



SCOPE Update: June 7, 2019

ADDENDUM “D”

FRAMING-LABOR ONLY

SCOPE OF WORK

This Exhibit is intended to supplement the TRADE CONTRACT AGREEMENT. In the event that there is a conflict in language or intent, the TRADE CONTRACT AGREEMENT and its terms and conditions shall prevail.

The TRADE CONTRACTOR under this Agreement has represented itself as an expert and as such has included in Schedule of Prices, all of the following unless noted otherwise, labor, material, installation, storage, transportation, supervision and all applicable taxes, permits and inspection/re-inspection fees. Construction Drawings, described in the Description of Materials, listed herein or not specifically shown, but reasonably inferable for the completion of the project indicated, shall be included as part of this TRADE CONTRACT AGREEMENT.

After the TRADE CONTRACT AGREEMENT has been executed between both parties, it shall be the responsibility of the TRADE CONTRACTOR to review with (and provide a copy to) his field personnel. This shall assure CONTRACTOR and Superintendent the Terms of the TRADE CONTRACT AGREEMENT and particularly the Scope of Work that pertains to the type of materials and workmanship that will be installed.

GENERAL INFORMATION

A. Purpose of this document

This document defines both CONTRACTOR and TRADE CONTRACTOR responsibilities in each phase of construction. It is intended as a checklist that will define CONTRACTOR’S standard of quality and professionalism. The Framing Labor TRADE CONTRACTOR’S work will not be considered complete until all specifications herein contained are fully met.

B. Relationship to other documents

Additional information and/or requirements are defined in:

- Option Selection Sheet
- Architectural Plans
- Shop Drawings (as needed)
- Color Selection Sheet, Buyer Contract Addendums and Change Orders
- CONTRACTOR’S “Best Practices”
- Product Requirements and Recommendations
- Plot Plan (where applicable)
- Addendum “A” Terms of Payment
 1. Exhibit A-1 Trade Contract Payment Schedule
 2. Exhibit A-2 Trade Contractor Administrative Procedure
- Addendum “B” Schedule and Commencement of Work Addendum

Trade Contractor Initials _____



- Addendum “C” General Conditions Trade Contractor/Contractor Agreement
- Addendum “D” Scopes of Work
 1. Exhibit D-1 PSH Builder Frame Inspection Checklist
(All issues on the checklist must be completed prior to TRADE CONTRACTOR submitting for payment)
 2. Exhibit D-2 Community Specs

PAYMENT DEFINITIONS

Scheduled task payments will only be approved for payment after TRADE CONTRACTOR’S foreman has inspected and certified that all contract work is completed per the following criteria:

- a) All Trade Quality Checklist (where applicable) items have been completed 100% and accepted by Superintendent.
- b) All punch out work identified during inspection is completed, NO DEFICIENCIES REMAIN.
- c) The property is completely clean, safe and ready for next trade.
- d) Scheduled tasks have passed all State/Local municipality inspections, ordinances, statutes and requirements.
- e) All work has been installed and completed as per Contract Scope of Work, Community Specifications and Manufacturer’s Instructions and Recommendations.
- f) All related requirements per Superintendent have been completed.

SCOPE OF WORK

This TRADE CONTRACTOR shall include all labor, tools, material, equipment, etc. to complete the work per this agreement as required by plans, customer selection sheet, and individual lot conditions as identified but not limited to each tasks in “Exhibit B-1” and below.

1. Truss Installation
2. Roof Sheathing / Wall Sheathing
3. Interior Walls / Framed Exterior walls
4. Flooring (Framing & Sub-Floor)
5. Blocking & Bracing
6. Exterior Wood
7. Stairs
8. Trim Exterior
9. General Framing
10. Safety
11. Firewall shaft
12. Miscellaneous framing as required

GENERAL REQUIREMENT (applies to all aspect of above mentioned scopes)

1. All specialty item pricing will be returned to Purchasing within 48 hours of receiving price request. If pricing is not received within this time frame, CONTRACTOR will assign prices. Specialty items include miscellaneous items that were not included in original bid or options offered through the Design Center/Sales as buyer specific options.
2. TRADE CONTRACTOR agrees to a 7-day work week during construction of models at no extra charge.
3. Before and while proceeding with the job, the TRADE CONTRACTOR shall accurately check everything previously or contemporaneously done by other trades in any way

