



Pulse Pressure Washing

Marsh Landing Condo 1
Lone Oak Dr
Estero, FL 33928

ESTIMATE
EXPIRATION DATE

#329
Sep 8, 2027

CONTACT US

5328 Chandler way
Ave Maria, FL 34142

(239) 293-1403
pulsewashing@gmail.com

ESTIMATE

Marsh Landing Condominiums 1

Services	amount
Sealing - Driveway Pressure Wash/Re-sand/Seal 36 Driveways \$325 per driveway Total: \$11,700	\$11,700.00
Scope of Work – Paver Driveway Cleaning, Re-Sanding & Sealing 1. Preparation & Pressure Washing All designated paver driveways will be thoroughly pressure washed to remove dirt, algae, mildew, weeds, organic growth, and general surface buildup. The paver joints will also be cleaned and properly prepared for the re-sanding process. During our initial assessment of the property, no stripping of the existing sealer was deemed necessary. The existing pavers and remaining sealer appeared to be in suitable condition to proceed with cleaning, re-sanding, and sealing without a complete stripping process. If unforeseen areas of failing existing sealer are discovered during cleaning—including significant whitening, hazing, peeling, or flaking—those areas will be brought to the Association's attention before proceeding. Any additional stripping or restoration outside the original scope will require Association approval before additional charges are incurred. Resetting, leveling, replacing, or repairing damaged or sunken pavers is not included unless specifically added to the scope of work. 2. Stain Removal During the initial property assessment, no areas were identified that appeared to require specialized chemical stain removal beyond the standard cleaning process. If stains are uncovered or identified during the cleaning process that require specialized chemical treatment, the necessary treatment can be performed with only the additional cost of the chemicals charged to the Association. No additional labor charge will be added for reasonable stain-treatment work performed as part of the scheduled project. Complete removal of every stain cannot be guaranteed, as results vary depending on the type, age, and depth of the stain. 3. Joint Sand Following cleaning and preparation, the paver joints will be re-sanded using standard paver joint sand supplied by Southwest Boulder & Stone. Pulse Pressure Washing utilizes a wet re-sanding process, allowing water to help work and settle the sand deeply and evenly into the paver joints. Mechanical plate compaction is not part of our wet re-sanding process. The subsequent sealer application penetrates into the joints and helps bind and harden the sand, reducing joint washout, weed growth, insect intrusion, and paver movement. 4. Sealer / Product The selected sealer for this project is SurfaceLogix Cobble Loc Matte, a professional-grade, two-part, water-based paver sealer.	

One of the primary differences between our approach and many commercial sealing projects is that we are not reducing the quality of the product or excessively diluting the sealer simply to lower material costs on a large project.

Commercial work is often approached from the standpoint of using the minimum amount of product necessary to complete a large amount of square footage as inexpensively as possible. Our approach is different. The same attention to product quality and application that we provide to an individual residential sealing customer will be brought to this commercial project.

Cobble Loc Matte is a substantially higher-quality sealing system than the inexpensive or heavily diluted products commonly used when the primary objective is minimizing commercial material costs. Product application will follow the appropriate manufacturer specifications and will not be intentionally over-diluted simply to increase coverage.

The product helps:

- Protect the pavers from weathering and surface deterioration
- Enhance and preserve the color of the pavers
- Lock down and stabilize joint sand
- Reduce joint washout
- Inhibit weed growth and anthills
- Improve resistance to water, tire marking, and common contaminants
- Provide a durable matte finish without a high-gloss sheen

5. Finish

The specified finish is matte.

Cobble Loc Matte may enhance and deepen the existing color of the pavers, but it is designed to leave a modern matte sheen rather than a glossy or highly reflective finish.

A test area can be completed if requested prior to full application.

6. Application Process

The general process for each driveway will consist of:

- Thorough pressure washing and surface preparation
- Removal of weeds, organic growth, dirt, and buildup
- Treatment of any stains requiring additional chemical cleaning, if necessary
- Preparation and cleaning of the paver joints
- Wet re-sanding of the joints with standard paver joint sand
- Application of SurfaceLogix Cobble Loc Matte based on the condition and porosity of the existing pavers and manufacturer specifications
- Final inspection of the completed surface

Because these pavers have previously been sealed, the existing surface condition and remaining sealer will be taken into consideration during application to prevent unnecessary product buildup or oversaturation.

7. Foot & Vehicle Traffic Restrictions

Following sealer application, completed areas must remain free of traffic during the initial curing period.

Foot traffic: Minimum of 1 hour

Vehicle traffic: Minimum of 48 hours

Residents should avoid walking on treated areas during the first hour and vehicles must remain off the sealed driveways for at least 48 hours after application to allow the sealer to properly cure and reduce the risk of tire marking or damage to the finish.

