



201 WESCOTT DRIVE—RAHWAY—NEW JERSEY 07065

(848) 467-4094 — FAX (848) 467-4241

October 24, 2025

Shamco Management Corp.
505 Thornall Street, Suite 403
Edison, N.J. 08837

Via email: mbello@shamcomanagement.com

Attention: Maria Bello

Re: 300 Bunn Drive, Princeton, NJ 08540

Dear Maria,

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 at Unit A-203: Work area is from 2nd floor window head to 3rd floor window sill. The 2nd floor header flashing is fairly disfigured and appears to raise above the window assembly which would allow water to enter. Additional observations are that the window itself is slightly bowed which may be the result of building settlement; age of window; heat/cold cycle & other issues not visible.

- Gain access via manlift using path on side of the building to get to the rear.
- Remove Hardi/Cement board panels from top of 2nd floor window header to 3rd floor sill.
- Remove furring strips in area as needed.
- Inspect area for any other reasons of water entry.
- Install new waterproofing and aluminum header flashing with additional waterproofing to cover over the top of the window.
- Reinstall any furring strips followed by the reinstallation of the cement panels and existing accessories properly.
- Remove man lift upon satisfactory completion.

Cost of Unit A-203 Procedure\$5,100.00

Scope of Work at Unit D-403: Water is pooling on inside ledge above the door by the upper window mullion & the entire door and window area appears to be a part of one unit opening. Reason for the pooling of water is not visible & based on the description from the unit owner the amount of water appears to be too excessive for condensation due to temperature changes. A water test on the exterior wall surrounding the opening will be conducted to determine likely entry point for water.

October 24, 2025

Shamco Management - 330 Bunn Drive, Princeton, NJ 08540

Garden State Brickface & Siding

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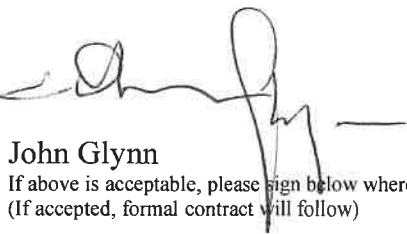
- Erect pipe scaffold from the patio to the top unit in a safe & workmanlike manner.
- Water test from bottom to top on sides & header to pinpoint where water commences to enter & repeat the process after conclusion of the procedure.
- Remove Hardi/Cement board panels & aluminum accessories from top of 4th floor window header to underside of the roof gravel stop.
- Remove furring strips in area as needed.
- Replace or reset the aluminum header flashing with waterproofing at the window/door unit header.
- Reinstall any furring strips followed by the reinstallation of the cement panel and existing accessories properly.
- Remove the cover panels on the vertical and horizontal mullions above the door/window assembly.
- Inspect the area, seal as necessary and reinstall the mullion caps.
- Seal both open ends of the horizontal caps, one side is wide open, it is assumed that the other side is as well.
- Remove pipe scaffold after repeated water test & based on confirmation of resolved issue.

*Cost of Unit D-403 Procedure\$5,850.00

Note: This proposal is based on assumptions that the leak is not coming from the roof above. Water travels in the path of least resistance & we believe based on our experience when on the scaffolding at eye level we will resolve the water intrusion issue. We are committed to that result.

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

Respectfully,



John Glynn
If above is acceptable, please sign below where indicated.
(If accepted, formal contract will follow)

Sign: _____

Company: _____

Title: _____

Date: _____



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505 Thornall Street, Suite 403
Edison, N.J. 08837

Via email: mbello@shamcomanagement.com

Attention: Maria Bello

Re: 300 Bunn Drive, Princeton, NJ 08540

Dear Maria,

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 at Unit A-203: Work area is from 2nd floor window head to 3rd floor window sill. The 2nd floor header flashing is fairly disfigured and appears to raise above the window assembly which would allow water to enter. Additional observations are that the window itself is slightly bowed which may be the result of building settlement; age of window; heat/cold cycle & other issues not visible.

