



**SCOPE Update: February 20, 2023**

## **ADDENDUM “D”**

# **Zip Tape/Vapor Barrier & Tape/Flash Exterior Penetrations 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, which pertains to the type of materials and workmanship, will be installed as negotiated.

### **GENERAL INFORMATION**

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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 Zip Tape\ Vapor Barrier & Tape\Flash Exterior Wall Penetrations 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, as furnished and installed, all labor, tools, material, equipment, etc. to complete the work per this agreement as required by plans and specifications, customer's Option Selection Sheet, and individual lot conditions as identified but not limited to each task in "Exhibit A-1" and below.

1. All fees, permits and inspections by Park Square Homes.
2. All exterior walls, columns and gable ends as per plans.
3. Acceptance of Installation of Zip® Flashing Tape, Vapor Barrier & Tape, Quickflash® gaskets as applicable.
4. Installation of specified Zip® Flashing Tape, Vapor Barrier & Tape, Quickflash® gaskets/flashing and all accessories on all exterior wall penetrations as required by the plans and specifications.
5. Vapor Barrier and tape where fire rated sheathing or OSB is used.
6. Verify that all penetrations made by other trades have been flashed.
7. Use Quickflash® gaskets and flashing at all exterior wall penetrations.
8. Zip® tape at all Zip® sheathing seams and at Zip® sheathing and block wall joints.
9. Clean up.
10. Service and warranty work.
11. Hold all necessary licenses, certificates and insurance.

**GENERAL REQUIREMENTS (applies to all aspects of above mentioned scopes)**

1. All specialties 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.

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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 inspect 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 or driveways, with the exception of loading or unloading construction material only.
7. Contract is not limited by items listed herein.
8. Zip® Taping, Vapor Barrier & Taping, Flashing of Openings and Exterior Penetration installations with Quickflash® gasket(s) to meet the FBC referenced ASTM Standards, E96, E283, E331 and E1677. Note: Tears and rips that occur within the first 90 day period after installation will be the responsibility of the TRADE CONTRACTOR to be repaired at his own expense, and to the satisfaction of CONTRACTOR. TRADE CONTRACTOR shall protect installed WRB from damage.

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9. Prior to TRADE CONTRACTOR commencing his work, TRADE CONTRACTOR shall inspect all openings, penetrations, substrate and surface conditions are in accordance with weather-resistant barrier manufacturer recommended tolerances prior to installation of Zip® tape, vapor barrier, flashing and accessories and notify CONTRACTOR in writing of any defects in the same. TRADE CONTRACTOR will be held responsible for any damages that CONTRACTOR is not advised of prior to TRADE CONTRACTOR starting their work.
10. TRADE CONTRACTOR shall not install any damaged moisture barrier and is to ensure that the WRB is intact
11. TRADE CONTRACTOR shall perform all cutting, fitting, filling and patching as required to make the surfaces ready to receive tape, vapor barrier and flashing.
12. Patchwork or repair work, when required by TRADE CONTRACTOR, shall be completed with same identical material(s) 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 install all materials per manufacturer specifications with proper lap joints and folds.
15. Scaffolding: All scaffolding, horses, planks, ladders, or any other devices normally used by installers, 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.
16. 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 tape residue at all exposed wood and other surfaces which may be damaged by supplied materials. TRADE CONTRACTOR shall store Zip® tape, vapor barrier & tape and Quickflash® gaskets materials as recommend by product manufacturer.

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17. Cleaning: Any 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. TRADE CONTRACTOR is to leave the jobsite in a neat and clean condition daily.
18. 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 materials, 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, etc.
19. Scheduling of work will be coordinated with CONTRACTOR agent and the established production sequence list. Material to be stacked in area designated by Superintendent.
20. TRADE CONTRACTOR shall supply his own electric power, as necessary, unless instructed otherwise by CONTRACTOR.