8. Weather & Moisture Conditions

Work will be scheduled around appropriate weather conditions. Cobble Loc Matte can be applied to properly prepared damp surfaces; however, application will be postponed when rain, standing water, excessive moisture, or other conditions could negatively affect the finished product.

Manufacturer temperature and application requirements will be followed throughout the project.

9. Existing Sealer & Stripping

The existing sealer was visually evaluated during the initial assessment, and a full stripping process was not deemed necessary based on the condition observed at that time.

The pavers will be thoroughly cleaned and prepared before application of the new sealer. Particular attention will be given to previously sealed areas to reduce the risk of oversaturation, trapped moisture, whitening, hazing, peeling, or adhesion problems.

If the cleaning process exposes previously hidden areas where the old sealer is failing, stripping may become necessary in those specific areas. A professional-grade stripping treatment would be used to break down and remove the failing existing sealer before the surface is cleaned and prepared for the new application.

If this becomes necessary, the Association will be notified before additional stripping or restoration work is performed.

10. Water Source Requirement

Pricing for this project is based on the requirement that a functional and accessible water source be available on-site throughout the project.

An adequate on-site water supply is necessary for pressure washing, wet re-sanding, equipment operation, and the other preparation processes required to complete the work properly.

If sufficient on-site water is unavailable and Pulse Pressure Washing is required to supply or transport water to the property, the cost associated with supplying that water will be charged separately to the Association.

11. One-Year Workmanship Warranty

Pulse Pressure Washing will provide a one-year workmanship warranty on the sealer application.

For one year following completion, the applied sealer is warranted against application-related:

Cracking
Yellowing
Whitening

If one of these conditions occurs as a result of our preparation or application workmanship during the warranty period, the affected area will be evaluated and corrected as appropriate at no additional labor cost to the Association.

The warranty does not cover failures caused by conditions outside Pulse Pressure Washing's control, including pre-existing substrate or paver issues, structural movement, drainage problems, standing water, irrigation staining, outside chemical exposure, improper maintenance, physical damage, or work subsequently performed by another contractor.

12. Experience & References

Pulse Pressure Washing wants to be transparent regarding the reference requirement: we do not currently have comparable HOA sealing projects of this specific size that we can provide as direct sealing references.

However, we have worked with HOAs and managed projects involving the scheduling, communication, property requirements, and coordination necessary when working within an association.

More importantly, paver sealing is one of our specialized services.

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We have worked with HOAs and managed projects involving the scheduling, communication, property requirements, and coordination necessary when working within an association. We have also completed hundreds of residential paver sealing jobs, making sealing one of our core specialized services.

Our commercial pricing comes from the efficiencies created by completing a large number of driveways together—not from lowering the quality of the work.

We believe that distinction is particularly important with sealing, because the quality of the preparation, the amount and quality of the product applied, and the care taken during application directly affect the final appearance and longevity of the surface.

General HOA and customer references can be provided upon request.

13. Complete Process

The proposed service provides a complete paver maintenance process consisting of:

Pressure Washing → Surface & Joint Preparation → Wet Re-Sanding → Cobble Loc Matte Sealer Application → Final Inspection

The goal is to provide Marsh Landing with the efficiencies and pricing advantages of a commercial-scale project without sacrificing the material quality and attention to detail normally associated with a high-quality individual residential sealing job.

