

Stucco Repair Solutions  
4323 Cornell St Houston, TX 77022  
stuccorepair1107@gmail.com

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Job Estimate

Date: March 3, 2026  
To: Linda Mullins  
RE: 2314 Hudly St B Houston, Tx 77019

**Stucco Repair Solutions offers the following proposal for the residence listed above. To supply labor, materials, and equipment for the items listed below.**

Remove damaged stucco and sheeting on page 11,16,21,23,24,25,27,33

Repair the framing members, replace the sheeting and insulation (if present), and install new Tyvek.

Repair all the cracks on page 15.

Install the missing drainage openings on page 11,21,23,24 (Drain Relief)

Install a moisture-managed stucco system with matching texture and apply primer and paint with elastomeric paint on all repaired areas.

Remove and haul off all debris to an approved landfill.

Notes: Beams are not included if they need to be repaired that would generate an extra charge.

Interior damage repairs are not included.

Approximately 15 business days to complete, weather permitting

Pay Terms: 40% down, 40% progress, and 20% after completion.

**Total=\$16,700.00**

Notes: Stucco Repair Solutions is not responsible for locating or repairing any additional damages or wood-destroying insects. This estimate is for the specified areas listed. If further work is requested, a change order will be provided and approved prior to additional work being performed. Diligent efforts will be made to match the listed areas to the existing textures and colors. A perfect match in texture and colors is not attainable or guaranteed unless the adjacent walls are recoated. Any cracks in the exterior cladding will not be repaired unless stated within the job estimate items. Some cracks are only of aesthetic concerns. Stucco Repair Solutions does not warrant that the work or repairs will stop water intrusion into the listed property, including but not limited to utility leaks, torrential rains, excessive winds, tornadoes, hurricanes, named storms, structural or foundation movement, cracking, settling, and neglect of routine maintenance. Stucco Repair Solutions' only warranty is that the work will be performed as listed and will be completed in a professional manner and will replace or repair any work listed for a period of one year from the date of completion. Stucco Repair Solutions wishes to advise that in addition to the listed work and repairs, continual maintenance is critical to the integrity of the exterior of the property. We recommend that the property owner perform or contract to have routine maintenance work done on an annual basis. Considerable effort will be conducted to protect existing landscaping, although any damages to any landscaping are hereby denied. Thank you for your business.

Sincerely,

Franklin Pagoada  
Stucco Repair Solutions

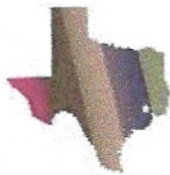
Sign Here: \_\_\_\_\_

Date: \_\_\_\_\_

[stuccorepair1107@gmail.com](mailto:stuccorepair1107@gmail.com)

