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201 WESCOTT DRIVE — RAHWAY, NEW JERSEY 07065

(848) 467-4094 - FAX (848)-467-4273

September 19, 2025

Add-Ventures Building Services
12 Suffern Road, P.O. Box 977
Hillburn, N.Y. 10931

Via e-mail: jhogan@addventuresinc.com

Attention: John Hogan

Re: 20 Forest Street, Montclair, N.J.

Dear John,

Thank you for the opportunity to be of service. Please accept the following as our proposal for work at the above referenced project.

Scope of Work: All four elevations of building foundation where existing brownstone & stone veneer is presently. No work on brick masonry areas at front & rear steps/deck.

Specifications:

- Remove & discard the existing high areas of the existing stone to flatten out the walls as well as possible to install a new stoneface described below.
- Mechanically fasten galvanized steel lath & accessories to the substrate.
- Apply a leveling scratch coat & fill in with additional scratch coat to provide a level surface.
- Apply a mortar color coat & a stoneface color coat in colors to match the original brownstone, or different colors selected by the customer from the color box provided & cut to simulate square cut brownstone.
- Tone the individual stone created to meet the customers desired look.

Cost of Procedure.....\$10,500.00

As professionals since 1952, we look forward to being of service.

Respectfully,

A handwritten signature in black ink, appearing to read "John Glynn".

www.anchorstoneandstucco.com

THURSDAY

john@anchorstoneandstucco.com

From: John Hogan <JHogan@addventuresinc.com>
Sent: Tuesday, September 16, 2025 3:42 PM
To: john@anchorstoneandstucco.com
Cc: Fernando DelCastillo
Subject: Foundation Repair

Hi John,

Please see the photos in the link below for the sandstone/brownstone foundation that is in need of repair. The stones are disintegrating due to water penetration and freeze/thaw. The association has asked for the repair of the foundation on the right side of the home (fence side). Please provide a proposal for the right side repair and a separate proposal for a full perimeter repair. You will see the damaged areas clearly.

The address:

20 Forest Street
Montclair, NJ

Thanks,

John

$$\begin{array}{rcl} RHS & 40 \times 3 & = 120 \\ LHS & 50 \times 3 & = 150 \\ REAR & 20 \times 1 & = 20 \\ & \hline & 290 \end{array}$$

<https://app.companycam.com/galleries/ge98ao7F>



John Hogan
Project Manager

T: 845-357-7134

E: jhogan@addventuresinc.com | W: www.addventuresinc.com



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Fernando Zulu

Job Information

Name: 250561C - #250561

Description: Would Add Ventures be able to supply us a proposal for the foundation and sidewalk at the above referenced address?

The previous contractor used a type of concrete that was not compatible — it crumbled and cracked the sandstone foundation. (Prior Management Company had this done in 2022). This is on the side of the house that faces 22 Forest street house / white fence. At the end of the driveway, there is a sidewalk needs to be repaired.

Status: Job Request

Type: Commercial Construction

Primary Contact: Forest Street Manor

Address: 14/16/20 Forest Street

Montclair, NJ

Sales Rep: Michele Plaut

Assigned To: ~~John Fernando~~

Tags: exterior

W/O Number: Email

Issued By: Zulaikha Russo

Job Type: Commercial

H/O Name: N/A

H/O Phone: N/A

Sales Rep: Michele

Assigned To: John

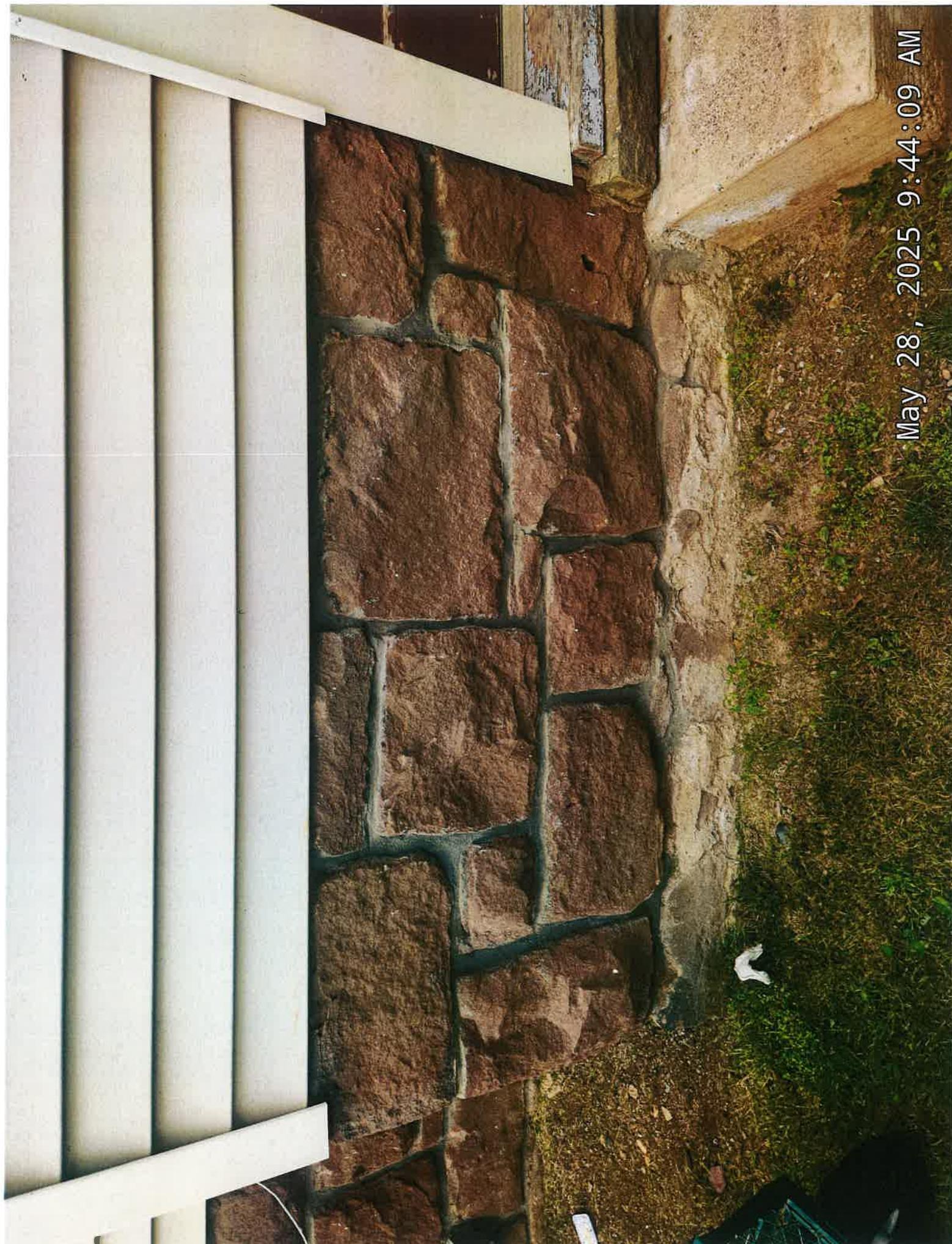
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