

SCOPE Update: August 3, 2023

ADDENDUM “D”

PAINTING 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/her 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 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 Painting TRADE CONTRACTOR'S work will not be considered complete until all specifications herein contained are fully met.

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 task in “Exhibit B-1” and below.

1. All Exterior Siding, Fascia (when wood), Trim and Stucco (Includes Shutters, Bands and Accent Pieces)
2. Roof Vents, Plumbing Stacks, Exhaust Vents, and Chimney Stacks
3. Surface Preparation and Caulking
4. Front Entry Door, Garage Service Door and Other Exterior Doors
5. Overhead Garage Door
6. Exterior Door Trim
7. Interior Walls, Door Jambs, All Wood Trim, Railings and Ceilings (if applicable)
8. Painting Interior Doors
9. Painting Fireplace Mantels
10. Touch-up of Pre-manufactured Items
11. Clean-up
12. Warranty/Customer Service Work, Orientation Walk-thru Requests
13. Hold All Required Licenses and Insurances.

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GENERAL REQUIREMENTS (applies to all aspects 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 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 New Home Presentation (NHP) list items to complete the items, and 72 hours from notification of a superintendent punch list item. **TRADE CONTRACTOR has 48 hours from notification to respond to any service work order issued for warranty work.** 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 be responsible for the restoration of any cement to its original appearance in any case where painters spill or drip paint on surfaces.
9. All fireplaces, chimneys, fireboxes and facings, as applicable, shall be painted according to plan in a manner with a paint designated by CONTRACTOR.
10. TRADE CONTRACTOR shall provide such punch-out work as may be necessary to bring the entire painting job to the complete satisfaction of the CONTRACTOR
11. TRADE CONTRACTOR shall provide, install and maintain all drop cloths, barricades, masking and other forms of protection necessary to safeguard and keep clean adjoining work, finish floor and concrete surfaces.
12. It is the specific intent of the CONTRACTOR and TRADE CONTRACTOR that the types of paint and number of coats as described herein shall be construed as minimum acceptable applications and must meet all applicable governing agencies and code requirements. TRADE CONTRACTOR warrants that such

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applications shall be adequate for full and complete coverage. Such coverage shall be of a nature so that no tape, joints, brush lines, and drywall discolorations show through after the paint is applied. TRADE CONTRACTOR shall provide such additional coats of paint as might be necessary to achieve complete coverage at no additional cost to CONTRACTOR. There will be no additives in any paint under any circumstances.

13. TRADE CONTRACTOR agrees that all back charges for damage to his work by other TRADE CONTRACTOR'S will be handled between said TRADE CONTRACTORS. If TRADE CONTRACTORS process back charge there will be a management cost added (at a minimum of \$100 per occurrence).
14. **TRADE CONTRACTOR shall leave all tubs, showers, cabinets and other finished surfaces clean and free of paint.** All places where paint joins finished surfaces shall be masked or otherwise prepared so as to ensure a clean-straight line of the finished product.
15. **All surfaces shall be sanded by the TRADE CONTRACTOR to remove any foreign materials and/or excess texturing material from the surface prior to painting.** No paint is to be applied over unclean surfaces. Walls are to be prepared to paint to the satisfaction of CONTRACTOR'S Superintendent.
16. TRADE CONTRACTOR shall use lightweight spackle to fill all holes in surfaces prior to be painted. Painter to putty all gouges
17. TRADE CONTRACTOR shall caulk or fill all joints, gaps, and seams where finish or trim elements meet walls and ceiling prior to application of paint using only approved caulking, and again, if necessary, after paint is applied.
18. Protect all supply ducts, return ducts, grill openings and electrical boxes and keep free of paint and/or residue.
19. All sheet metal is to be properly prepared to receive paint and shall be primed prior to painting.
20. Base and/or base shoe adjacent to base shall be included.
21. TRADE CONTRACTOR shall reinstall all hardware, re-hang doors and bi-folds and restore, back to original condition, any items which were removed by this TRADE CONTRACTOR' S employees, agents or representatives within 24 hours. All door sweeps and weather-stripping must be replaced with the exception of the weather-stripping for the front door which will be stored in the attic access.
22. TRADE CONTRACTOR shall prime and paint all fascia boards prior to roofing, if cedar fascia is used.
23. Paint returns on windows to match adjacent wall.
24. Final production paint punch-out is to be done **after** drywall final punch-out and **after** final clean-up.
25. This Contract includes staining of all stain-grade wood, including stairs, where applicable. Kitchen and Master Bath cabinets to be pre-finished by others. Wood handrails and stair balusters shall be smooth to the touch and uniform in finish. All stained wood to be optional.
26. This Contract includes painting of **six (6) sides** of doors, interior and exterior painting prior to weather-stripping and finished interior of garages.
27. At least one (1) coat of primer and one (1) coat of semi-gloss paint is to be applied to the following surfaces: Exterior metal or fiberglass doors, interior wood doors