Customer Sign Here: \_\_\_\_\_

Date: \_\_\_\_\_



# Lone Star Stucco, LLC

Photo11.1

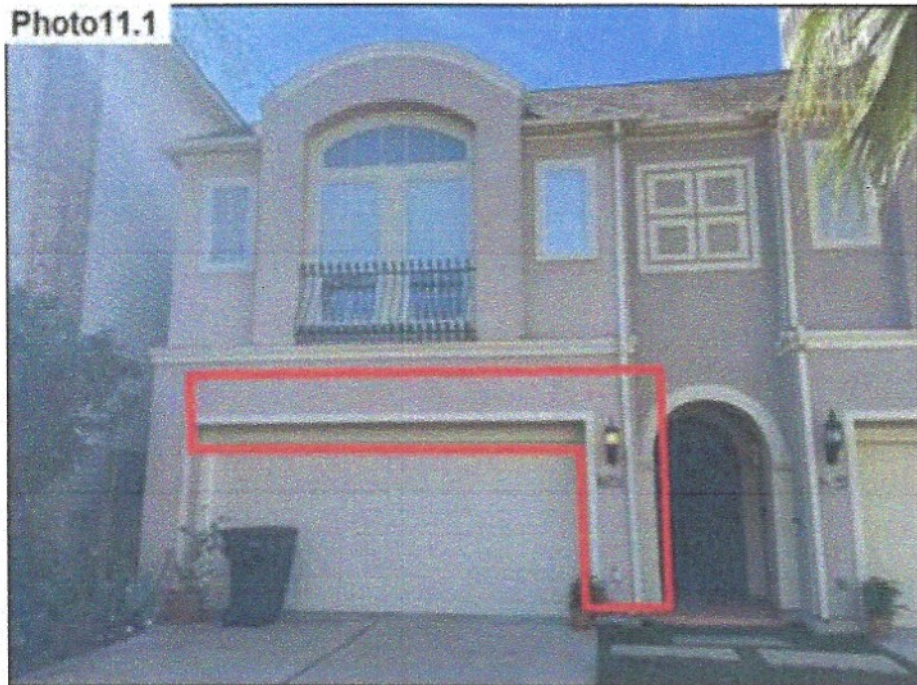


Photo11.2



Substrate Damage / Assess, Repair and Install Proper Relief

Photo11.3



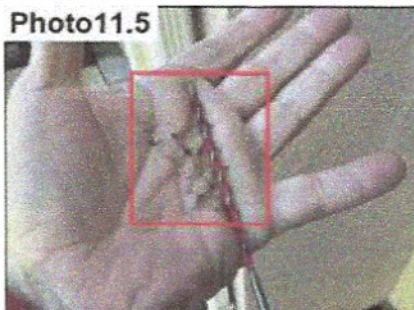
Substrate Damage / Assess, Repair and Install Proper Relief

Photo11.4



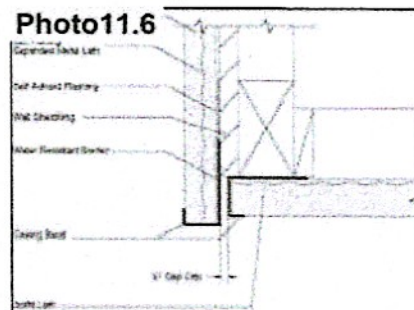
Substrate Damage / Assess, Repair and Install Proper Relief

Photo11.5



Substrate Damage / Assess, Repair and Install Proper Relief

Photo11.6

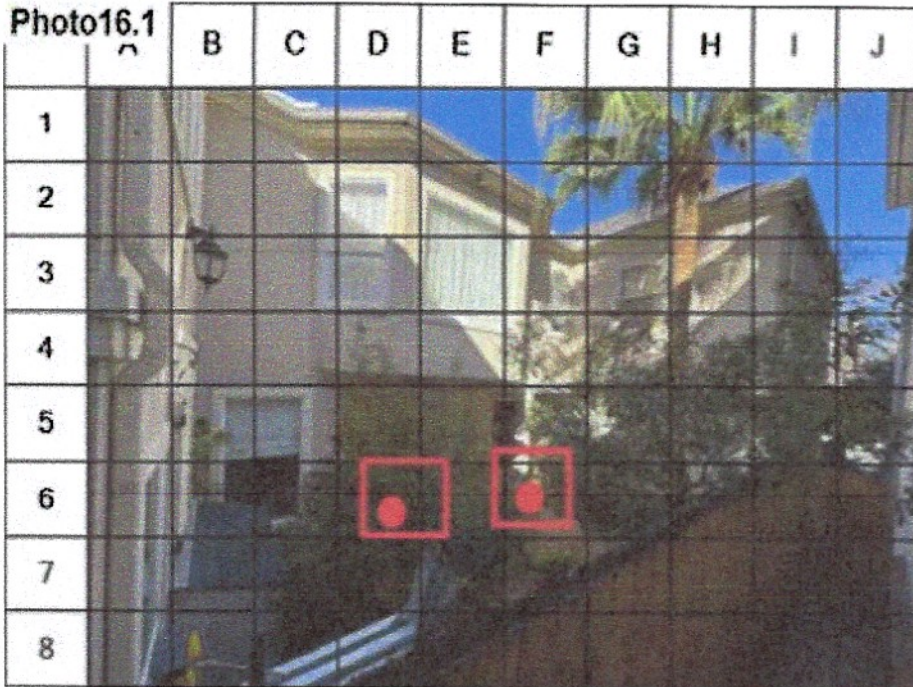


Proper Relief Detail

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Boxes	Damage			Confirmed substrate and potential frame damage is noted at the bottom of the wall. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair as needed and install a proper relief in an effort to prevent moisture intrusion. Please refer to photos #11.2, #11.3, #11.4, #11.5 and #11.6 for more detail.



