



**SCOPE Update: September 13, 2024**

## **ADDENDUM “D”**

### **BLOCK WALLS**

### **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 Block Walls TRADE CONTRACTOR’S work will not be considered complete until all specifications herein contained are fully met.

#### **SCOPE OF WORK**

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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. For block labor only TRADE CONTRACTOR, material (block, concrete, precast, truss anchors and rebar) is provided by others.

1. Concrete Block Construction
2. Lintel Pumped Concrete
3. Concrete Suppliers
4. Block
5. Mortar
6. Lintels
7. Cast-Crete HiDri Sills or equivalent.
8. Rebar
9. Grout
10. Bolts, Ties, etc.
11. Scaffolding
12. For Turnkey contracts, TRADE CONTRACTOR is to provide all material and pumps required, per plans and described herein, for complete stem wall (if required), block walls, precast and lintel pump.
13. Clean Up
14. Service and Warranty Work
15. Hold all necessary licenses 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 CONTRACTOR, in writing, shall relieve the CONTRACTOR of any and all**

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**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 email 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 must reply to email notifications for corrective work within 12 hours. **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 maintain all SWPPP requirements.
9. Work included herein shall be as called for by entire set of plans, block walls indicated in details, masonry notes, and to complete satisfaction of CONTRACTOR.
10. Upon completion of work, TRADE CONTRACTOR shall rake entire perimeter 2' from edge of home and remove debris to CONTRACTOR provided trash bin. All slab and porch areas are to be left broom clean.
11. All work shall be completed in accordance with the daily schedule established by the CONTRACTOR. TRADE CONTRACTOR shall be responsible to meet with the CONTRACTOR **prior to starting any new job** to review specific plans and then on a daily basis to review any variances to Home Schedules, jobsite issues, and Quality Checklist.

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## **MASONRY BLOCKS/DELIVERY**

1. All concrete block units shall be manufactured to meet ASTM C90 requirements for Hollow Load Bearing Masonry Units. Minimum compressive strength shall be 2000 *PSI*.
2. Concrete masonry units shall meet or exceed "Specification for Masonry Structures" as defined in TMS 402/ACI 530 and TMS 602/ACI 530.
3. Blocks shall be delivered and shall be placed on or near slab, as approved by Builder. **No block shall be placed in the garage area. No forklifts or other equipment shall be allowed on finished product concrete.**
4. Rebar dowels shall not be bent over to allow for placement of block on slabs.
5. Remaining block wall material (following completion of block walls) shall be placed in designated area as specified by Builder prior to TRADE CONTRACTOR leaving the lot. For turnkey contracts TRADE CONTRACTOR responsible for removing all block from lots.

## **INSTALLATION**

1. Mortar for masonry shall be freshly prepared and uniformly mixed in the ratio by volumes of 2.5:3 cement : arid sand mixed, type S. Cement shall conform to the requirements of ASTM C150 "Portland Cement", Type 1, Standard Grey.
2. Lintel pump mix shall be designed in accordance with ASTM C-476. Grout shall be 1:3:2 cement, sand and 3/8" pea gravel. Mix with a slump of 8" to 11". The use of admixture for the purpose of reducing water content will be permitted, subject to the approval of the CONTRACTOR and provided the strength of the grout is not impaired. Grouted cells shall be consolidated by use of "pudding sticks" or low-force vibrator. Grout solidly behind all door jambs or other built-in items.
3. TRADE CONTRACTOR shall furnish and install all scaffolding to complete job in one operation. All scaffolding is to be installed per safety codes and OSHA standard guidelines.
4. Furnish and install all required anchor bolts, straps, hold downs, miscellaneous iron, imbeds, miscellaneous hardware, etc. Furnish applies to turnkey contracts and material suppliers.

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5. TRADE CONTRACTOR must coordinate hardware, mechanical, block heights, window openings, door openings, framing locations, cut-outs, rough opening sizes and installation requirements prior to starting work and must be done per approved plans. No variation unless approved in writing by the CONTRACTOR.
6. Vertical reinforcing shall be as noted on plans and details.
7. All reinforcing steel shall be placed in accordance with the latest edition of Concrete Reinforcing Steel Institute (CRSI) or as required by Building Department Codes.
8. All reinforcing bars, and veneer ties shall be secured in place prior to grouting.
9. Cut off any exposed re-bar prior to grouting 2” below finished surface.
10. TRADE CONTRACTOR shall insure that block is in place with joints staggered in all courses. Mortar bed and end joints shall be uniform with no gaps or voids inside and out. Surfaces shall be smooth and plumb. All openings shall be squared and accurate. Mortar is to be mixed to manufacturer’s specifications. All materials are to be pre-approved at time of bid per plans and specifications. TRADE CONTRACTOR shall provide labor and material to frame for openings in walls.
11. Obtain opening sizes, framing/hardware/mechanical locations and window/door chart from CONTRACTOR prior to the start of masonry work.
12. TRADE CONTRACTOR shall layout walls with doors and window openings in advance. Coordinate work with other trades and confirm with the CONTRACTOR.
13. Extreme care is to be given the entire installation of all walls, (retaining, garden or perimeter) to prevent any encroachment other than that staked by the engineer, on the adjacent property. Survey pins shall not be moved or removed.
14. All masonry block units, walls, veneers, stem walls, planters and columns shall be laid true, level, flush and plumb to a plane surface. **String lines are to be used to maintain level courses.** All masonry surfaces shall be thoroughly cleaned of all excess mortar and mortar stains. The inside face of all vertical walls shall be true and even. Joints shall be troweled and/or wiped clean so as not to leave protrusions that will interfere with proper installation of furring.