Services subtotal: \$11,700.00

Total **\$11,700.00**

Marsh Landing Condominiums 2

Services	amount
Sealing - Driveway Pressure Wash/Re-sand/Seal	\$4,200.00
Marsh Landing Condominiums 2	
12 Driveways	
\$350 per driveway	
Total: \$4,200	
Scope of Work – Paver Driveway Cleaning, Re-Sanding & Sealing	
1. Preparation & Pressure Washing	
All designated paver driveways will be thoroughly pressure washed to remove dirt, algae, mildew, weeds, organic growth, and general surface buildup. The paver joints will also be cleaned and properly prepared for the re-sanding process.	
During our initial assessment of the property, no stripping of the existing sealer was deemed necessary. The existing pavers and remaining sealer appeared to be in suitable condition to proceed with cleaning, re-sanding, and sealing without a complete stripping process.	
If unforeseen areas of failing existing sealer are discovered during cleaning—including significant whitening, hazing, peeling, or flaking—those areas will be brought to the Association's attention before proceeding. Any additional stripping or restoration outside the original scope will require Association approval before additional charges are incurred.	
Resetting, leveling, replacing, or repairing damaged or sunken pavers is not included unless specifically added to the scope of work.	
2. Stain Removal	
During the initial property assessment, no areas were identified that appeared to require specialized chemical stain removal beyond the standard cleaning process.	
If stains are uncovered or identified during the cleaning process that require specialized chemical treatment, the necessary treatment can be performed with only the additional cost of the chemicals charged to the Association. No additional labor charge will be added for reasonable stain-treatment work performed as part of the scheduled project.	
Complete removal of every stain cannot be guaranteed, as results vary depending on the type, age, and depth of the stain.	
3. Joint Sand	
Following cleaning and preparation, the paver joints will be re-sanded using standard paver joint sand supplied by Southwest Boulder & Stone.	
Pulse Pressure Washing utilizes a wet re-sanding process, allowing water to help work and settle the sand deeply and evenly into the paver joints. Mechanical plate compaction is not part of our wet re-sanding process.	
The subsequent sealer application penetrates into the joints and helps bind and harden the sand, reducing joint washout, weed growth, insect intrusion, and paver movement.	
4. Sealer / Product	
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The product helps:	
Protect the pavers from weathering and surface deterioration	
Enhance and preserve the color of the pavers	
Lock down and stabilize joint sand	
Reduce joint washout	
Inhibit weed growth and anthills	
Improve resistance to water, tire marking, and common contaminants	
Provide a durable matte finish without a high-gloss sheen	
5. Finish	

The specified finish is matte.

Cobble Loc Matte may enhance and deepen the existing color of the pavers, but it is designed to leave a modern matte sheen rather than a glossy or highly reflective finish.

A test area can be completed if requested prior to full application.

6. Application Process

The general process for each driveway will consist of:

- Thorough pressure washing and surface preparation
- Removal of weeds, organic growth, dirt, and buildup
- Treatment of any stains requiring additional chemical cleaning, if necessary
- Preparation and cleaning of the paver joints
- Wet re-sanding of the joints with standard paver joint sand
- Application of SurfaceLogix Cobble Loc Matte based on the condition and porosity of the existing pavers and manufacturer specifications
- Final inspection of the completed surface

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7. Foot & Vehicle Traffic Restrictions

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Foot traffic: Minimum of 1 hour

Vehicle traffic: Minimum of 48 hours

Residents should avoid walking on treated areas during the first hour and vehicles must remain off the sealed driveways for at least 48 hours after application to allow the sealer to properly cure and reduce the risk of tire marking or damage to the finish.

8. Weather & Moisture Conditions

Work will be scheduled around appropriate weather conditions. Cobble Loc Matte can be applied to properly prepared damp surfaces; however, application will be postponed when rain, standing water, excessive moisture, or other conditions could negatively affect the finished product.

Manufacturer temperature and application requirements will be followed throughout the project.

9. Existing Sealer & Stripping

The existing sealer was visually evaluated during the initial assessment, and a full stripping process was not deemed necessary based on the condition observed at that time.

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If the cleaning process exposes previously hidden areas where the old sealer is failing, stripping may become necessary in those specific areas. A professional-grade stripping treatment would be used to break down and remove the failing existing sealer before the surface is cleaned and prepared for the new application.

If this becomes necessary, the Association will be notified before additional stripping or restoration work is performed.

10. Water Source Requirement

Pricing for this project is based on the requirement that a functional and accessible water source be available on-site throughout the project.

An adequate on-site water supply is necessary for pressure washing, wet re-sanding, equipment operation, and the other preparation processes required to complete the work properly.

If sufficient on-site water is unavailable and Pulse Pressure Washing is required to supply or transport water to the property, the cost associated with supplying that water will be charged separately to the Association.

11. One-Year Workmanship Warranty

Pulse Pressure Washing will provide a one-year workmanship warranty on the sealer application.

For one year following completion, the applied sealer is warranted against application-related:

- Cracking
- Yellowing
- Whitening

If one of these conditions occurs as a result of our preparation or application workmanship during the warranty period, the affected area will be evaluated and corrected as appropriate at no additional labor cost to the Association.

The warranty does not cover failures caused by conditions outside Pulse Pressure Washing's control, including pre-existing substrate or paver issues, structural movement, drainage problems, standing water, irrigation staining, outside chemical exposure, improper maintenance, physical damage, or work subsequently performed by another contractor.

12. Experience & References

Pulse Pressure Washing wants to be transparent regarding the reference requirement: we do not currently have comparable HOA sealing projects of this specific size that we can provide as direct sealing references.

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Our commercial pricing comes from the efficiencies created by completing a large number of driveways together—not from lowering the quality of the work.