# Lone Star Stucco, LLC



Substrate Damage / Assess & Repair



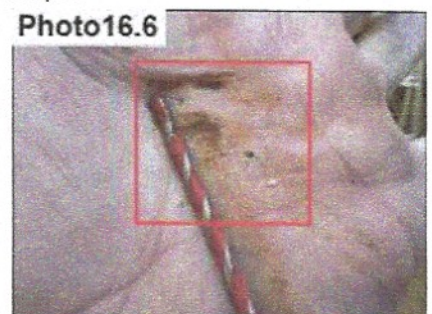
Substrate Damage / Assess & Repair



Substrate Damage / Assess & Repair



Substrate Damage / Assess & Repair



Substrate Damage / Assess & Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Boxes	Damage			Confirmed substrate and potential frame damage is noted in the column. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair and modify as needed in an effort to prevent moisture intrusion. Please refer to photos #16.2, #16.3, #16.4, #16.5 and #16.6 for more detail.
D6	Columns		None	A moisture probe was taken at column. No substrate was noted at this time, modify as needed.
F6	Columns		None	A moisture probe was taken at column. No substrate was noted at this time, modify as needed.



# Lone Star Stucco, LLC

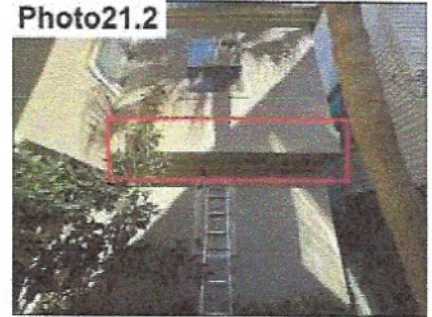
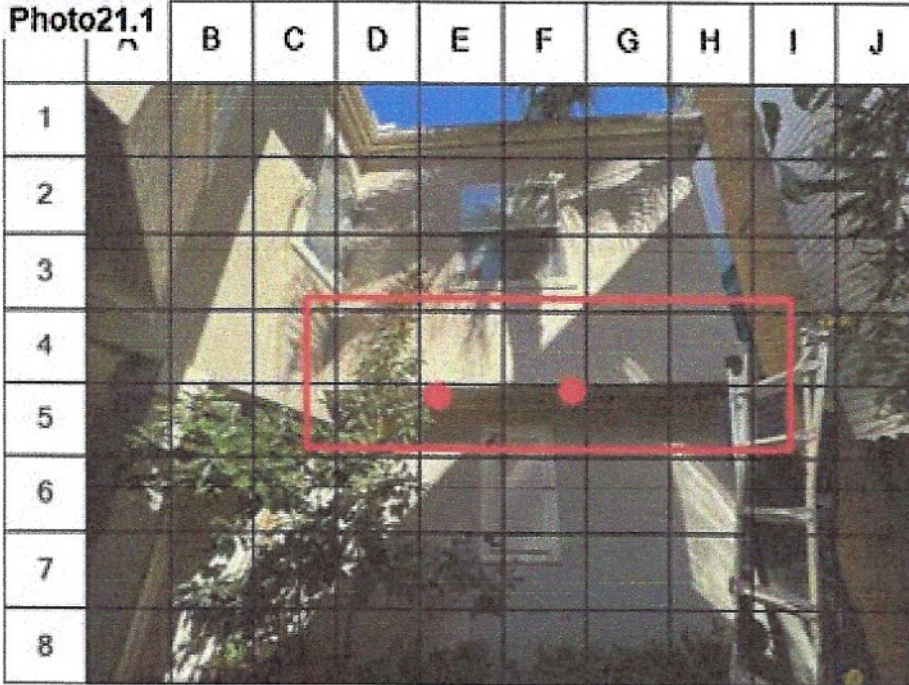