and trim.

28. Specifically included but not limited to are each of the following:

- a. Cementitious accent, front doors, garage doors, shutters and railings.
- b. All woodwork and door repairs, as needed, for all damage, chips, etc., including sanding of all door edges.
- c. All flat wall surfaces are to be sprayed and back rolled exceptions shall be closets which may be sprayed.
- d. All baseboards and base shoe are to be caulked and puttied.
- e. All exterior wood, stucco, siding, accent bands and exterior doors.
- f. Wrought iron and/or metal to be painted, as required.
- g. All painted surfaces to be free from runs, sags, air pockets, bubbles, etc.

29. Contract includes one (1) touch-up prior to carpet being installed; one (1) touch-up after carpet is installed, to be referred to as Paint Final; one (1) touch-up after Buyer walk-thru orientation; one (1) touch-up at Superintendent walk and one (1) at COH. Additional trips included to complete any items missed during touch-ups.

30. All paint shall be removed from all items not intended to be painted, to the complete satisfaction of CONTRACTOR.

31. Painting TRADE CONTRACTOR will be required to supply his own metal storage bin for painting materials. Superintendent shall approve location of storage bin. The TRADE CONTRACTOR shall thoroughly clean any areas used as paint bin. Soiled rags, waste materials, etc., which could cause fire, shall be placed in self-closing metal receptacles. Storage receptacles shall be removed from the jobsite and disposed of, when directed to do so by CONTRACTOR.

32. TRADE CONTRACTOR shall protect all garage door hardware. If garage door inside hardware is over-painted, hardware shall receive one (1) coat of black oil-based paint.

33. TRADE CONTRACTOR shall apply a fine line of caulking at the intersection of the pre-finished cabinets and the drywall.

34. No cleaning of equipment in the unit(s) or at any unit(s) hose bib. At any time, no spillage into landscape areas will be tolerated. (\$100 back charge for this)

Clay or Concrete Tile Roofing: (if shown on plans)

1. Prior to roofing materials being installed Painting TRADE CONTRACTOR shall paint all wood and metal flashing at roofing area (when applicable). This shall be done to avoid walking on the tile roofs after installation of tile roofs.
2. It shall be responsibility of the Painting TRADE CONTRACTOR to remove, or be subject to replacement costs, paint and/or over spraying that may occur on finished roofs from his operation.

INTERIOR:

1. Caulking of all interior with approved siliconized acrylic caulk. Apply continuous bead to all areas described above, to all dissimilar materials and any exposed areas where water could enter behind paint film or substrate. Caulking must be done after the primer coat is applied.

