



SCOPE Update: June 14, 2023

ADDENDUM “D”

Ceramic Tile

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 signed 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 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 Ceramic Tile 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. Installation of Floor Tile
2. Quarry Tiles
3. Workmanship
4. Clean Up
5. Service and Warranty Work
6. Hold all Required Licenses and Insurances

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

Trade Contractor Initials_____



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 by a 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 any necessary adjustments and/or corrections that may be required for inspections and incur the cost of re-inspections and advise CONTRACTOR of same.
9. TRADE CONTRACTOR is liable for any plumbing pipes clogged by any material used in the course of completing tile work.
10. Tile shall be arranged to minimize the number of cut pieces required. Border pieces shall be the same width on both sides.
11. TRADE CONTRACTOR shall stone all cut edges of tile prior to installation.
12. TRADE CONTRACTOR shall not install defective tile material.
13. TRADE CONTRACTOR shall trim any excess mortar/paper.
14. All tiles must be laid flush with each other.
15. TRADE CONTRACTOR to check all rough opening cutouts prior to setting tile.

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16. **TRADE CONTRACTOR will replace any cracked tiles which occur anytime during the warranty period, and re-grout any cracked grout (one time only) during the warranty period if requested to do so, at no additional cost to the CONTRACTOR.**
17. **Check for floor squeaks prior to starting and inform Superintendent, in writing, of deficiencies prior to starting installation.**
18. All tile cuts are to be uniform and ground if exposed. In general, all work shall be of aesthetic value acceptable to the customer, Superintendent, and in good common practice of the trade.
19. All ceramic tile shall be installed in a neat manner to present a clean flat finished surface, including all necessary painting, drywall, patching, grouting and cleaning of tile, etc. to the complete satisfaction of CONTRACTOR.
20. Floor tile at doorjamb/thresholds, walls and baseboards will be caulked with caulk matching grout.
21. After tile has been cleaned, TRADE CONTRACTOR will caulk all corners and angles with matching color latex caulk to eliminate any cracks and insure against water penetration. Price will include two return trips to touch up grout, as needed, one at closing and one warranty trip to caulk.
22. TRADE CONTRACTOR must inspect his work after completion and make any necessary corrections prior to CONTRACTOR inspecting the work. All work must be complete prior to processing payment.
23. **TRADE CONTRACTOR is responsible for all damage to tub(s), windows, toilets, shower pans, sinks, tops and cabinets unless damage is pointed out to Superintendent, in writing, prior to commencement of work.**
24. TRADE CONTRACTOR shall reinstall all doors removed for flooring installation.
25. When natural stones are used, the TRADE CONTRACTOR shall be responsible to cull out any and all tile of un-uniform color or texture.
26. A box of tile with matching grout shall be provided to Superintendent for homeowner within 72 hours of completion.
27. TRADE CONTRACTOR shall at all model tile tops, provide installers and CONTRACTOR with top drawing/layout sheet. The tile in every production unit(s) shall be installed in accordance with this layout. Minimize tile cuts. All layouts shall be approved by Superintendent prior to laying tile.
28. TRADE CONTRACTOR will supply the Customer Care a minimum of one tube colored caulk of each color selected, and one pound bag of grout of each color selected on a per unit(s) basis.
29. All inside corners (i.e., back splash, shower walls, walls-to-tub, etc.) are to be caulked with a caulk that matches grout.
30. Tile to be caulked with matching color silicone grout caulk around all sinks, shower pans, plumbing fixtures, tubs, etc.
31. TRADE CONTRACTOR will ensure all grout lines on floor tile shall be consistent.
32. Cut out and drill or bore holes for all electrical and plumbing fixtures.
33. All mastic, grouts and adhesives used shall be water-resistant and fire-retardant.

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- 34. All excess grout and adhesive shall be removed.
- 35. Tile will be grouted and wiped clean. All areas where the tile meets base boards, cabinets, woodwork and other materials are to be protected from grout.

FLOOR TILE INSTALLATION

- 1. Floor will be laid out with chalk lines line before installation begins. Installation will be from the center of the room outward and in a manner to allow continuous pattern from hallways into tiled rooms.
- 2. Flooring must be prepped and floated where necessary with precautions taken for any surface cracks visible at the time of installation.
- 3. Repair of depressions in floor, up to 1/4" in 10', are included in this TRADE CONTRACTOR'S base price for tiles up to 17 x 17.
- 4. All ceramic floors will be covered immediately after grouting with an approved paper covering which will be securely taped to the floor with masking tape. Tape should be installed approximately 1 1/2" - 2" away from drywall so baseboard and shoe mold can be applied without removing the tape.
- 5. TRADE CONTRACTOR to cover, protect all flooring with cardboard after pick-up is completed and cleaned.
- 6. TRADE CONTRACTOR will replace any cracked flooring which occur anytime during the warranty period, and re-grout or seal any cracked grout (one time only) during the warranty period if requested to do so, at no additional cost to the CONTRACTOR.
- 7. **In the event of any flooring claim, TRADE CONTRACTOR must supply a copy of the final report from the manufacturer to Park Square Homes upon receipt. If no official report is available, TRADE CONTRACTOR will provide claim/tracking number for requested final report and contact information of respective claim representative.**

BACKSPLASH/KITCHEN

- 1. In kitchens, if backsplash wall tile is selected, it will be laid in both the range and refrigerator spaces.
- 2. TRADE CONTRACTOR shall check countertops for level before and after tile backsplash installation.

I have read and agree to the above:

Company: _____

Printed Name: _____ **Title:** _____

Signature: _____ **Date:** _____

Park Square Homes

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