Photo21.2  
Substrate Damage / Assess, Repair and Install Proper Relief



Photo21.3  
Substrate Damage / Assess, Repair and Install Proper Relief

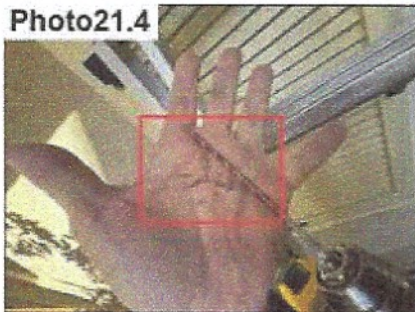


Photo21.4  
Substrate Damage / Assess, Repair and Install Proper Relief

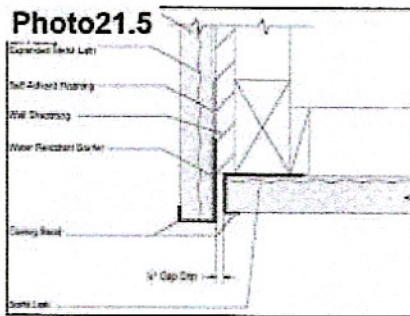
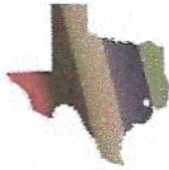
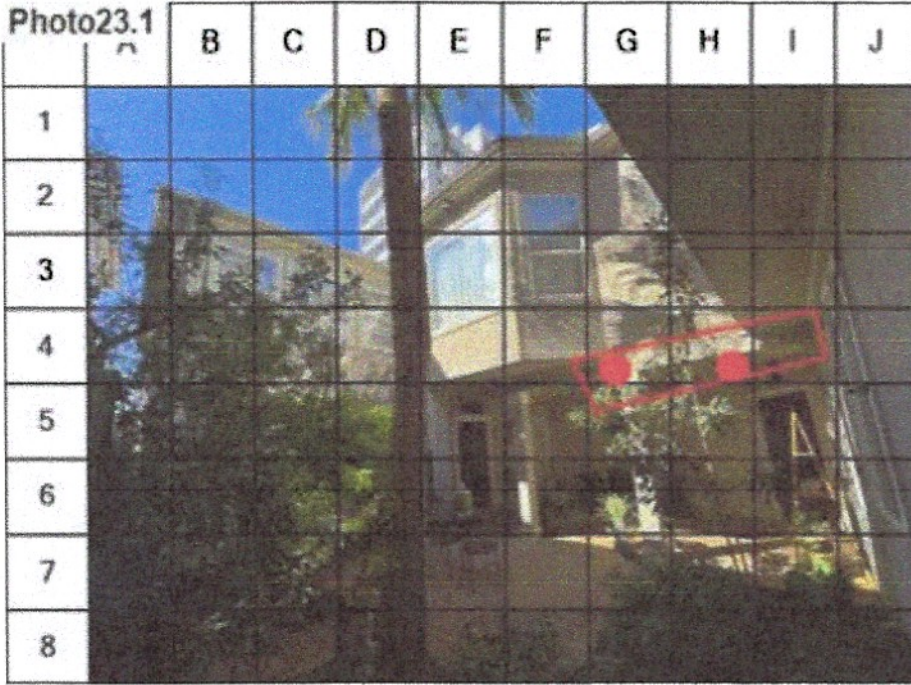


Photo21.5  
Proper Relief Detail

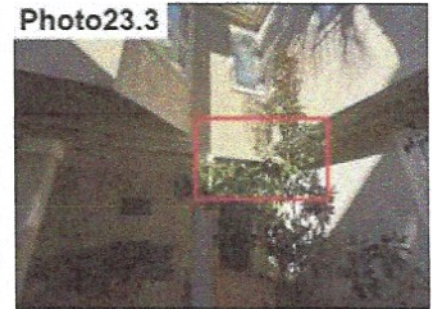
Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Damage			Confirmed substrate and potential beam damage is noted at the bottom of the wall. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair as needed and install a proper relief in an effort to prevent moisture intrusion. Please refer to photos #21.2, #21.3, #21.4 and #21.5 for more detail.
E5	Bottom Wall		None	A moisture probe was taken at bottom wall. No substrate was noted at this time, modify as needed.
F5	Bottom Wall		None	A moisture probe was taken at bottom wall. No substrate was noted at this time, modify as needed.



