

ADDENDUM "D"

**DRYWALL
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 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 will be installed as negotiated.

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

B. Relationship to other documents

Additional information and/or requirements are defined in:

- Option Selection Sheet
- Architectural Plans
- Shop Drawings (as needed)
- Color Selection Sheet, Buyer Contract Addendums and Change Orders
- CONTRACTOR'S "Best Practices"
- Product Requirements and Recommendations
- Plot Plan (where applicable)
- Addendum "A" Terms of Payment
 1. Exhibit A-1 Trade Contract Payment Schedule
 2. Exhibit A-2 Trade Contractor Administrative Procedure
- Addendum "B" Schedule and Commencement of Work Addendum
- Addendum "C" General Conditions Trade Contractor/Contractor Agreement
- Addendum "D" Scopes of Work
 1. Exhibit D-1 Trade Contractor's Quality Checklist (where applicable)
(All items on the checklist must be completed prior to TRADE CONTRACTOR submitting for payment)
 2. Exhibit D-2 Community Specs

PAYMENT DEFINITIONS

Scheduled task payments will only be approved for payment after TRADE CONTRACTOR'S foreman has inspected and certified that all contract work is completed per the following criteria:

- a) All Trade Quality Checklist (where applicable) items have been completed 100% and accepted by Superintendent.
- b) All pick up work identified during inspection is completed, NO DEFICIENCIES REMAIN.
- c) The property is completely clean, safe and ready for next trade.
- d) Scheduled tasks have passed all State/Local municipality inspections, ordinances, statutes and requirements.
- e) All work has been installed and completed as per Contract Scope of Work, Community Specifications and Manufacturers Instructions and Recommendations.
- f) All related requirements per Superintendent have been completed.

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 task in "Exhibit B-1" and below.

1. All drywall gypsum board (if applicable, labor only).
2. All drywall accessories such as cornerbead, tape, joint cement, casing bead, mastic and nails, etc.
3. All drywall clean up and removal.
4. All required licenses and permits.
5. Texture and/or Acoustic.
6. Scraping floors/sweeping.
7. Sanding walls.
8. Drywall shear nailing per plan.
9. Marble sills (if applicable)
10. Inspections.
11. One year warranty from final closing, same as Superintendent's warranty.

All work performed under this Contract shall be in accordance with the above referenced plans, CONTRACTOR specifications, FHA and VA Minimum Property Standards, local municipalities and government agencies, State of Florida codes, ordinances and statutes, the specifications hereinafter set forth and any standard production changes incorporated in the model home.

GENERAL CONDITIONS

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,

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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 Welcome Home Orientation (WHO) list items to complete the items, and 72 hours from notification of a superintendent punch list item. 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. Notwithstanding the noted items, this TRADE CONTRACTOR has totally familiarized themselves with plans and all general notes and requirements as specified. There shall be no deviation from plans unless authorized in writing. No extra allowed unless design changes in writing.
8. TRADE CONTRACTOR agrees and warrants that costs defined in Price Addendum attached includes all time and material required for all miscellaneous repairs encountered regardless of fault except for large scale blatant vandalism. Contract costs also include stress crack repairs if required through warranty period.
9. Drywall final pick-up shall be required prior to final municipality and in house inspection and paint final. After installation of finish trades prior to final paint pick-up Drywall TRADE CONTRACTOR will patch or repair any minor damage at no extra charge. Minor pick up is defined as damage to drywall less than 3" in diameter.
10. All scrap, drywall and mud boxes to be hauled to the dumpster or put on proper location as advised by CONTRACTOR, shovel cleaned, hosed; ground floors only. Place drywall mud residue in drywall boxes then discard.
11. Check for options taken (i.e., texture change, window casings or wallpaper area).
12. All homes are built AS PER MODEL STANDARDS and option change order per home. If any plan or specific plan specification is not as per model, it must be brought to the attention of the job Superintendent. Any deviation from models must be approved in writing by the Job Superintendent. Supply and install drywall on all interior walls and ceilings, per specifications and manufacturer's recommendations. Drywall installed on walls and ceiling must be jointed at tapered end, not butt to taper. This will allow proper coverage of mud at all joints.
13. TRADE CONTRACTOR will provide all necessary materials for pre-drywall, draft stops, and chases as required.
14. Remove all debris from house prior to taping. Baseboard area shall be 100% free of debris, bows, humps, dips and any visible defects. Protect windows, doorjambs, tubs, showers, laundry/ ice maker boxes, walkways, roofs and garage doors from mud and texture. Remove excess mud or texture from any area not intended for its purpose, including plumbing and electrical boxes. Remove any texture on these items prior to Painting TRADE CONTRACTOR commencing.
15. Floors shall be scraped, washed and pressure washed(if needed) NOTE: Etching concrete will constitute patching and complete epoxy coating of garage slabs at the expense of TRADE CONTRACTOR and left "Broom Clean" immediately after texture operation.. Special care shall be taken to leave floors including walks, drives, pads, garage floors, stem walls 100% clean on all homes. Care shall be taken to mask heater registers, windows, refrigerator and laundry boxes, can lights, electrical boxes, etc. to protect them from any over-spray or taping cement. Texture muck shall be removed from site, not left at entry or exits.

