

TICE RIVER ESTATES INC. – Legacy - Stage 4 Phase 1A TOWNS/SEMIS/SINGLES

Dated: April 25 2019
Project Completion

Contract #:
Contractor:

SCHEDULE”B”- SCOPE OF WORK- (6020) PAINTING

To supply all materials, equipment and necessary supervision required to complete all interior and exterior painting in accordance with plans and specifications as provided, including but not limited to the following:

- 1) **PREPARATION:** Clean and sand all surfaces prior to each application of paint. Remove dust, grease, rust, and extraneous matter from all surfaces. Seal all knots and sapwood. Fill nail holes, splits and scratches with non-shrink filler. Any minor drywall repairs to be done by this contractor prior to start. Repair and sand all surfaces as required to ensure smooth surface prior to prime coat or prior to finish coat. Sand and fill all stair stringers for a smooth finish. Use tinted putty to match woodwork on stained and varnished surfaces.
- 2) Contractor to inspect all units and the work of previous trades to ensure proper installation and completion of work. Advise the Owner of any work in place that will adversely affect the work of this Contractor, or accept responsibility of improper workmanship. **We want to deliver a house of the highest standard, and therefore it is our intention to have a clean house for you to work in. Work should not proceed if the house is not clean, and you should report to the Owner.**
- 3) Protect all adjacent surfaces and finishes from paint droppings, overlap from edge or corner cutting or any other unintentional coverage. Include the use of tarps, masking tape and any other measures as may be required to protect flooring, finishes, fixtures, etc. Any surfaces, areas, finishes or fixtures with paint damage will have cleaning, repair or replacement costs backcharged.
- 4) Drips, splatters on tubs, light switches, plugs and floor, etc., to be removed by this Contractor. Not to be left as the responsibility of the cleaner. Laundry tub is not to be used for clean-up or for disposable purposes.
- 5) Deposit of all garbage in a location(s) on site as directed by the Owner upon completion of work or at least once daily. Failure to comply will result in a backcharge for labour used to clean up debris (up to \$500.00 per house).
- 6) **APPLICATION:** No painting can proceed in temperature below 50F or on surfaces too moist to accept finish. Paint to be uniform in sheen, colour, and texture, free of brush marks, sags, runs or other defects. Full coverage of colour is expected. Insufficient coverage will require additional coats to be applied.
- 7) Paint to be manufactured by “Ideal”, “Sherwin Williams”, “Para Paints”, or “Color Your World” in accordance with the manufacturer’s instruction. Walls to have one coat primer/sealer and 2 finish coat[s] to provide full 100% coverage to areas so designated.
- 8) In order to achieve a smooth finish all interior wood trim, decorative columns, doors, windows and woodwork to be primed and painted with semi-gloss enamel. Interior hinges not to be painted.
 - a. Drywall primer sealer to walls and ceilings [including those designated for texture spray] to be rolled, not sprayed.
 - b. All wall paint to be rolled not sprayed . All trim and interior doors to be sprayed
 - c. Finish paint to kitchen, laundry and bathrooms in washable flat
 - d. Finish paint to areas other than kitchen, laundry and bathrooms in washable latex flat [walls] and semi-gloss trim. Interior hinges not to be painted.
 - e. Wood work exterior [including wood garage door]
 - i. Seal all knots and resinous areas and apply 2 coats of oil based solid stain. All windows [including frames], door frames and exterior trim material to be given first coat of stain, which is to be a different colour from finish coat, prior to installation. Porch railings to be painted by this contractor, primed by other.
 - ii. VICTORIAN trim to be painted by this contractor in a colour as directed by builder
 - f. Exterior doors in latex enamel. This trade to make all necessary repairs to minor dents prior to finish coat.
 - g. Exterior metal work to be primed and finish painted (ie lintels, etc.)
 - h. Galvanized Metal Flashings – Two coats exterior satin latex paint, colours to blend with roof.
 - i. All windows are vinyl. Door frames only to be painted, plus any wood decorative louvers
 - j. Before commencing work, examine all surface which are to be painted and ensure that any defective work is rectified before proceeding.
 - k. Shutters will be pre-finished Aluminum
 - l. Quarter round to tiled areas to be painted.
 - m. Basement stairs to be painted with latex flat
 - n. D.A.P. Caulking between all trim and drywall surfaces as required.
 - o. Oak Railings, stringers and nosing to be sanded. One coat of sealer to be applied and sanded with steel wool. Two (2) finish coats to be applied. Varnish to be gloss finish varnish with 100% coverage. All finished railing surfaces shall feel smooth to the touch.
 - p. Contractor to complete minimum two (2) touch ups of all painting work. First prior to PDI and the second prior to closing. All touchup work shall be completed in such a way that areas repainted shall blend in with surrounding areas. Contractor is responsible for all touchup painting and all drywall repairs. If touch ups do not blend this contractor to repaint entire wall area affected