**MATERIALS: (see Specifications for details)**

1. TRADE CONTRACTOR is responsible for supplying and installing vapor barrier membrane over framed exterior walls where fire rated sheathing is used or where OSB is used, per all applicable industry standard, codes and any local, state or federal requirement. This contract includes all necessary labor, materials, fasteners, permits and fees to complete the work per manufacturer system specification and requirements.
2. Zip® Flashing Tape or other code approved flashing tapes that satisfy AAMA-711 or AC-148 can be used to flash penetrations and fenestrations.
3. Quickflash® gaskets, Typar® vapor barrier (or equal, approved by PSH Purchasing or Director of Construction) and tape, 1-1/4" Button-cap nails.
4. TRADE CONTRACTOR shall deliver water-resistant barrier materials and components in manufacturer's original, unopened, undamaged containers with identification labels intact
5. TRADE CONTRACTOR shall store water-resistant barrier materials as recommended by system manufacturer.
6. TRADE CONTRACTOR shall protect installed water-resistant barrier from damage

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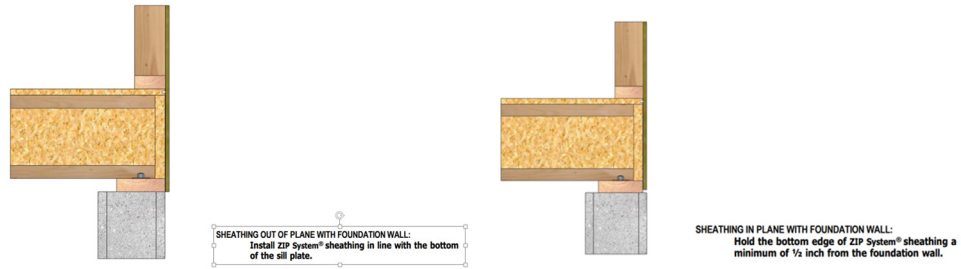
## **INSTALLATION**

1. TRADE CONTRACTOR shall install and overlap vapor barrier seams six inches and use seam tape to seal. All seams, lap joints, folds and cuts shall be properly sealed with tape per manufacturer's specifications. Vapor barrier shall be properly shingled by TRADE CONTRACTOR between successive sheets and with previously installed waterproofing and building envelope components. Vapor barrier and accessories shall be installed by TRADE CONTRACTOR before window and doors are installed
2. TRADE CONTRACTOR shall Attach vapor barrier with 1-1/4" Button-cap nails nailed in 30-26" rectangular pattern.
3. TRADE CONTRACTOR shall cut window openings in a true "I" cut exposing 1/2" to 3/4" of sill plate.
  - Pull the wrap back on sides, trim the excess and staple the flaps to the inside stud face of the rough opening
  - Cut material flush at top of rough openings with 45 degree flap (called targets)
  - On the bottom use 6-inch wide strips of flexible flashing tape going up 6" on either side of window. "Flashing" prior to windows being installed
  - Flashing to be installed over the bottom of openings and overlap the materials
  - Sides installed to overlap with bottom flashing
  - Tape all slits and nailing flanges around all windows, doors and overlap the materials
  - Sides installed to overlap with bottom flashing
  - Tape all slits and nail flanges around all windows, doors and other openings
4. TRADE CONTRACTOR shall at roof-to-wall intersections, install vapor barrier between the first roof truss and the wall.



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5. Zip® System wall sheathing – Foundation Transition

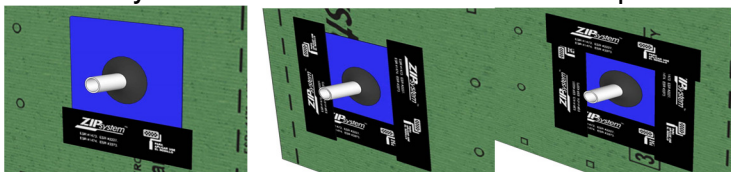


6. Zip® system tape must be used where two Zip® System panels come together to create a seam at inside corners, outside corners and in the same plane. Ensure tape is centered over seam. Use Zip® tap roller to apply pressure to the tape and smooth out any wrinkles.



7. Quickflash® panel installation for Zip System.

Use 6” tape to tape bottom of Quickflash® panel first, then place tape on each jamb and finally on the head of the boot. Roll all pieces with tape roller.