# Lone Star Stucco, LLC



Substrate Damage / Assess, Repair and Install Proper Relief



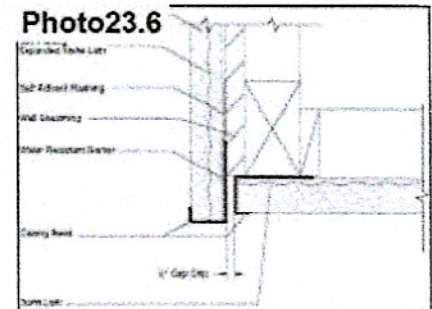
Substrate Damage / Assess, Repair and Install Proper Relief



Substrate Damage / Assess, Repair and Install Proper Relief

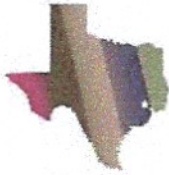


Substrate Damage / Assess, Repair and Install Proper Relief

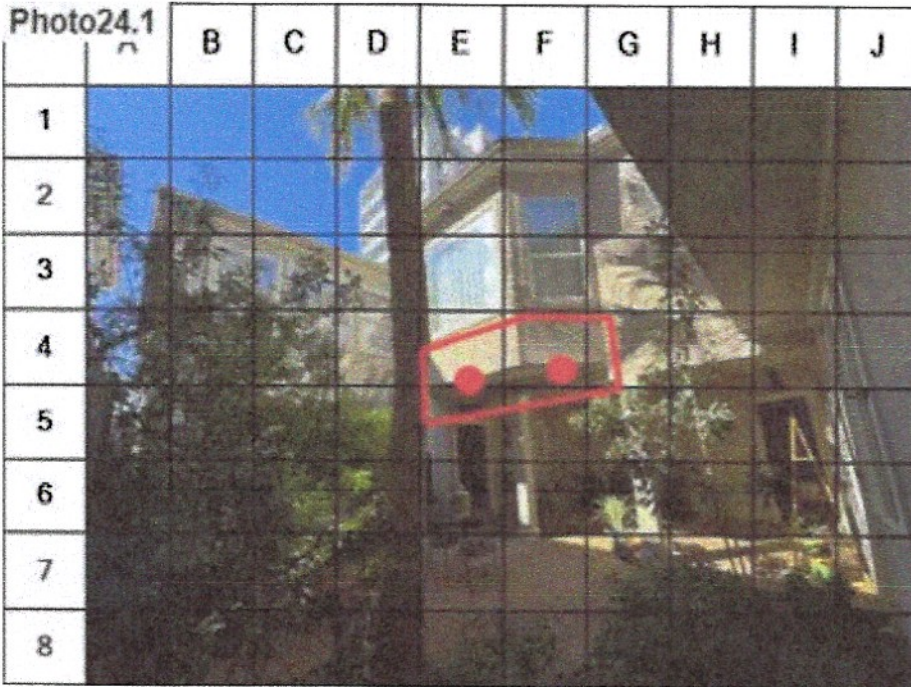


Substrate Damage / Assess, Repair and Install Proper Relief

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Damage			Confirmed substrate and potential frame damage is noted at the bottom of the wall. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair as needed and install a proper relief in an effort to prevent moisture intrusion. Please refer to photos #23.2, #23.3, #23.4, #23.5 and #23.6 for more detail.
G4	Bottom Wall		None	A moisture probe was taken at bottom wall. No substrate was noted at this time, modify as needed.
H4	Bottom Wall		None	A moisture probe was taken at bottom wall. No substrate was noted at this time, modify as needed.