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2. Interior drywall walls will receive primer (one coat) approved interior latex flat wall paint (see Park Square Homes Paint Specifications) applied at no greater than 300 square feet per gallon to achieve a minimum dry film thickness of 1.5 mils (5.4 mils wet). This will also apply to drywall in wet areas.
3. Interior drywall (non-wet areas) walls will receive finish (one coat) approved interior latex flat wall paint (see Park Square Homes Paint Specifications) applied at no greater than 300 square feet per gallon to achieve a minimum dry film thickness of 1.5 mils (5.4 mils wet).
4. Interior drywall (wet areas) walls will receive finish (one coat) approved interior latex eggshell wall paint (see Park Square Homes Paint Specifications) applied at no greater than 390 square feet per gallon to achieve a minimum dry film thickness of 1.5 mils (4.2 mils wet).
5. Interior drywall ceilings will receive primer (one coat) approved interior latex flat wall paint (see Park Square Homes Paint Specifications) applied at no greater than 335 square feet per gallon to achieve a minimum dry film thickness of 1.2 mils (4.8 mils wet) and will receive finish (one coat) approved interior latex flat wall paint applied at the same rate as the primer.
6. Maintain a wet edge spraying/brushing/rolling into the applied areas. Walls shall be sprayed and back rolled so the material will be forced into the pores of substrate to ensure proper adhesion and to provide a solid uniform pinhole free finish. Spray, then back roll with a wet roller.
7. Finished flat coat painting will be applied to cover. Ceiling can be sprayed. Walls shall be sprayed and back rolled.
8. Finished semi-gloss painting on interior hollow core (flat surface) doors shall be sprayed and back rolled. NOTE: Finished semi-gloss painting on interior doors or raised panel type doors shall be sprayed.
9. Interior wood and trim (including handrails as shown on plans) will receive primer (one coat) approved interior latex flat wall paint applied at no greater than 335 square feet per gallon to achieve a dry film thickness of 1.5 mils (5.4 mils wet) and will receive finish (one coat) approved interior semi-gloss wall paint applied at no greater than 360 square feet per gallon to achieve a dry film thickness of 1.4 mils (4.5 mils wet) and until a solid uniform and pinhole free finish is achieved.
10. Finished painting application can be sprayed with full coverage on the following items (but not limited to) paint grade cabinets inside and out, base, shoe, door trim and jambs inside of closet walls, ceiling, shelf and pole, wood caps, ornamental wrought iron.
11. Regardless of the minimum number of coats called for in the Contract, TRADE CONTRACTOR will be required to obtain complete coverage to the satisfaction of the CONTRACTOR, Building Department, all applicable governing agencies and per our current paint supplier's specifications.
12. Drawers, doors or any such finish items removed by Painters for staining or painting shall be replaced by the Painting TRADE CONTRACTOR within 24 hours.
13. All base and base shoe shall be semi-gloss, as per interior wood and trim above.
14. Prior to painting walls and ceilings, all areas shall be in proper conditions to receive paint. If these conditions do not exist, TRADE CONTRACTOR shall notify Superintendent.
15. TRADE CONTRACTOR shall tape off all bi-fold tracks, hardware, and all items not

to receive paint prior to spraying.

16. Luminous ceiling light soffit cavities or skylight cavities (if shown on plans), shall receive full inside paint coverage of ceiling and wall color for light illumination.
17. Caulk garage wall to ceiling, full bead. Including all voids in drywall at wires and electrical.
18. If it becomes necessary for painter to remove doors, TRADE CONTRACTOR shall be responsible for the removal, care, and re-changing of all doors back in the proper openings. If damage to the finish product results from removal, TRADE CONTRACTOR shall be responsible for complete replacement of the items.
19. Painting TRADE CONTRACTOR shall supply touch-up kit of one pint of each interior color for unit(s) buyers touch-up for each lot at no charge. These containers shall be made available to the CONTRACTOR'S Representative at the job site, which is included in Contract Unit Prices. All touch-up containers shall have Lot #, Paint #, Color, Manufacturer, and Area used. NOTE: Kitchen cabinet stain or lacquer will NOT be available.