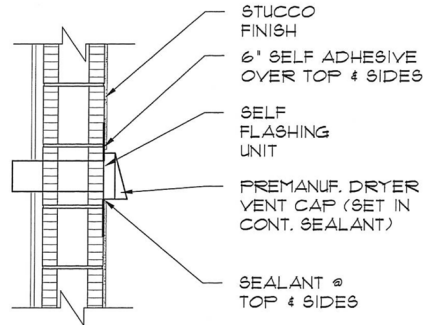
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Side Quickflash® panel over pipe and use 6" Zip® system tape to tape bottom of Quickflash® panel.

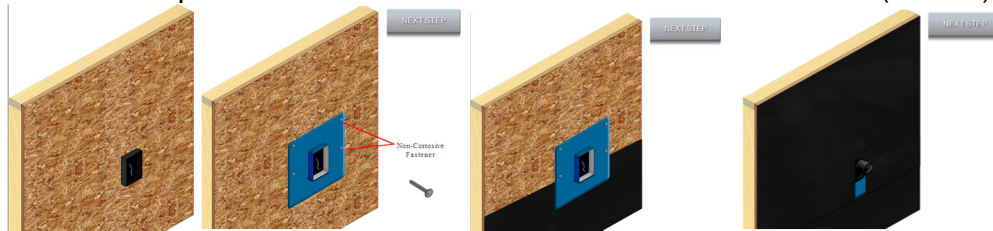
Place Zip® system tape at each jamb.

Place Zip® system tape at the top of the panel.

8. Tape top and sides flanges of self-flashing cap with 6" self-adhesive tape. (Block)



9. Quickflash® panel installation before weather resistant barrier (Frame).

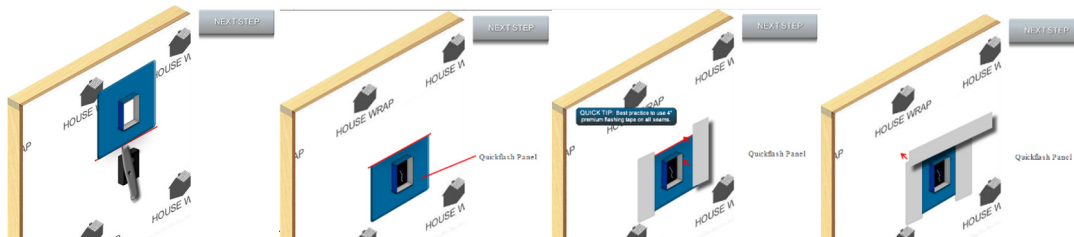


Slide Quickflash panel onto opening and secure with non-corrosive fasteners.

Slide the water-resistant barrier underneath the Quickflash panel to the bottom of the opening

Install the WRB over the top of Quickflash panel using shingle style method extending to the bottom of flashing panel.

10. Quickflash® panel installation after weather resistant barrier (Frame).



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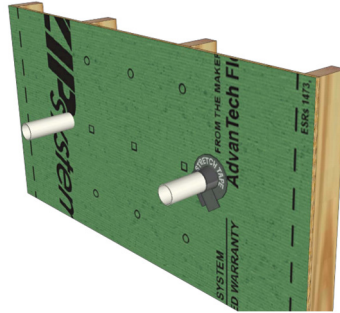
Using the QuickFlash® panel as a guide, mark the length of the panel plus ¼” on each side 2” above penetration onto the WRB and cut a slit along the mark.

Slide the Quickflash panel up underneath the WRB and over the penetration pressing down to ensure a flush seal.

