



SCOPE Update: June 23, 2023

ADDENDUM “D”

LVP Flooring 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 LVP Flooring 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 tasks in “Exhibit B-1” and below.

1. Installation of LVP Flooring
2. Inspection of Material
3. Floor Prep
4. Workmanship
5. Clean Up
6. Service and Warranty Work
7. Hold all Required Licenses and Insurances

GENERAL REQUIREMENT (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 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 carefully inspect **ALL** material for proper color, finish, style and quality **PRIOR** to installation. If TRADE CONTRACTOR is not satisfied with the flooring prior to installation, contact the Builder immediately – **DO NOT INSTALL** the flooring.
9. It is the responsibility of the TRADE CONTRACTOR to ensure that the jobsite conditions and jobsite subfloor are environmentally and structurally acceptable prior to the installation of any LVP flooring.
10. All Substrate must be clean, flat, dry and structurally sound. Subfloors must be clean and free of dirt, curing compounds, sealers, drywall mud, paint, wax, grease, urethane, or other materials that may affect the integrity of the flooring material or adhesives used to install the flooring.
11. TRADE CONTRACTOR is responsible for subfloors to be flat, meeting a minimum of 3/16" within 10' or 1/8" in 6'.
12. Install planks parallel to the longest exterior wall, typically front to back.

13. Installation of 6 mil Poly Film Underlayment, approved by flooring manufacturer, is required on all concrete floor applications. This is optional when installing over wood subfloor.
14. When installing 6 mil Poly Film Underlayment, overlap any seams a minimum of 4 inches and **ALL** seams must be taped using clear tape. Allow the Poly to run 2" up the wall and trim this back from the wall after installation.
15. Floating installation is to be used for all LVP flooring, unless cabinets are to be installed on top of the flooring. If cabinets are to be installed on top of the flooring (including islands), that area of material must be fully adhered to the subfloor (including an additional 2' beyond the cabinets or island).
- 16. Check for floor squeaks prior to starting the installation of LVP flooring and inform the Superintendent in writing of deficiencies prior to installation.**
17. Undercut all door casings 1/16" higher than the thickness of the flooring being installed.
18. To achieve a uniform appearance across the entire floor, work from several cartons at a time, mixing the planks from several cartons.
19. TRADE CONTRACTOR is to scrape, sand down and clean subfloors prior to applying any self-leveling products (approved by the wood flooring manufacturer).
20. Expansion space around the perimeter of all LVP flooring areas is required. For areas less than 2500 sq ft, use 1/4" gap. For areas larger than 2500 sq ft, use 1/2" gap.
21. TRADE CONTRACTOR is to use LVP flooring manufacturers' approved self-leveling on all subfloors to make sure the floor is leveled out for install to within the acceptable guideline minimums of 3/16" in 10' or 1/8" in 6'. Use Ardex K-15 or approved equal on concrete slabs, use Ardex K-22 or approved equal on wood subfloors and for primer use Ardex P-51 or approved equal.
22. All areas that have self-leveling applied, require 24 hrs. of dry time prior to installation of LVP flooring.
23. Concrete slabs must be dry with no visible moisture. pH level of concrete should be between 7-10. TRADE CONTRACTOR is responsible for determining if the concrete is dry enough for installation of the flooring.
24. LVP is not to be installed directly over fire-retardant treated plywood or preservative treated plywood. An additional layer of APA rated 1/4" thick underlayment is required.
25. Do not fasten wall moldings or transition strips to the planks.
26. A/C must be on PRIOR to installation.

LVP FLOOR INSTALLATION

1. Install the planks parallel to the longest exterior wall. Determine if the starter row will need to be trimmed in width. If the first row does not need to be trimmed in width, cut off the unsupported tongue so that a clean, solid edge shows toward the wall.
2. Installation of the LVP flooring must start from the left side of the room, working to the right when facing the starting wall. Use spacers along the walls to maintain the proper 1/4" expansion space.



3. Install the second plank in the row by aligning and dropping the end tongue over the end groove of the first plank. Check each plank groove for debris that could compromise the locking system.
4. If needed, use a dead-blow hammer to fully engage the short side of the plank by lightly tapping the short end seam directly to engage and sit flush with the adjacent plank (work from the corner of the adjoining planks outward while tapping along the short seam).
5. It is critical to keep the first two rows straight and square. Check for squareness and straightness often, while maintaining the expansion gap of 1/4" from the wall on each end.
6. Continue installing planks and make sure to achieve a random appearance with end joint spacing minimum of 6".
7. Check with each row that all planks are fully engaged; If a slight gapping is found, the gap can be tapped together by using a tapping block and a scrap of flooring to cover the tapping block in order to avoid damages to the planks.
8. When installing transition strips, make sure that no plank will be secured in any way to the subfloor. Use silicone to secure transition strips in place.
9. When installing in wet areas, caulk the perimeter of the floor with silicone caulk.
10. Cover the LVP flooring but **DO NOT** use tape to secure floor protection directly to the floor. Adhere tape to the material used to protect the floor and secure it to the base molding along the perimeter of the room.
11. **TRADE CONTRACTOR** is responsible for any damage to the LVT flooring from tape being applied directly to the floor.
12. When installing LVP on steps, use full Treads, which come in 48" x 12". Sand the back of each tread to create a rough surface so that the adhesive can stick better. Use LokWorx adhesive (or manufacturer approved equal) and pin nails to secure them down. On all landings or steps wider than 4', use planks with flush stair nose and **DO NOT** sand the planks.
13. Restrict foot traffic on all installed LVP steps for 6-8 hours.
14. A box of LVP Flooring shall be provided to Superintendent for homeowner within 72 hours of completion.
15. **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.**

I have read and agree to the above:

Company: _____

Printed Name: _____ Title: _____

Signature: _____ Date: _____

Park Square Homes