# Lone Star Stucco, LLC



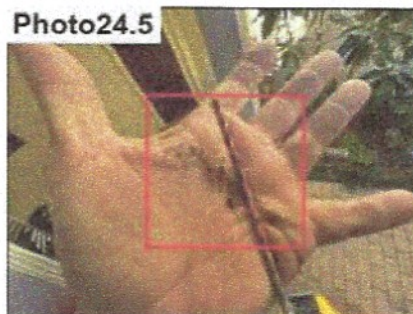
Substrate Damage / Assess, Repair and Install Proper Relief



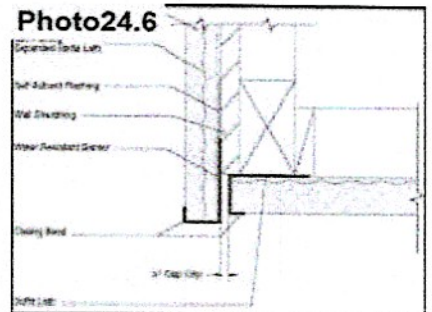
Substrate Damage / Assess, Repair and Install Proper Relief



Substrate Damage / Assess, Repair and Install Proper Relief



Substrate Damage / Assess, Repair and Install Proper Relief



Substrate Damage / Assess, Repair and Install Proper Relief

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Damage			Confirmed substrate and potential frame damage is noted at the bottom of the wall. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair as needed and install a proper relief in an effort to prevent moisture intrusion. Please refer to photos #24.2, #24.3, #24.4, #24.5 and #24.6 for more detail.
F4	Bottom Wall		None	A moisture probe was taken at bottom wall. No substrate was noted at this time, modify as needed.
E4	Bottom Wall		None	A moisture probe was taken at bottom wall. No substrate was noted at this time, modify as needed.