- q. Any patching of drywall to be done by the painter. The Contractor will perform a check-out and will walk and inspect every room in the unit using an illuminating device paying close attention to smoothness and coverage of all surfaces, will cleanup all droppings, drips and splatters and install Dap.
 - r. Ceiling texture spray by others in all rooms except laundry, small closets and bathrooms
 - s. Any infractions noted on the purchaser's pre-delivery inspection report shall be completed to our satisfaction within Tarion guidelines. This contract includes all necessary touch-up as required for PDI sign-off.
 - t. Trash, garbage is to be deposited in a location on site as directed by site superintendent.
 - u. Partial cans of paint to be left in house for future touchups.
 - v. Final coat to exterior wood railings, primed by others (if applicable)
- 9) The Owner intends to deliver a house of the highest standards facilitated by providing a clean house in which the Contractor may work. Work should not proceed and the Owner should be notified if the house is not delivered clean to the Contractor. While performing his work, the Contractor will maintain the house in broom swept condition, and garbage deposited at least once daily in one pile at the front and one pile at the rear of the unit, or in individual garbage bins when they are provided on the lot.
- 10) The rectification of any deficiencies noted on the Owner's QA/PDI (Quality Assurance/Pre-Delivery Inspection) reports to the satisfaction of the Owner within one week of notification, and deficiencies noted on the Owner's 30 day and 12-month reports, rectified within 10 working days. All warranties as per Tarion guidelines.
- 11) It is the responsibility of this Contractor to actively promote safety in the workplace. This is to be done by meeting with the Owner before construction begins and discussing procedures and expectations. It is then the responsibility of this Contractor to impress and enforce these expectations on all of his Contractors.

Contractor agrees also to adhere to the following additional rules and requirements:

- a) Contractor and Owner are to meet on site before any work commences to establish procedures by which this contractor is to ensure a safe working environment.
- b) All Vehicles are to travel only the designated construction route.
- c) All vehicles leaving this site are to stop and clean their vehicles in the designated area.
- d) Cross concrete at designated ramps only.
- e) No parking on driveways or graded yards.
- f) Consumption of alcohol , cannabis and/or illegal substances is forbidden on site.
- g) Adherence to local noise requirements.
- h) Do not set tools, materials, trash, etc., on countertops, ceramic, in tubs, or on hardwood.
- i) Portable toilets are provided in ample volume. Anyone caught not using the portable toilets will be removed from the site.
- j) If eating in a house under construction, all garbage will be removed and placed in appropriate containers.
- k) No smoking in the houses.
- l) Additional work is not to be performed for potential homebuyers. Work not approved will be removed and any expense incurred in returning the house to its original state will be charged to the Contractor.

NOTE:

- The Ontario Building Code and all other governing legislation over rides this scope of works, plans provided, purchasers extras/upgrades or any other specifications. Should there be any contravention in any of the aforementioned, the contractor shall immediately advise the owner in writing.
- Contractor agrees that all materials supplied within this contract, are at the sole risk of the contractor until installation is accepted by a signed completion certificate.
- Above specifications are acknowledged and are included in our quotation.

OWNER
TICE RIVER ESTATES INC

CONTRACTOR

Per _____
Authorized Signing Officer

Per _____
Authorized Signing Officer

Dated: _____

Dated : _____