Trade Contractor Initials _____



relating to the work performed pursuant to its Agreement, and determine the correctness of it to ensure its work is not placed over previously faulty workmanship. Any failure on TRADE CONTRACTOR'S part to detect or report such discrepancies to the CONTRACTOR, in writing, shall relieve the CONTRACTOR of any and all claims by TRADE CONTRACTOR for costs, expenses or damages resulting there from. Trade contractor is not to construct over faulty work, and will make every effort to determine if previous work is accurate and notify contractor of any deficiencies.

4. TRADE CONTRACTOR shall be responsible for inspection of home for trash, debris and any damage prior to commencement of work. TRADE CONTRACTOR is to report any trash, debris, or damage to the builder immediately or will be held responsible for the cost to remove, sweep or repair/replace any damage to the home. TRADE CONTRACTOR shall place all debris caused by work of this agreement in designated area and leave floor broom swept on a daily basis.
5. TRADE CONTRACTOR has 48 hours from notification of any QA and/or Welcome Home Orientation (WHO) list items to complete the items, and 72 hours from notification of a superintendent punch list item. Failure to do so will result in a \$100 per day penalty, unless written authorization is received and approved a by Park Square representative.
6. TRADE CONTRACTOR shall not drive or park on common areas, lots (unless designated by PSH Builder) or driveways, with the exception of loading or unloading construction material only.
7. Contract is not limited by items listed herein.
8. Trade Contractor shall provide nails and all equipment necessary to install all lumber, trusses, shots, hangers, bolts, rough hardware (if applicable), fire wall blocking, exposed exterior wood and all furring strips, etc. per plan.
9. All mechanical chases shall be built by the TRADE CONTRACTOR per plan and/or as needed.
10. Install framing hardware connections and miscellaneous fasteners including; but not limited to, nails, bolts, lags, clips, straps, washers, hangers, hold-downs, post bases, pins, Hilti bolts, Simpson products, metal reinforcing plates, ornamental straps, and other miscellaneous hardware, etc., as required. Nails shall be hot dipped galvanized for exterior work and cement-coated elsewhere. Nails in fire rated plywood shall be galvanized.
11. Install all studs, plates, blocking, braces, framing, posts, nailers, furring, stripping, bracing, shear walls, structural, headers, bearing, plywood, sheathing, decking, joists, beams, rafters, trusses, fire caulking, fire blocking, draft stopping, backing, trim, shower niches, fascia, sub fascia, attic access, stops, grounds, screeds, kickers, curbs, walkways in truss space, etc., as required in the sizes, quantities, finishes, plans, specifications, CONTRACTOR approval, all applicable Building Department Codes and authorized governing agency requirements.
12. All nailing to be as specified by FHA, VA, City, County and State codes per Engineered plans).
13. The TRADE CONTRACTOR shall confer with all other trades to obtain all rough in dimensions, truss spacing and equipment locations (i.e., fireplace, plumbing, windows, skylight, doors, HVAC, roofer, electrician, carpenter, equipment, ducts and or

Trade Contractor Initials _____



penetrations, etc.) as shown per plan. This will be done with the assistance of CONTRACTOR'S Superintendent if required.

