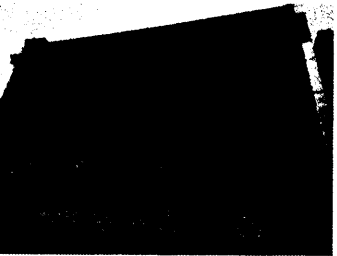
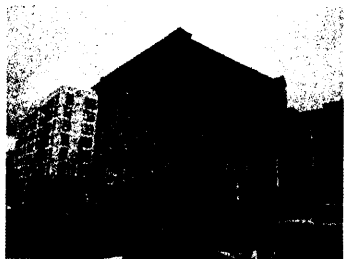
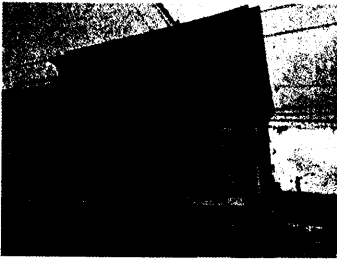
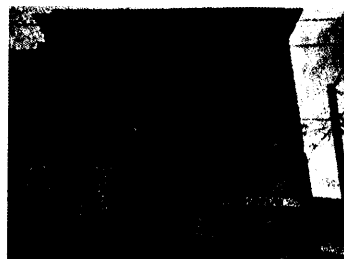
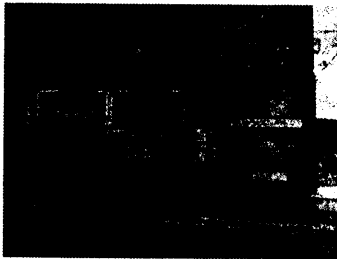
\$33,731.07

Deposit Required

\$18,552.09

Video

Media



Lead Video

https://youtube.com/clip/UgkxQxIJbVt6GgMd4ADLpDuvypYO_84c4j?si=4qEfgkWqHuHDBYwW

Terms and Conditions

Department of Labor and Industries - Contractor Registration Disclosure Statement
Notice to Customers

Business Name: TDS Home Services, LLC - dba: Five Star Painting of Bellevue

This contractor is registered with the state of Washington, registration number FIVESSP844JN has posted with the state a bond or deposit of \$12,000.00 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractors business. The expiration date of this contractors registration is 04-15-2026

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$12,000.00 that you and other customers, suppliers, subcontractors, or taxing authorities may have. FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be lienied to payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL LIEN RELEASE DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR ON YOUR PROJECT.

The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

I have received a copy of this disclosure statement. Dated this

_____ day of _____ of the year _____ .

Signature of Customer _____

The contractor must retain a signed copy of this disclosure statement in his or her files for a minimum of three years and produce a signed or electronic signature copy of the disclosure statement to the department upon request.

For more information, please refer to RCW 18.27.114.

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days. ACTIVATION OF WARRANTY: For our warranty to be activated, customer agrees to pay the balance in full at time of completion

Notice to Owner:

THIS IS NOT A LIEN: This notice is given to you to tell you who is providing professional services, materials, or equipment for the improvement of your property and to advise you of the rights of these persons and your responsibilities. Also take notice that laborers on your project may claim a lien without sending you a notice.

OWNER/OCCUPIER OF EXISTING RESIDENTIAL PROPERTY

Under Washington law, those who furnish labor, professional services, materials, or equipment for the repair, remodel, or alteration of you owner-occupied principal residence and who are not paid, have a right to enforce their claim for payment against your property. This claim is known as a construction lien.

The law limits the amount that a lien claimant can claim against your property. Claims may only be made against that portion of the contract price you have not yet paid to your prime contractor as of the time this notice was given to you or three days after this notice was mailed to you. Review page 2 of this notice for more information and ways to avoid lien claims.

COMMERCIAL AND/OR NEW RESIDENTIAL PROPERTY

We have or will be providing professional services, materials or equipment for the improvement of your commercial or new residential project. In the event you or your contractor fail to pay us, we may file a lien against your property. A lien may be claimed for all professional services, materials, or equipment furnished after a date that is sixty days before this notice was given to you or mailed to you, unless the improvement to you property is the construction of a new single-family residence, then ten days before this notice was given to you or mailed to you.

Sender: FIVE STAR PAINTING OF BELLEVUE

Address: 314 Williams Ave S #273, Renton, WA 98057

Telephone: 425-454-5782

Brief description of professional services, materials, or equipment provided or to be provided:

FIVE STAR PAINTING

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above. I also acknowledge that I have been provided with a Notice to Owner from Five Star Painting of Bellevue.

Terms and Conditions

Department of Labor and Industries - Contractor Registration Disclosure Statement Notice to Customers

Business Name: TDS Home Services, LLC - dba: Five Star Painting of Bellevue, Five Star Painting of Redmond and Five Star Painting of Seattle

This contractor is registered with the state of Washington, registration number FIVESSP844JN has posted with the state a bond or deposit of

\$12,000.00 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractors business. The expiration date of this contractors registration is 04-15-2026

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$12,000.00 that you and other customers, suppliers, subcontractors, or taxing authorities may have. FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be lienied to payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION, YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL LIEN RELEASE DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR ON YOUR PROJECT.

The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

By accepting this proposal, signing this proposal and/or making any payments toward this proposal serves as proof that you received a copy of this disclosure statement prior to acceptance and is dated the date you accepted, signed or made a payment toward this proposal.

The contractor must retain a signed copy of this disclosure statement in his or her files for a minimum of three years and produce a signed or electronic signature copy of the disclosure statement to the department upon request.

For more information, please refer to RCW 18.27.114.

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 1.5% per month will be applied on all past due accounts. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days. ACTIVATION OF WARRANTY: For our warranty to be activated, customer agrees to pay the balance in full at time of completion

Notice to Owner:

THIS IS NOT A LIEN: This notice is given to you to tell you who is providing professional services, materials, or equipment for the improvement of your property and to advise

you of the rights of these persons and your responsibilities. Also take notice that laborers on your project may claim a lien without sending you a notice.

OWNER/OCCUPIER OF EXISTING RESIDENTIAL PROPERTY

Under Washington law, those who furnish labor, professional services, materials, or equipment for the repair, remodel, or alteration of you owner-occupied principal residence and who are not paid, have a right to enforce their claim for payment against your property. This claim is known as a construction lien.

The law limits the amount that a lien claimant can claim against your property. Claims may only be made against that portion of the contract price you have not yet paid to your prime contractor as of the time this notice was given to you or three days after this notice was mailed to you. Review page 2 of this notice for more information and ways to avoid lien claims.

COMMERCIAL AND/OR NEW RESIDENTIAL PROPERTY

We have or will be providing professional services, materials or equipment for the improvement of your commercial or new residential project. In the event you or your contractor fail to pay us, we may file a lien against your property. A lien may be claimed for all professional services, materials, or equipment furnished after a date that is sixty days before this notice was given to you or mailed to you, unless the improvement to you property is the construction of a new single-family residence, then ten days before this notice was given to you or mailed to you.

Sender: Five Star Painting of Bellevue, Five Star Painting of Redmond and Five Star Painting of Seattle

Address: 314 Williams Ave S #273, Renton, WA 98057

Telephone: 425-454-5782

Brief description of professional services, materials, or equipment provided or to be provided:

FIVE STAR PAINTING

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action.

I agree to the payment terms and contract stated above. I also acknowledge that I have been provided with a Notice to Owner from Five Star Painting of Bellevue, Five Star Painting of Redmond and Five Star Painting of Seattle.

SW 7517
Rivers Edge

250-C1

SW 6071
Popular Gray

242-C1