



SCOPE Update: August 22, 2023

ADDENDUM “D”

STUCCO/CEMENTITIOUS FINISH

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 Cementitious Finish TRADE CONTRACTOR'S work will not be considered complete until all specifications herein contained are fully met.

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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. All fees, permits and inspections.
2. All exterior walls and gable ends as per plans.
3. Acceptance of Installation of specified Weather Resistant Barrier(s) (Bond-Break WRB) by others, including Zip System Wall Sheathing, as applicable.
4. Installation of specified metal lath and all accessories on all exterior frame walls to include corner bead, weep screeds, plaster stop, control joints, arch-aid or other as required by the plans and specifications.
5. Verify roof flashings are in place and satisfactory for the application of stucco.
6. Verify that all penetrations made by other trades have been flashed.
7. Apply finish texture in accordance with the Option Selection sheet and the plans and specification.
8. Clean up.
9. Service and warranty work.
10. Hold all necessary licenses, certificates and insurance.

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**

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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. Exterior cementitious finish shall be applied to meet the FBC referenced ASTM Standards, C 926 and C 1063. Note: cementitious finish cracks that occur within the first 90 day period after color coat will be the total responsibility of the Cementitious finish TRADE CONTRACTOR to be repaired at his own expense, and to the satisfaction of CONTRACTOR.
9. Prior to TRADE CONTRACTOR commencing his work, TRADE CONTRACTOR shall inspect all roof tile, windows, and patio doors, exterior trim and exterior doors and notify CONTRACTOR in writing of any defects in the same. TRADE CONTRACTOR will be held responsible for any damages to tile or glass that CONTRACTOR is not advised of prior to TRADE CONTRACTOR starting their work.

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10. TRADE CONTRACTOR'S shall be responsible for digging dirt away from foundation to ensure that no unfinished texture area show after final grade is complete. Cementitious finish shall terminate a minimum of 1" below top of foundation and a minimum 4" inspection space shall be maintained above final landscape grade. Termination shall be made by striking and cutting a line at the required level and removing the plaster below or by use of plaster stop.
11. TRADE CONTRACTOR shall take extra care to ensure brown coat is plumb, level and square to accommodate exterior tile bands, if applicable.
12. Patchwork or repair work, when required by TRADE CONTRACTOR, shall be completed with same identical finish as rest of unit(s), and shall be completed within 48 hours of request.
13. TRADE CONTRACTOR shall, before beginning work, provide protection for the work of the other trades plus cover all balcony and roof areas. If this is not accomplished, this TRADE CONTRACTOR shall be held responsible for all necessary repairs.
14. TRADE CONTRACTOR shall cut in and clean all cementitious finish from frieze blocks and all other areas affected. Special care shall be given to doors and windows.
15. TRADE CONTRACTOR shall pull back plaster droppings prior to them drying to a distance of one foot or more from the exterior of unit(s) to make clean-up (by TRADE CONTRACTOR) more efficient.
16. TRADE CONTRACTOR shall remove mortar fins and splatters on the foundation from the cementitious finish termination to a point below the expected finish grade.
17. Scaffolding: All scaffolding, horses, planks, ladders, or any other devices normally used by plasterers, during the course of their normal work, shall be furnished and installed by the TRADE CONTRACTOR. All scaffolding materials and equipment used and erected shall comply with all applicable union safety requirements, OSHA and any other safety codes that may apply.
18. Protection of Materials: TRADE CONTRACTOR shall use extreme care to protect from damage any adjacent materials such as windows, jambs and frames, electric boxes, vents, gutters, concrete brick, woodwork sills, siding, and make free of lath, cementitious finish and residue all exposed wood and other

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surfaces which may be damaged by cementitious finish materials. The TRADE CONTRACTOR is hereby cautioned that all exterior masonry veneers and fireplace stacks shall be thoroughly protected during the cementitious finish operations and further, that all adjacent unit(s) and surfaces shall be left clean of cementitious finish material.

- a. Protect all windows and frames using oil coating or 2 mil plastic covering with 2" blue tape as manufactured by United Protective Coatings, or PSH approved equal.
19. Cleaning: Any cementitious finish materials left as a result of the performance of this Contract shall be cleaned and said items shall be left in a condition satisfactory to the PSH Builder. For maximum protection to aluminum doors and windows, upon finish of wet cementitious finish, immediately hose clean aluminum tracks and frames. Do not rub or brush windows that have cementitious finish residue.
20. TRADE CONTRACTOR shall keep work areas in a clean and safe condition with no rubbish, waste or debris to interfere with the work of others. Place all excess lathing material, paper and bags in a location designated by the CONTRACTOR. Upon completion of work in this section, TRADE CONTRACTOR shall remove all rubbish, waste, excess materials, containers, pallets, cementitious finish debris (cementitious finish chunks 1" in diameter and larger), etc.
21. Scheduling of cementitious finish work will be coordinated with CONTRACTOR agent and the established production sequence list. Material to be stacked in area designated by Superintendent.
22. TRADE CONTRACTOR shall supply his own electric power, as necessary, unless instructed otherwise by CONTRACTOR.
23. TRADE CONTRACTOR is responsible for determining correct ceiling height at entries prior to submitting pricing for each model and elevation.
24. TRADE CONTRACTOR agrees to provide any applicable room option pricing (as shown on plans) at the time bids are submitted. TRADE CONTRACTOR agrees to provide optional work at no charge, if no applicable option pricing is provided to contractor prior to starting work in any community.