14. Trusses/joist materials are not to interfere with fireplace chases, recessed lighting, electrical, plumbing pipes or heating duct chases. Additional dropped ceiling, chases, etc. will not be allowed without written permission from CONTRACTOR.
15. Structural pick-up, including drop ceilings, missing studs and joists, posts, attic accesses, medicine cabinets shower curbs, etc., shall start immediately upon completion of sheathing to prepare for boring and strapping through framing members by mechanical trades.
16. TRADE CONTRACTOR shall remove all usable lumber from the inside of unit(s) and clear roofs of all usable lumber prior to clean-up by TRADE CONTRACTOR, and before other trades start their work. All usable lumber shall be neatly stacked in the garage, out of the way to other trades.
17. If production should fall behind schedule, this TRADE CONTRACTOR shall increase his labor force and catch up to required schedule. If sufficient labor is not furnished during the normal working hours, this TRADE CONTRACTOR agrees to work overtime and/or weekends at no extra cost to CONTRACTOR.
18. This TRADE CONTRACTOR is aware of the absolute necessity to cooperate and coordinate with all other trades involved and hereby agrees to same.
19. TRADE CONTRACTOR to remove and pile all scrap to designated area. House shall be cleaned up daily.
20. Prior to commencement of layout, TRADE CONTRACTOR shall review construction plans with all mechanical CONTRACTOR'S, including (but not necessarily limited to) plumbing, electrical, HVAC and Superintendent.
21. TRADE CONTRACTOR will be responsible for all incorrect or misused material (not per plan). TRADE CONTRACTOR shall provide all labor and equipment necessary to remove and replace the unacceptable materials at no cost to CONTRACTOR. Should materials fail or become unacceptable within a reasonable time after installation, TRADE CONTRACTOR shall make all corrections at no cost to CONTRACTOR.
22. TRADE CONTRACTOR shall supply equipment scaffolding, if required, for this TRADE CONTRACTOR portions of work only; and hand tools as required, compressors, etc. TRADE CONTRACTOR shall provide OSHA compliant attachments where required.
23. It is hereby understood that the structures covered herein are to be built as shown on the contract plans and any variations or discrepancies noted shall be brought immediately to the attention of the CONTRACTOR'S Superintendent and resolved prior to construction. Structures include garages as well as dwelling units.
24. Codes and standards: comply with the pertinent provisions of the current Florida Residential Building Code.
25. Vent block holes will be free of wood splinters.

Trade Contractor Initials _____

26. All materials will be installed such that weather elements will not loosen, dismantle or damage the material. Within the installation, provide a security so that water flowing off the unit(s) does not run into or behind the materials.
27. (If applicable) Install prefabricated staircases, or build stairs and landings as required by the drawings.
28. Rough Carpenter will not install siding (including window pop-outs) without correct weatherproofing. This includes fascia boards that return back to the house, weatherproofing to be a minimum of 60 minute building paper spanning between the studs of said area or as per current specifications.
29. Headers to have no splices over doorways.
30. No oil or any other substance to be used on nails. Nails shall not penetrate finish membrane or siding. **Regulators must be used on all nail guns** to prevent over driving on all sheathing. Failure to use regulators on nail guns will result in trade contractors being responsible for any damaged material caused by overdriven nails.
31. All rafters and joists to be cut in a way to leave lumber stamp on material visible for inspection.
32. All final pick up work to be performed after rough electrical is complete.
33. Store all extra and/or uninstalled materials, including lumber and plywood, 1-1/2" off ground in garage. Provide easy access for identification and inspection.
34. All framing shall be constructed with all joints true, and well-nailed or bolted, according to plans or manufacturer's specifications. All horizontal member subject to bending shall be set with crown up and shall not be spliced between bearings. Set all vertical members with crown of each piece directed the same way to minimize offsets. Interior and exterior angles shall be properly framed to receive interior and exterior finish work.
35. Bolting: holes for bolts shall be bored true to line and of the same diameter as the bolts. Bolts shall be driven into place with a tight fit and provided with plates or washers as indicated on detailed drawings. All nuts, bolts, and lag screws shall be turned up and made tight at time of installation and again just before being enclosed with other fixed material or at the completion of the work to insure that shrinkage has been overcome and the fastenings are tight.
36. Lag screws: all lag screws shall be screwed and not driven into place. Lag screws fastening one wood member to another shall have a penetration into far member of not less than 2/3 of the length of lag screw measured under the head. All lag screws shall be fitted with washers under the head of size indicated on details. In placing lag screws in wood, a hole shall first be bored of 2/3 diameter of the shank of the screw. The hole shall be continued to a depth equal to 9/10 the length.
37. Joist and floor truss anchors, bolts, etc., shall be provided as indicated and required. Joist anchors, clip angles, etc., shall be spaced as required and securely attached to the joist or other members. No nail smaller than 9 gauge in shank shall be used.
38. The entire work shall be performed in accordance with the best standards of practice relating to the trade and under the constant supervision of a competent foreman who shall carefully plan and lay out the work as required to carry out the intent of drawing

and to properly accommodate the work of other trades. All lumber framing shall be accurately cut and fitted into respective locations to render all framing substantial and rigid in all parts and connections.