We believe that distinction is particularly important with sealing, because the quality of the preparation, the amount and quality of the product applied, and the care taken during application directly affect the final appearance and longevity of the surface.

General HOA and customer references can be provided upon request.

13. Complete Process

The proposed service provides a complete paver maintenance process consisting of:

Pressure Washing → Surface & Joint Preparation → Wet Re-Sanding → Cobble Loc Matte Sealer Application → Final Inspection

The goal is to provide Marsh Landing with the efficiencies and pricing advantages of a commercial-scale project without sacrificing the material quality and attention to detail normally associated with a high-quality individual residential sealing job.

Services subtotal: \$4,200.00

Total **\$4,200.00**

Marsh Landing Condominiums 3

Services	amount
Sealing - Driveway Pressure Wash/Re-sand/Seal	\$4,200.00
Marsh Landing Condominiums 3	
12 Driveways	
\$350 per driveway	
Total: \$4,200	
Scope of Work – Paver Driveway Cleaning, Re-Sanding & Sealing	
1. Preparation & Pressure Washing	
All designated paver driveways will be thoroughly pressure washed to remove dirt, algae, mildew, weeds, organic growth, and general surface buildup. The paver joints will also be cleaned and properly prepared for the re-sanding process.	
During our initial assessment of the property, no stripping of the existing sealer was deemed necessary. The existing pavers and remaining sealer appeared to be in suitable condition to proceed with cleaning, re-sanding, and sealing without a complete stripping process.	

If unforeseen areas of failing existing sealer are discovered during cleaning—including significant whitening, hazing, peeling, or flaking—those areas will be brought to the Association's attention before proceeding. Any additional stripping or restoration outside the original scope will require Association approval before additional charges are incurred.

Resetting, leveling, replacing, or repairing damaged or sunken pavers is not included unless specifically added to the scope of work.

2. Stain Removal

During the initial property assessment, no areas were identified that appeared to require specialized chemical stain removal beyond the standard cleaning process.

If stains are uncovered or identified during the cleaning process that require specialized chemical treatment, the necessary treatment can be performed with only the additional cost of the chemicals charged to the Association. No additional labor charge will be added for reasonable stain-treatment work performed as part of the scheduled project.

Complete removal of every stain cannot be guaranteed, as results vary depending on the type, age, and depth of the stain.

3. Joint Sand

Following cleaning and preparation, the paver joints will be re-sanded using standard paver joint sand supplied by Southwest Boulder & Stone.

Pulse Pressure Washing utilizes a wet re-sanding process, allowing water to help work and settle the sand deeply and evenly into the paver joints. Mechanical plate compaction is not part of our wet re-sanding process.

The subsequent sealer application penetrates into the joints and helps bind and harden the sand, reducing joint washout, weed growth, insect intrusion, and paver movement.

4. Sealer / Product

The selected sealer for this project is SurfaceLogix Cobble Loc Matte, a professional-grade, two-part, water-based paver sealer.

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The product helps:

- Protect the pavers from weathering and surface deterioration
- Enhance and preserve the color of the pavers
- Lock down and stabilize joint sand
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- Inhibit weed growth and anthills
- Improve resistance to water, tire marking, and common contaminants
- Provide a durable matte finish without a high-gloss sheen

5. Finish

The specified finish is matte.

Cobble Loc Matte may enhance and deepen the existing color of the pavers, but it is designed to leave a modern matte sheen rather than a glossy or highly reflective finish.

A test area can be completed if requested prior to full application.

6. Application Process

The general process for each driveway will consist of:

- Thorough pressure washing and surface preparation
- Removal of weeds, organic growth, dirt, and buildup
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- Application of SurfaceLogix Cobble Loc Matte based on the condition and porosity of the existing pavers and manufacturer specifications
- Final inspection of the completed surface

Because these pavers have previously been sealed, the existing surface condition and remaining sealer will be taken into consideration during application to prevent unnecessary product buildup or oversaturation.

7. Foot & Vehicle Traffic Restrictions

Following sealer application, completed areas must remain free of traffic during the initial curing period.

Foot traffic: Minimum of 1 hour

Vehicle traffic: Minimum of 48 hours

Residents should avoid walking on treated areas during the first hour and vehicles must remain off the sealed driveways for at least 48 hours after application to allow the sealer to properly cure and reduce the risk of tire marking or damage to the finish.

8. Weather & Moisture Conditions

Work will be scheduled around appropriate weather conditions. Cobble Loc Matte can be applied to properly prepared damp surfaces; however, application will be postponed when rain, standing water, excessive moisture, or other conditions could negatively affect the finished product.

Manufacturer temperature and application requirements will be followed throughout the project.