# Lone Star Stucco, LLC

Photo25.1

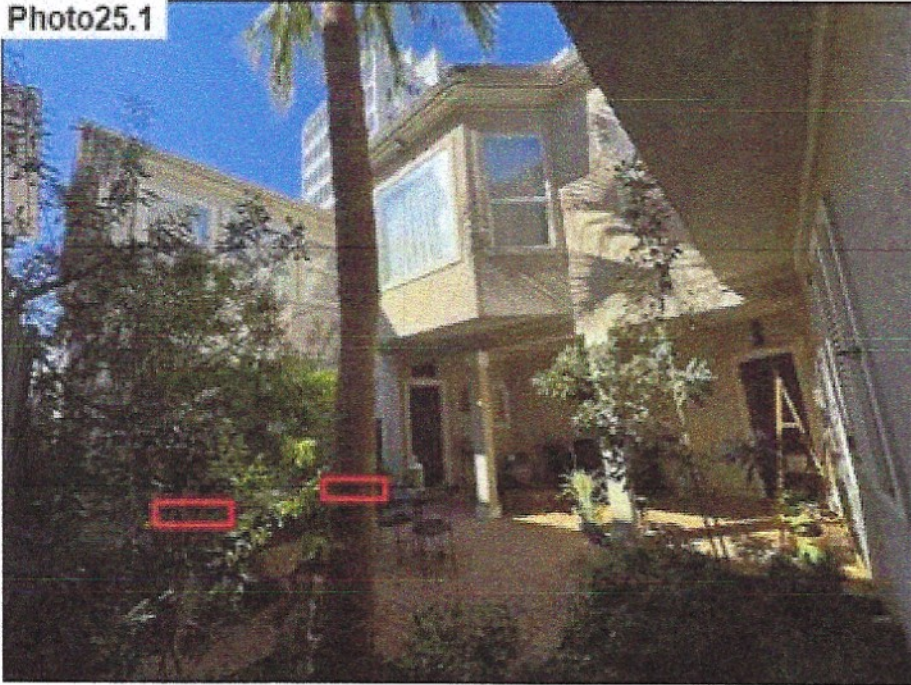


Photo25.2



Wood Rot at Bottom Wall/ Repair

Photo25.3



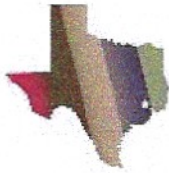
Wood Rot at Bottom Wall/ Repair

Photo25.4

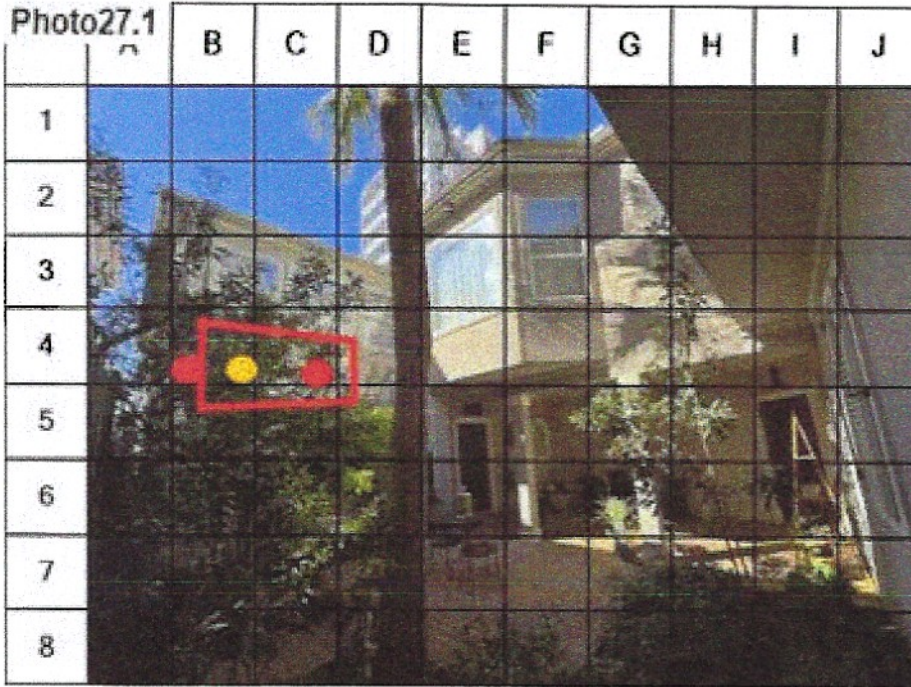


Wood Rot at Bottom Wall/ Repair

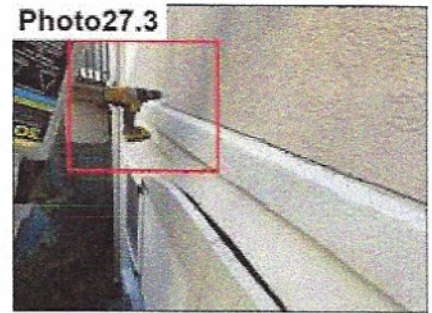
Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Wood Rot			The bottom of the wall in this area has wood rot. The inspector suggests to have a qualified contractor further assess and repair this area as needed in an effort to prevent moisture intrusion. All wood rot was not necessarily identified in this report. Please refer to photos #25.2, #25.3 and #25.4 for more detail.



# Lone Star Stucco, LLC



Substrate Damage / Assess & Repair



Substrate Damage / Assess & Repair



Substrate Damage / Assess & Repair



Substrate Damage / Assess & Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Damage			Confirmed substrate and potential window header damage noted at this location. The inspector suggests to have a qualified waterproofing contractor further assess the extent of damage, modify this area and install a relief in an effort to prevent moisture intrusion. Please refer to photos #27.2, #27.3, #27.4 and #27.5 for more detail.
B4 (Red)	Window Header		None	A moisture probe was taken at the window header. No substrate was noted at this time, modify as needed.
B4 (Orange)	Window Header		None	A moisture probe was taken at the window header. No substrate was noted at this time, modify as needed.
C4	Window Header	20%	Firm	A moisture probe was taken at window header. An elevated moisture reading was noted with a firm substrate.