TRUSSES

1. Install all trusses as required, including all truss connections.
2. Proper bracing shall be installed to hold the trusses true and plumb and in safe condition until permanent truss bracing and bridging can be solidly nailed in place to form a structurally sound roof and floor framing system. All erection of trusses shall be permanently fastened before the application of any loads. Damage to floor/slab caused by installing temps will be repaired by TRADE CONTRACTOR.
3. Install all trusses and their framing per the drawings - roof framing layout plans, including all roof ties, truss bracing, bridging, cat walk or rat runs nailers, collar ties, hanger, ridge blocks, gable/cathedral ceiling bracing and/or miscellaneous blocking as required by plans.
4. Framers are responsible for layout of lintel straps per engineered drawings. Superintendent will schedule framer per the subdivision assignment to do the layout the day of or before the lintel inspection. Framers are responsible for correct placement of all embedded fasteners. Framers are responsible for all costs associated with missed fasteners.
5. Trade contractor shall not cut, modify, drill or notch trusses. No repairs shall be made without written approval from a qualified truss-engineering agency and written approval of CONTRACTOR Superintendent.
6. Trusses shall be stored in a level plane.
7. Inspect all trusses and notify the CONTRACTOR Superintendent of any damage or any difference in dimension or configuration from the drawings, prior to installation. Damage noted after installation will be at the expense of TRADE CONTRACTOR.
8. Use the following criteria to evaluate trusses. Notify the PSH Builder if any trusses exceed the following criteria:

NOTE:

- > Means "Greater Than"
 - < Means "Less Than"
 - >= Means "Greater Than or Equal To"
 - <= Means "Less Than or Equal To"
-
- Plate to Wood Gaps > 1/16"
 - Wood to Wood Joints > 1/8" (2 Allowed per Truss)
 - Top Chord Crown > 1/2" for Top Chords > 16', and > 1/4" for Top Chords < 16'
 - Bottom Chord Bow - 0" to 3/8" Over Length acceptable.

- Height > 3/8" Maximum for Required, or > 1/4" Difference in Same House.
 - Length (Span) > 1/4" (Excluding Overhangs and Extensions).
 - Gusset Plates - Not to extend above top chord or below bottom chord.
 - Lumber - Knots, checks, splits and manufacturing. Defects may not effect integrity of member.
 - Wane - 3/8" on Narrow face; 1" on wide face.
9. Fasten all trusses to bearing member per the engineered plans.
 10. Unless otherwise specified, apply 1x4 or 2x4 catwalks at quarter points of bottom chords of truss. Truss ties must overlap one truss bay and be blocked into the termination point (gable).
 11. Brace gable ends per Engineering.
 12. Apply roof rakes as required by drawings and roof framing plans.
 13. Build roof crickets as required and per plan even if not specifically noted.
 14. Attic access in garage should be as per plan and code compliant.
 15. Ridge board must be of equal size to plumb cut of any rafter attached to ridge board.
 16. Porches shall be temporarily T-braced off until permanent columns are installed.
 17. Top and bottom cords of trusses must be string lined to validate they plane out and are level for drywall ready for application.

ROOF SHEATHING

1. Install all roof sheathing per applicable codes.
2. Install all roof sheathing so that joints parallel to the trusses or rafters fall on framing members.
3. Install all OSB sheathing with finish side down.
4. Roof sheathing shall be applied with face grain across rafters.
5. Install all sheathing with a minimum 1/8" gap at all joints.
6. Install one (1) "H" clip in horizontal sheathing joints at the mid-span of all truss and/or rafter bays.
7. Roof sheathing shall be installed so that final sheet at the top will be a minimum of 2' in width. If ripper is less than 2', then it must be placed in 2nd row down with a full sheet at top.

8. Fasten 7/16" OSB roof sheathing per Engineering nail schedule.
9. All nails in sub fascia must be flush with no shiners and sub fascia held back 1" from walls.
10. TRADE CONTRACTOR to provide all roof cuts to accommodate sheet metal roof vents, and associated flashings.
11. Framers to cut holes and install blocking for off ridge vent.