EXTERIOR:

1. Caulking of all exterior with approved urethane acrylic elastomeric sealant. Apply continuous bead to all areas described above, to all dissimilar materials and any exposed areas where water could enter behind paint film or substrate. Caulking must be done in compliance with manufacturer's product data in each location.
2. Cementitious stucco surfaces or siding surfaces will receive primer (one coat) approved base coat exterior primer (see Park Square Homes Paint Specifications) applied at no greater than 190 square feet per gallon to achieve a minimum dry film thickness of 4.0 mils (9.6 mils wet).
3. Cementitious stucco surfaces or siding surfaces will receive finish (one coat) approved acrylic high build coating exterior paint (see Park Square Homes Paint Specifications) applied at no greater than 140 square feet per gallon to achieve a minimum dry film thickness of 4.0 mils (9.1 mils wet).
4. Maintain a wet edge spraying/brushing/rolling into the applied areas. Walls shall be sprayed and back rolled so the material will be forced into the pores of substrate to ensure proper adhesion and to provide a solid uniform pinhole free finish. Spray, then back roll with a wet roller.
5. Garage Doors will receive primer (one coat) approved all-purpose 100% acrylic primer applied at no greater than 350 square feet per gallon to achieve a minimum dry film thickness of 1.7 mils (4.6 mils wet) and will receive finish (one coat) approved acrylic high build matte coating applied at no greater than 200 square feet per gallon to achieve a dry film thickness of 3.5 mils (8.0 mils wet) and until a solid uniform and pinhole free finish is achieved.
6. Exterior metal or fiberglass doors will receive primer (one coat) approved exterior 100% acrylic wall & trim semi-gloss paint applied at no greater than 370 square feet per gallon to achieve a minimum dry film thickness of 1.6 mils (4.3 mils wet) and will receive finish (one coat) approved exterior 100% acrylic wall & trim semi-gloss paint applied at no greater than 370 square feet per gallon to achieve a dry film thickness of 1.6 mils (84.3 mils wet) and until a solid uniform and pinhole free finish is achieved.
7. Regardless of the minimum number of coats called for in the Contract, TRADE CONTRACTOR will be required to obtain complete coverage to the satisfaction of the CONTRACTOR, Building Department, all applicable governing agencies and

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per our current paint supplier's specifications.

8. Hand railings and ornamental iron: Primed by others. Two (2) coats exterior latex gloss enamel, black. (Per approved color scheme)
9. TRADE CONTRACTOR shall paint all exterior walls, ceilings, doors, trim, accents of color to match selected paint color scheme.
10. TRADE CONTRACTOR shall caulk all exterior outlets, dryer vents, meter boxes, returns, hose bibs, irrigation timers, stucco bead, windows, trim bands and dissimilar materials adjacent to painted surfaces.
11. Prior to painting exterior surfaces, all areas shall be in proper conditions to receive paint. If these conditions do not exist, TRADE CONTRACTOR shall notify Superintendent.
12. Painting TRADE CONTRACTOR shall supply touch-up kit of one pint of each exterior color for unit(s) buyers touch-up for each lot at no charge. These containers shall be made available to the CONTRACTOR'S Representative at the job site, which is included in Contract Unit Prices. All touch-up containers shall have Lot #, Paint #, Color, Manufacturer, and Area used.

INTERIOR: STAIN (when selected)

1. All surfaces must be clean, dry and free from dirt, wax, grease, glue and other contaminants or penetration and adhesion will be affected.
2. Sand all bare wood surfaces thoroughly with medium grit sandpaper and progress to fine grit sandpaper. Always sand in the direction of the wood grain. Remove all dust with tack rag.
3. Stain must be thoroughly dry before applying clear finish. Do not sand uncoated finished stained surface.
4. Apply Old Masters interior oil based stained (or approved equal) with pure bristle or polyester brush or flat pad. Apply in full, even coats in the direction of the grain with minimum brushing to achieve a glass-like finish. Maintain a wet edge to avoid lap marks. Keep area dust free. Do not apply in direct sunlight or areas of extreme air movement.
5. Allow minimum of 6 hours before recoating. Sand lightly between coats with fine (220 grit) sandpaper to promote adhesion. Remove any sanding dust. A minimum of 2 coats are recommended.
6. Do not thin. Use product as packaged. Apply product when air and surface temperatures are between 60 and 90 degrees.
7. Clear finish is applied prior to final paint bump.

I have read and agree to the above:

Company:_____

Printed Name:_____ **Title:**_____

Signature:_____ **Date:**_____

Park Square Homes **Date:**_____

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