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15. Lay masonry block units in running bond with vertical joint in each course centered on units in courses above and below. Clean all downpour cells free of excess and loose mortar. Maintain joint widths of 3/8" (+/- 1/4"). Cut joints flush and brush surface. Fill all voids.
16. Variations from plumb - all vertical surfaces should not exceed 1/4" in 10' for wall and 1/8" maximum for window openings.
17. Variations from level - for bed joints and lines of lintels, sills, and top of tie beams not to exceed 1/4" in 10' , not to exceed 1/2" maximum total.
18. TRADE CONTRACTOR shall install all lintels masonry or steel per plan and per Florida Building Codes.
19. U-lintels can be field cut to the required length.
20. TRADE CONTRACTOR shall install all, anchor bolts and straps per plan and structural calculations. If plans are vague in showing location, it is the TRADE CONTRACTOR'S responsibility to obtain the correct measurements.
21. TRADE CONTRACTOR shall install rebar, grout, and bond beams per plans and Florida Building Codes.
22. Furnish and install all required reinforcing steel including, but not limited to all rebar, etc., as per plan specifications, CONTRACTOR, and all applicable Building Dept. Codes. Furnish applies to turnkey contracts and material suppliers.
23. TRADE CONTRACTOR shall verify and mark all window and door locations on block.
24. TRADE CONTRACTOR is responsible for correct window and door, size and location, as well as, height of walls.
25. TRADE CONTRACTOR shall install all concrete sills with no deficiencies in window openings. When using multiple sills for larger windows, the joints shall not fall at the meeting rails or stiles of the windows to be installed in opening.
26. All corners shall be plumb and square to align with wall framing.
27. TRADE CONTRACTOR shall furnish and install "T-Brace" under any lintel opening over 6 feet in length, to include Garage Overhead door.

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28. TRADE CONTRACTOR shall install all rebar and down rods with lap per approved plans.
29. TRADE CONTRACTOR shall insure that hose bibs are inside the cell, with the flange protruding out of the block 1/4", plumb and secured.
30. TRADE CONTRACTOR is to ensure all block joints inside of garage are struck and all exterior walls are as per community specifications. Interior side of garage walls are to be free of any mortar or lintel concrete overspill on the exposed face of the walls.
31. TRADE CONTRACTOR shall float Garage block to slab area.
32. TRADE CONTRACTOR shall install screen where block is to be pumped.
33. TRADE CONTRACTOR shall create even rectangle openings at bottom of cells to be pumped and cover opening with plywood prior to pumping. After pouring is complete, TRADE CONTRACTOR is to remove all plywood covers, remove all nails and smooth out all concrete protrusions flush to wall to maintain a square and plumb finish.
34. TRADE CONTRACTOR shall install Truss straps per layout at proper depth.
35. TRADE CONTRACTOR shall pump footings, hand carry block, and hand dig footings where conditions require.
36. TRADE CONTRACTOR shall scrape all excess mortar off walls, floors, and away from exterior walls at ground level, place all excess material debris in trash bin provided and leave house in a "broom clean" condition. The job-site is to be cleaned of excess sand, mortar, "clean out residue" from mixer; dirt ramps removed and regrade dirt to original condition in ensure proper drainage. The debris from each home is to be placed in dumpster provided.
37. TRADE CONTRACTOR shall be responsible for providing protection of concrete.
38. All mortar and lintel concrete to be kept off finished slabs - i.e. garages, entries, lanai's, stoops and patios.
39. Any necessary adjustments due to failed inspections are to be made by the TRADE CONTRACTOR within 24 hours of notification and any cost for re-inspections shall be borne by the TRADE CONTRACTOR, if applicable to TRADE CONTRACTOR'S work.

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40. All exposed masonry shall be thoroughly cleaned. Mortar and mortar stains shall be removed.
41. Clean up all debris caused by your work and/or your employees, both inside and outside of the building on a Daily Basis. Mortar spills shall be cleaned up before they set up. All debris shall be disposed of as directed by the Builder. Excess materials shall be removed from the job site. Materials not removed within 24 hours of completion of work will be removed at the TRADE CONTRACTOR'S expense.
42. TRADE CONTRACTOR is responsible for cleaning of street and all areas after completion of lintel pump. Lintel pump to be cleaned in pre-determined designated location.
43. Area around concrete pump shall be protected from fluid spills and leakage from equipment. Equipment shall not stop or create an un-safe condition for construction and/or residential traffic.
44. Protect and clean all adjacent surfaces due to mortar splattering.
45. TRADE CONTRACTOR shall provide weep holes in head joints at 8' O.C.
46. TRADE CONTRACTOR is aware of current field conditions and agrees to no additional charges for pumping lintel concrete, hand carrying of materials or cleaning dirt from slabs.
47. TRADE CONTRACTOR is aware of current firewall plan requirements and is responsible for compliance on all duplex and townhomes as per the plans, details, specifications and local codes.

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

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

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

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

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**Park Square Homes**

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

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