INTERIOR WALLS

1. All wall framing including, but not limited to, plates, cripple studs, sills, blocking, bracing, shear, headers, structural, plywood, sheathing, posts, bearing members, rough/or re-sawn treatment, opening, 1 -hour, 2-hour draft stops and all other firewall construction, etc., as required. All wall and partition studs shall be on bearing walls, 24" on center non-bearing size indicated on drawings and, unless otherwise noted, shall be spaced 16" O.C. Bearing stud wall and partitions shall have single bottom plates and double top plates of the same widths as studs, unless otherwise noted, all joints in the upper and lower members of top plates shall be spliced as indicated on drawings. Splicing of framing members between bearing points and excessive shimming (over 1/8") of short studs, trimmers, headers, etc., will not be permitted.
2. All interior opening to be framed with one jack and one king stud.
3. Wall and principal interior structural partitions shall be braced as indicated on drawings and whatsoever requirement to provide adequate rigidity to the framework.
4. Wall and partitions over 8' in height shall have continuous rows of solid fire stop bridging placed in such manner that there will be no concealed air spaces greater than 10' in vertical and horizontal dimensions, or per Florida Residential Building Code.
5. Full height studs as required and called for on the plans and specifications.
6. Headers installed as required called for on the plans and specifications.
7. Shear panels: this TRADE CONTRACTOR shall be aware of a variation in size of door frames where structural shear panels occur and shall be responsible for proper installation of same at their respective locations. Shear panels shall be built exactly as shown on plans and nailed as indicated. No deviation of plans will be allowed.
8. Cripples will be installed straight within 1/8" tolerance in 6'.
9. Where conditions make it impossible to effectively brace walls and partitions as before specified, they shall be sheathed with not less than fifty percent (50%) solid sheathing applied to face of studs and nailed as specified.
10. Set all interior walls plumb, square.

11. All bearing walls to be installed per plan
12. All work to be plumbed square, straight, checked with level, and brought to within 1/8" tolerance in 6'.
13. Method of stud straightening shall be approved by CONTRACTOR'S Superintendent. TRADE CONTRACTOR must check all plate lines with string line to validate quality assurance.
14. Framing of all openings to be correct to accept work for door jambs, door frames, doors, windows, sliding glass doors, ducts, vents, and for other framed-in items as required by other trades. TRADE CONTRACTOR to make all opening adjustments at no additional cost to CONTRACTOR block and/or cross nail all door studs in order to secure.
15. TRADE CONTRACTOR shall hold stair stingers back from stair tread/riser sufficiently 1 1/2" to allow for installation of drywall by other (if applicable). Treads to be one piece and overhang to be consistent etc.
16. All furred ceilings and walls as required, framing for HVAC, layout provided by MECHANICAL CONTRACTOR. Build all platforms at a finished standard height as required to meet MECHANICAL CONTRACTOR's needs and do not fasten 3/4" plywood on platform. Mechanical contractor will be responsible for fastening where they occur. Where applicable platform shall be constructed in a manner which allows for "full height door installation".
17. Bucks and nailing blocks shall be installed as indicated on drawings and as required to suit their specific purposes; firmly secured in precise position as required by the specific application. All bucks and nailing blocks to be embedded in concrete or masonry shall be made of treated lumber and shall be securely anchored therein with bolts, tapcons, or other anchorage as detailed.
18. Nailers and plates: provide and install all wood nailers, plates, blocking, etc., as indicated on drawings or required to complete the work. These details, where embedded in or lying against concrete within 0-6" or the adjoining grade lines, shall be made of treated lumber and elsewhere shall be made.
19. Cutting and notching of lookouts, corbels, beams, etc., as necessary to complete the framing as required.
20. Framing of openings for flues, vents, chases, catwalks, etc., for plumbing, solar, electrical, HVAC, and other trades including, but not limited to , vents, water heater flues, ducts, supplies, returns, furred areas, etc., as may be required, per plan during construction. Provide access to all over-built roof conditions for insulation CONTRACTOR. Include all draft stopping and fire stopping per Florida Residential Building Code, plans and all applicable codes

FLOOR TRUSSES & JOISTS

The Frame Carpenter shall:

1. Install all floor truss framing per CONTRACTOR provided drawings for floor framing and do not modify trusses without approval from CONTRACTOR Superintendent.