MATERIALS: (see Specifications for details)

1. Cement shall be Titan America Stucco Cement or PSH approved equal.

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2. Sand shall be washed plaster sand, clean, hard and free of loam, silt or other impurities.
3. Water: CONTRACTOR shall furnish potable water from public supply.
4. TRADE CONTRACTOR agrees to provide galvanized Structalath Twin Trac, 17ga., lath on all exterior wood frame walls. Lap a minimum of one mesh (1 1/2") at sides and ends. Install product according to Structalath installation guide.
5. TRADE CONTRACTOR agrees to provide a waterproof membrane over all horizontal surfaces 2" or more in width.
6. Exterior columns (not to include prefinished columns) and/or wing walls will require one (1) layer of #40 Mil Bitumen membrane wrapped over, on top and around with NO nailing or staples on any tops. All nailing to be applied on the sides.
7. Bond-Break WRB shall be Jumbo Tex 60, by Fortifiber Building Systems Group, at all framed locations that will receive Stucco Finish.
8. Accessories: All Control Joints will be 7/8" Vinyl E-flange 1578 EF by ClarkDietrich and all casing bead will be 7/8" Vinyl E-flange 6678 EF or EFBB (with or without backerbead) by ClarkDietrich (Vinyl Corp) or PSH approved equal.

INSTALLATION

1. TRADE CONTRACTOR shall wet block with water prior to installing the scratch coat of Stucco.
2. TRADE CONTRACTOR shall mechanically scratch in a horizontal manner, the first coat and shall provide sufficient depth of lands and grooves. Scratching shall occur only after the plaster has attained sufficient rigidity to resist sagging and raveling of the lands and grooves.
3. Exterior cementitious finish shall be applied in accordance with ASTM C 926. Minimum nominal thicknesses are 7/8" over metal lath in 3 coats and 1/2" over block in 2 coats. The double-back method of application for scratch and brown coats may be used, provided scratch coat has set sufficiently to support brown coat.

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4. TRADE CONTRACTOR shall moist cure the walls with a fine mist of water morning and evening for a minimum of 3 times over 2 days immediately following plaster application.
5. Everything shall be installed level, plumb and square.
6. Where weep screed is used, it shall be composed of non-corrosive material and shall be kept plumb, straight, level and square.
7. All exterior outside corners, column, pop outs and/or arches shall receive corner bead and will be installed for a straight line appearance, with true square corners, NO round corners (except where bull nose corners are required per specifications).
8. Hi-rib lath shall be used on all soffit areas, as shown on the plans, to be plastered.
9. Cementitious finish must be provided behind any location that is to receive decorative foam.
10. Materials and Mixing: Methods shall be proportioned as per ASTM C 926.
11. Masonry Stone Veneer Application (if shown on plans):
 - a. Cementitious finish TRADE CONTRACTOR shall provide all lath, scratch and brown coats, prior to installing all thin brick and manufactured stone materials and installation by Masonry TRADE CONTRACTOR. Stone shall be applied down to finish grade where directly applied to masonry walls provided that the foundation extends to the outer edge of the stone veneer. Where stone veneer is applied over framed walls, a minimum 6" inspection space shall be maintained above the final landscape grade.
12. Masonry Brick Veneer Application (if shown on plans):
 - a. Cementitious finish TRADE CONTRACTOR shall provide lathing paper. Masonry TRADE CONTRACTOR shall furnish and install ties for veneer with all masonry brick veneer materials.
13. TRADE CONTRACTOR shall install control joints, #1578E by Vinyl Corp, where specified and detailed. Break continuity of lath and framing behind control joints. Both the drainage plane and bond-break WRBs shall be continuous behind control joints. At intersections, the vertical joints should be continuous with the

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horizontal joint abutting. Exception: Where a vertical control joint terminates at a weep screed.

14. TRADE CONTRACTOR shall cover all walks and driveways prior to work commencing and completely wash down these areas upon completion.
15. TRADE CONTRACTOR shall clean up all cementitious finish debris and scaffolding, related to this scope of work, around entire jobsite within 24 hours after each stage of the cementitious finish system is completed. All debris shall be placed in trash bins or designated areas.
16. All windows, doors and trim details shall be per the plans and specifications and shall be plumb, level and all corners shall be square. Failure to meet these requirements will result in TRADE CONTRACTOR's action to correct deficiencies at no extra cost to CONTRACTOR.

I have read and agree to the above:

Company: _____

Printed Name: _____ **Title:** _____

Signature: _____ **Date:** _____

Park Square Homes

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