- Gain access via manlift using path on side of the building to get to the rear.
- Remove Hardi/Cement board panels from top of 2nd floor window header to 3rd floor sill.
- Remove furring strips in area as needed.
- Inspect area for any other reasons of water entry.
- Install new waterproofing and aluminum header flashing with additional waterproofing to cover over the top of the window.
- Reinstall any furring strips followed by the reinstallation of the cement panels and existing accessories properly.
- Remove man lift upon satisfactory completion.

Cost of Unit A-203 Procedure\$5,100.00

Scope of Work at Unit D-403: Water is pooling on inside ledge above the door by the upper window mullion & the entire door and window area appears to be a part of one unit opening. Reason for the pooling of water is not visible & based on the description from the unit owner the amount of water appears to be too excessive for condensation due to temperature changes. A water test on the exterior wall surrounding the opening will be conducted to determine likely entry point for water.

300 Bunn Drive, Princeton, NJ

A-203

	men	days	mandays	rate	labor cost	possibly needed	material
Remove Hardi board from 2nd floor window header to 3rd fl sill	2	0.5	1	\$575	\$575		
Remove Furring strips	2	0.1	0.2	\$575	\$115		
Install new waterproofing and Header flashing	2	0.5	1	\$575	\$575		\$150
Reinstall furring and hardi board	2	0.5	1	\$575	\$575		\$35
						Subtotal	\$185

allowance for hardi board breakage						\$150	
paint						\$300	
machine to do work					\$1,352	\$2,458	

A-203 Total
\$5,084.55

Sub Total					\$1,840	\$2,908	
Markup							\$336.36
							\$336.36

D-403

	men	days	mandays	rate at 55%	total	possibly needed	Material
Water Test	2	0.5	1	\$575	\$575		
Remove hardi Board above 3rd floor	2	0.5	1	\$575	\$575		
Take off Covers between windows and check for proper sealing if applicable	2	0.2	0.4	\$575	\$230		
seal ends of covers	2	0.1	0.2	\$575	\$115		\$40
Check top window header flashing - replace if necessary	2	0.2	0.4	\$575	\$230		\$150
Reinstall Furring and Panel	2	0.5	1	\$575	\$575		\$35
						Subtotal	\$225

allowance for hardi board breakage						\$240	
paint						\$300	

Access - 4 floors up 14 or 16 pipe frames for access - setup and take down	3	1.5	4.5	\$575	\$2,588		
						Markup	\$409.09

D-403 Total

Based on assumptions and leak is not coming from the roof above, its possible water is traveling to the location from another area that would not seem probable or likely to happen							
Sub Total					\$4,888	\$540	\$409.09
							\$5,836.59

If just a water test and don't remove anything - Cost is as follows					\$3,737.50		\$3,737.50
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john@brickface.com

Subject: Maria Bello | Princeton | 862-276-4187
Location: Princeton Township, NJ; <https://meet.google.com/qwd-qbqp-wjj>
Start: Mon 10/13/2025 1:00 PM
End: Mon 10/13/2025 2:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: Jonathon Macalinatal

- **Location:** Princeton Township, NJ (exact address to be provided)
- **Scope:** Exterior facade cement fiber board leak repair
- **Action:** Schedule inspection and estimate

[Join with Google Meet](#)

Meeting link

meet.google.com/qwd-qbqp-wjj

Join by phone

(US) [+1 573-568-8318](tel:+15735688318)

PIN: 651932760

When

Monday Oct 13, 2025 · 1pm – 2pm (Eastern Time - New York)

[More phone numbers](#)

Location

COPPERWOOD
300 BURN DRIVE, PRINCETON,
Princeton Township, NJ

[View map](#)

Guests

Jonathon Macalinatal - organizer
John Glynn
mbello@shamcomanagement.com
Brian Longazel - optional

[View all guest info](#)

Reply for john@brickface.com