Trade Contractor Initials _____

2. Floor trusses must be string lined on bottom chord to ensure ceilings are straight and level.
3. Install floor sheathing in conformance with CONTRACTOR specifications and the APA.
4. All floor framing to include, but not limited to, all joists, beams, plywood, sheathing, blocking, bridging, bracing, structural shear, and exposed members, etc. as required, including adhesives, PL400 or equal for sub-floors.
5. Floor joists shall be sized and spacing as indicated and shall have a bearing of not less than 1 3/4" or as indicated by detailing. Bridging of 2" stock shall be provided between joists to maintain a maximum distance of 8-0" between bridging or between joists at all lines of joist support and where bearing partitions cross floor joists.
6. Joists shall be double under all bearing partitions running parallel thereto, except where otherwise indicated by details. End bearing on walls shall be well spiked together with 16-D nails. No wedges, shims, or other makeshifts will be permitted to offset detective work. Minimum of 1 3/4" bearing for each joist.
7. Assure all framing members are completely clean and dry prior to the application of supplied construction adhesive.
8. Install floor sheathing so that finish side is up and stamped side is down.
9. Install floor sheathing by gluing and completely fastening one piece at a time.
10. All second story floors to be glued and screwed at installation.
11. Ensure that all butt joints are placed over solid bearing.
12. Ensure that all broken T&G joints are properly blocked, glued, and nailed/screwed.
13. Follow the sheathing installation procedure outlined below:
14. Floor joist. Adhesive shall be applied per manufacture's specifications.
15. Install sheathing so that adhesive bead is not removed.
16. Ensure that the factory notched holes are kept open and not filled with glue.
17. Not to use any defective plywood, OSB or any defective wood material
18. Framer responsible for floor squeaks, as directly related to Trade Contractor's installation, for 1 year.
19. Only rink shank nails or screws may be used.
20. Remove fasteners that miss framing member and refasten to ensure proper schedule of fasteners.
21. A 1/8" space shall be maintained at all tongue and groove joints and butt joints.

22. All butt joints shall be staggered 4' per blueprint.
23. Overhang floor sheathing 2" at stairs (only if 3/4" flooring is used.).
24. Plywood floor sheathing shall be glued to trusses and laid with the grain of the outer plies running perpendicular to the joists. Nailing schedule: see structural drawings.
25. Glue shall not be installed over wet joists or joists which are covered with mud, dirt, debris, etc. In any case, glue shall not be allowed to form a dry skin prior to joining of truss and plywood sheet. All plywood sheets shall be completely screwed or nailed per code and structural plans immediately after laying.
26. Special care shall be taken so that sub-flooring will be properly installed and nailed or screwed to eliminate deflection. TRADE CONTRACTOR'S foreman shall walk all sub-floors during framing punch-out and 48 hours before installation of floor coverings and repair any excessive deflection or squeaks or damage. TRADE CONTRACTOR is responsible for removal of squeaks in floor and all costs incurred to achieve this, if determined squeak is a result of TRADE CONTRACTOR. A schedule of all flooring dates must be sent to TRADE CONTRACTOR customer service.

BLOCKING

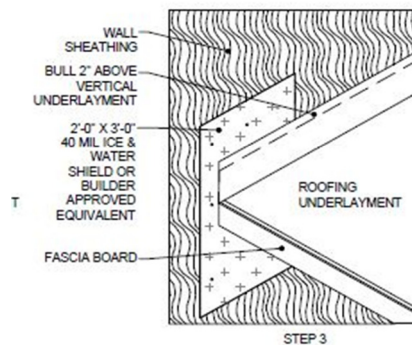
1. The Frame Carpenter is to apply blocking in the following areas:
handrail bracket blocks top and bottom of the stairs centered 20" away from and parallel to stair stringer or 36" vertical measurement from nosing of stair tread. One block directly above top step and one above bottom step. Block to be a 2"x10" and installed per plan of handrail.
2. Fireplaces chase to be built per Engineering.
3. Continuous 2 x 4 nailers shall be installed at the top of all gable walls and rake nailers to walls adjacent to truss bay.
4. Nailers shall be held back 8" from outside wall where cardboard insulation baffle will be placed.
5. In stud cavities beside stair stringer, place one (1) 2 x 4 parallel to floor so that the stringer intersection is in the middle of the block. The 2 x 4 should be wide face down. (Not required if walls are 16" o.c., only 24" o.c.). **Best Practice is to stagger blocking mid-span for walls framed 24" o.c.**
6. Point load blocking needed under ends of arches in load bearing walls. Place block continuous from beam to floor under load.
7. Backing where required for soffits, jambs, exterior/interior hand rails, handicap bars or rails, tub and shower backing, attic access, cabinets, countertops, medicine cabinets, tub enclosures, and where plans and/or normal construction practice dictates.