# Lone Star Stucco, LLC

Photo33.1

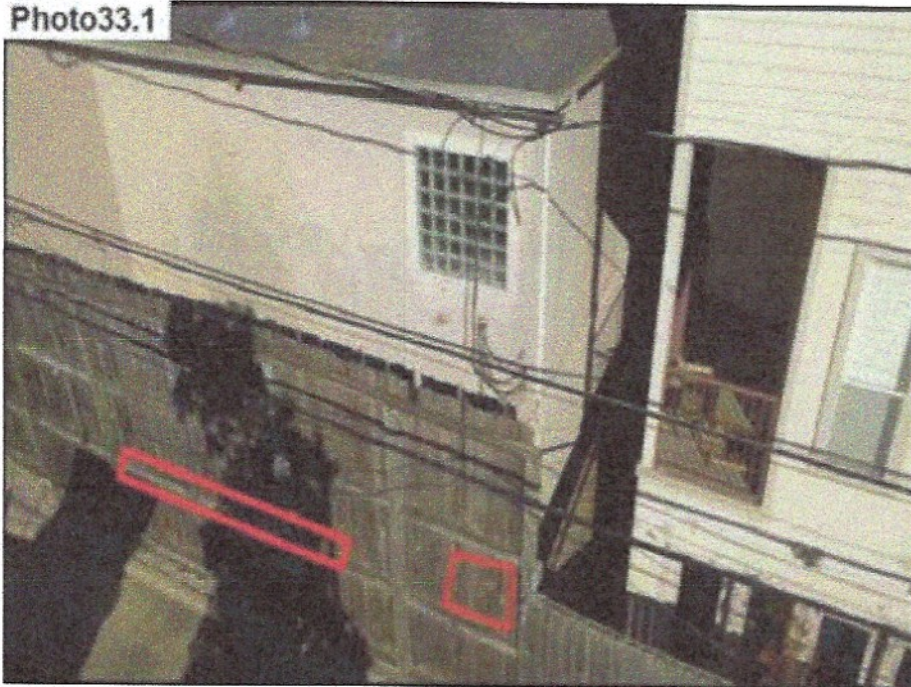
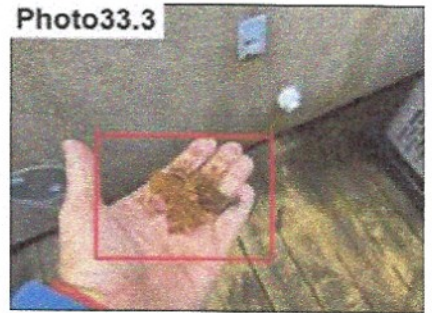


Photo33.2



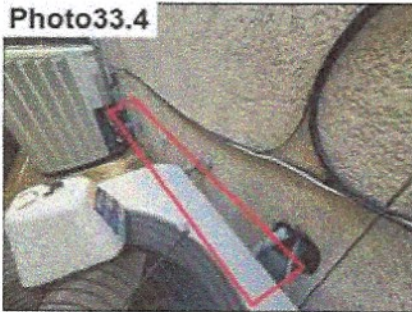
Substrate Damage / Assess & Repair

Photo33.3



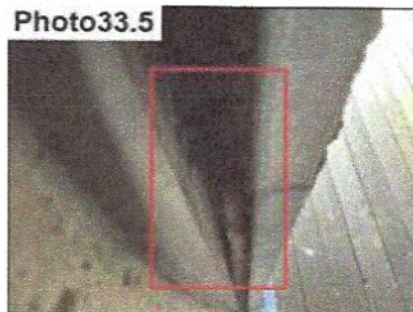
Substrate Damage / Assess & Repair

Photo33.4



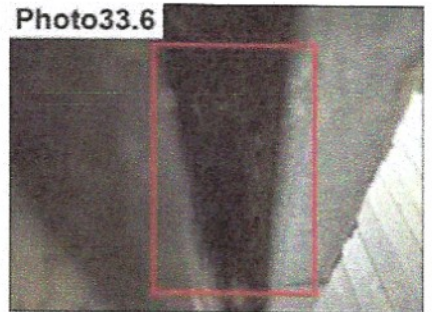
Substrate Damage / Assess & Repair

Photo33.5



Substrate Damage / Assess & Repair

Photo33.6



Substrate Damage / Assess & Repair

Grid Location	Item Description	Moisture Readings	Substrate Condition	Observations
Red Box	Damage			Confirmed substrate and potential frame damage is noted at the bottom of the wall. The inspector recommends having a qualified waterproofing contractor further assess the extent of damage, repair as needed and install a proper relief in an effort to prevent moisture intrusion. Please refer to photos #33.2, #33.3, #33.4, #33.5 and #33.6 for more detail.