9. Existing Sealer & Stripping

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10. Water Source Requirement

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An adequate on-site water supply is necessary for pressure washing, wet re-sanding, equipment operation, and the other preparation processes required to complete the work properly.

If sufficient on-site water is unavailable and Pulse Pressure Washing is required to supply or transport water to the property, the cost associated with supplying that water will be charged separately to the Association.

11. One-Year Workmanship Warranty

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For one year following completion, the applied sealer is warranted against application-related:

Cracking
Yellowing
Whitening

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Services subtotal: \$4,200.00

Total **\$4,200.00**

Marsh Landing Condominiums 1-3 Combined Pricing

Services	amount
Sealing - Driveway Pressure Wash/Re-sand/Seal	\$18,000.00
Combined Marsh Landing 1, 2 & 3	
60 Driveways	
\$300 per driveway	
Combined Total: \$18,000	
Scope of Work – Paver Driveway Cleaning, Re-Sanding & Sealing	
1. Preparation & Pressure Washing	
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The subsequent sealer application penetrates into the joints and helps bind and harden the sand, reducing joint washout, weed growth, insect intrusion, and paver movement.

4. Sealer / Product

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The product helps:

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- Improve resistance to water, tire marking, and common contaminants
- Provide a durable matte finish without a high-gloss sheen

5. Finish

The specified finish is matte.

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- Application of SurfaceLogix Cobble Loc Matte based on the condition and porosity of the existing pavers and manufacturer specifications
- Final inspection of the completed surface

Because these pavers have previously been sealed, the existing surface condition and remaining sealer will be taken into consideration during application to prevent unnecessary product buildup or oversaturation.

7. Foot & Vehicle Traffic Restrictions

Following sealer application, completed areas must remain free of traffic during the initial curing period.

Foot traffic: Minimum of 1 hour

Vehicle traffic: Minimum of 48 hours

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8. Weather & Moisture Conditions

Work will be scheduled around appropriate weather conditions. Cobble Loc Matte can be applied to properly prepared damp surfaces; however, application will be postponed when rain, standing water, excessive moisture, or other conditions could negatively affect the finished product.

Manufacturer temperature and application requirements will be followed throughout the project.

9. Existing Sealer & Stripping

The existing sealer was visually evaluated during the initial assessment, and a full stripping process was not deemed necessary based on the condition observed at that time.

The pavers will be thoroughly cleaned and prepared before application of the new sealer. Particular attention will be given to previously sealed areas to reduce the risk of oversaturation, trapped moisture, whitening, hazing, peeling, or adhesion problems.

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- Yellowing
- Whitening

If one of these conditions occurs as a result of our preparation or application workmanship during the warranty period, the affected area will be evaluated and corrected as appropriate at no additional labor cost to the Association.

The warranty does not cover failures caused by conditions outside Pulse Pressure Washing's control, including pre-existing substrate or paver issues, structural movement, drainage problems, standing water, irrigation staining, outside chemical exposure, improper maintenance, physical damage, or work subsequently performed by another contractor.

12. Experience & References

Pulse Pressure Washing wants to be transparent regarding the reference requirement: we do not currently have comparable HOA sealing projects of this specific size that we can provide as direct sealing references.

However, we have worked with HOAs and managed projects involving the scheduling, communication, property requirements, and coordination necessary when working within an association.

More importantly, paver sealing is one of our specialized services.

What differentiates our proposal is the approach we intend to bring to the project. Rather than treating this as a large commercial job where the primary objective is to reduce product usage, labor, and material costs as far as possible, we intend to bring the same quality of preparation, materials, and workmanship that we provide to our individual residential sealing customers.

We have worked with HOAs and managed projects involving the scheduling, communication, property requirements, and coordination necessary when working within an association. We have also completed hundreds of residential paver sealing jobs, making sealing one of our core specialized services.

Our commercial pricing comes from the efficiencies created by completing a large number of driveways together—not from lowering the quality of the work.

We believe that distinction is particularly important with sealing, because the quality of the preparation, the amount and quality of the product applied, and the care taken during application directly affect the final appearance and longevity of the surface.

General HOA and customer references can be provided upon request.

13. Complete Process

The proposed service provides a complete paver maintenance process consisting of:

Pressure Washing → Surface & Joint Preparation → Wet Re-Sanding → Cobble Loc Matte Sealer Application → Final Inspection

The goal is to provide Marsh Landing with the efficiencies and pricing advantages of a commercial-scale project without sacrificing the material quality and attention to detail normally associated with a high-quality individual residential sealing job.

Services subtotal: \$18,000.00

Total **\$18,000.00**