STAIRS

1. Treads must be glued and nailed.
2. Install all stairs per drawings.
3. TRADE CONTRACTOR shall insure that treads are level; risers are plumb, and an equal reveal on both sides of stringer to adjacent walls.
4. Must use minimum of 3 stringers when building stairs.
5. Stairs must be built per code.
6. Verify that riser heights do not vary more than code allows.

TRIM – EXTERIOR

1. (If applicable) Fascia and horizontal trim joints to be mitered galvanized nailed or plated on backside. Sub fascia to be always held 1” from walls as per page 8.
2. Target Flashing to be installed where sub fascia returns to wall as per detail below:



3. Exterior siding where applicable shall be face nailed with galvanized nails per nailing schedule. TRADE CONTRACTOR shall take precautions to insure that nails are in alignment and spacing is uniform throughout the job. No uneven nailing shall be acceptable. Do not crush finished material.
4. All exterior trim joints and splices shall be mitered not less than thirty degrees.
5. All exterior trim work including, but not limited to, all horizontal trim, fascia, rough-sawn/re-sawn members, stucco ground, etc., as required.
6. All trim to be applied in a professional manner - level, plumb, and per drawings and details.
7. Check all notes, legend, shear panel schedule and nailing schedule.
8. Plywood and OSB sheets shall be laid with the long dimension and face grain perpendicular to joists and shall be gaped 1/8" as shown on framing plans. Joists shall be staggered, unless otherwise indicated. All door bucks must be held 1/2" from floor.

9. Install all waterproof building paper or House Wrap as required on drawings by CONTRACTOR, specification, all applicable building department codes and authorized governing agency requirements unless specifically excluded from trade contractors quote. All house wrap to extend 2" minimum past all sheet metal edges, corners, tops, etc. or taped by approved methods.
10. Exterior plywood/OSB sheathing or "Zip Wall" sheathing shall have 1/8" spacing required at joints.
11. All exposed wood i.e., beams, truss tails, fascia, trim, etc. must be of presentable quality with no objectionable defects. CONTRACTOR shall reserve the right of rejection of exposed wood. Any wood that shows signs of twisting, splitting or cupping after installation, shall be replaced by TRADE CONTRACTOR at CONTRACTOR'S discretion.
12. Trim siding scope includes any accent features shown on plans including but not limited to shutters; louvers; brackets, column trim etc.

SAFETY

1. Install (2) temporary 2x4 guard rails at drywall window and door openings 42" off floor for top rail, 24" off floor for first rail.
2. All nails in discarded wood must be bent over or removed.
3. All nails or screws that fall to the ground must be picked up.

MISCELLANEOUS - GENERAL FRAMING

Garage Areas:

1. TRADE CONTRACTOR must use square washers and nuts supplied for garage door bucks and/or refer to the Alternate Fastening Garage Buck Detail on Sheet D1 of the approved plans.

CLEANING & PROTECTING

1. Return trip to complete framing items per frame check and local inspection requirements.
2. All second floor balcony framing including studs, plates, sills, blocking, posts, wood caps, trim board, crickets, etc., as required. Balcony and railings to be completed before cementitious finish lathe. All balconies to be sloped to drains, scuppers and / or per codes and plans.



I have read and agree to the above:

Company: _____

Printed Name: _____ Title: _____

Signature: _____ Date: _____

Park Square Homes Date: _____

Trade Contractor Initials _____