Tape both sides

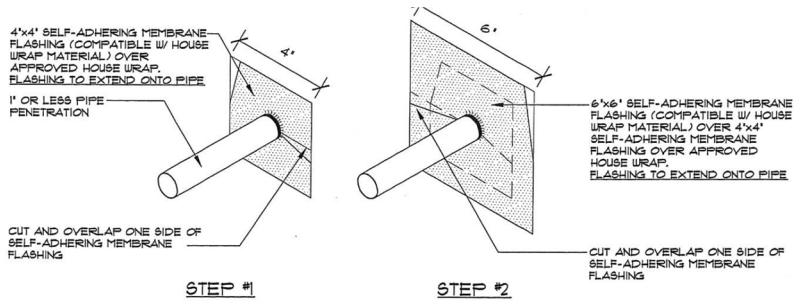
Tape across the top

### 11. Penetrations without panel/gasket on Zip® sheathing– use Zip® Stretch tape.

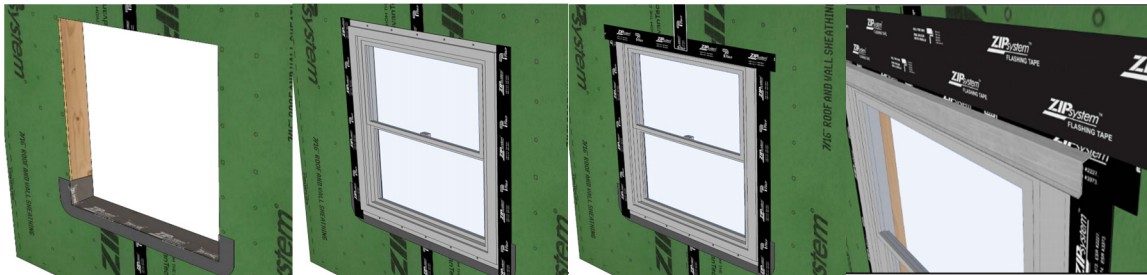


Starting from the top, center a piece of stretch tape and pull down on either side of the pipe so the tape can meet together in the middle of the pipe.

### 12. Penetrations without panel/gasket on typical sheathing.



### 13. Installation at flanged window (by others)



Install Zip® Stretch tap at flanged windows by

Apply sealant on backside of window flange and set window into rough opening

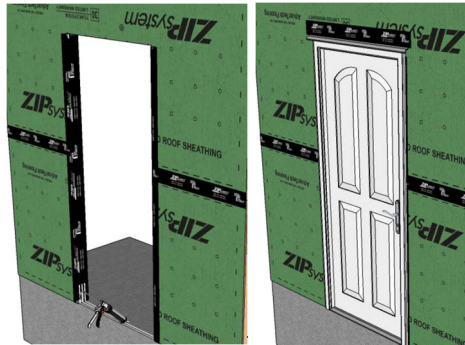
Install tap on the window head. Where "T" joint occurs at window head,

With "J" channel flashing, install and tape top of channel flashing.

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laying 6" wide tape on sill and up 6" on both sides. per local codes (by others). Install tap on the window jambs ensure vertical panel seam overlaps onto the head flashing.

14. Install Zip tape in the jambs of the rough openings of typical brick mould door(s). Install door into rough opening in accordance to the manufacturer's installation guidance and apply sealant at moulding/Zip® system sheathing intersection (by others). Install head flashing above door and tape top of head flashing.



15. Small holes that are defined as less than 2" in diameter require 1 to 2 layers of Zip tape over the hole. A minimum of 1" overlap on all sides of the hole is needed. Saw kerfs and chips should be covered with tape and rolled into place.

- a. TRADE CONTRACTOR shall ensure zip panels are free of any dirt or debris prior to installing Zip tape to panels and follow all manufacturer procedures for installation free of workmanship defect.

## **Second Trip**

Contractor is responsible for making a second trip to the jobsite to address the following:

1. Complete the installation of the WRB.
2. Paper any arches and/or door openings.
3. Apply Typar® vapor barrier (or equal, approved by PSH Purchasing or Director of Construction) process to all penetrations made in the paper by MEPs.

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4. Seal any tears, punctures, or cuts as recommended by Typar® vapor barrier (or equal, approved by PSH Purchasing or Director of Construction).
5. Check completed WRB installation and contact Builder if any issues with window flange sealing are observed.
6. If larger areas of the WRB are to be repaired that are outside this scope, builder approval and a Variance Purchase Order is needed before starting the repair work.

**I have read and agree to the above:**

**Company:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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