16. TRADE CONTRACTOR shall use extreme caution while working around bathtubs and shower pans and will be held liable for any damage incurred. TRADE CONTRACTOR shall not remove tub protection.
17. The TRADE CONTRACTOR shall receive all houses in a "broom clean" condition and shall scrape all drywall mud from floors and leave same in a "broom clean" condition. All debris is to be placed in designated area.
18. The TRADE CONTRACTOR shall replace insulation fallen prior to drywall, and notify CONTRACTOR'S agent of lack of any insulation, prior to his installation. TRADE CONTRACTOR shall be responsible for walls rocked without insulation and/or insulation inspection.
19. If windows or sliding glass doors are found to be damaged due to drywall being stocked, it will be drywallers' responsibility for cost of replacement.
20. TRADE CONTRACTOR shall remove all dropped nails immediately.
21. Drywall TRADE CONTRACTOR is responsible for complete daily clean-up of job site of all drywall debris, boxes and nails.
22. Wallboard shall be hung with long dimensions of the board at right angles to the framing.
23. Joint treatment-joint tape and ready-mix joint compound shall be the material recommended by the wallboard manufacturer.
24. Concealed joints and nail depressions shall receive a full three-coat application of vinyl joint compound, taped and bedded, and shall be touched-up in any areas that need it.
25. TRADE CONTRACTOR shall furnish any exterior board or denshield board that is necessary per plans and specifications.
26. Windows, returns, closets and frame garage areas will receive standard cornerbead. Garage frame walls to be finished (flat taped and textured) to full coverage. All metal to be level and plumb.
27. Any overspray causing damage on brick, tile or any adjoining surfaces must be cleaned by TRADE CONTRACTOR.
28. Should ceiling and/or wall joints show after texture dries, TRADE CONTRACTOR shall respray, paint or take any steps necessary to correct this condition. Caulk angles to eliminate possible cracking.
29. All finished ceilings and / or walls shall be free of visible joints and/or other defect. Tapes that photograph through finish will be re-done immediately.
30. TRADE CONTRACTOR shall leave all window frames, doorjamb, and all other finished surfaces free of mud and/or texture.
31. All nailing to meet FHAIVA and City/County/State requirements.
32. All nails in or damage to plumbing pipes or electrical wiring are the responsibility of TRADE CONTRACTOR.
33. No scaffold or ladders to be set in any tub.
34. During pick up work all switchplates, outlet covers, etc. shall be removed prior to work commencing if within 5' of area being corrected.
35. TRADE CONTRACTOR will provide a maximum of 2 hours repair work from a service technician approximately 30 days after the home is closed at no charge to the CONTRACTOR.

DRYWALL DELIVERY AND STORAGE

1. Drywall stocked in-house shall not be stocked in any areas as to cause a concentrated

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load on walls or floors. Temporary support shall be provided by TRADE CONTRACTOR. Any repairs for structural damage caused by over-loading will be the responsibility of this TRADE CONTRACTOR. All drywall shall be stocked perpendicular to floor joist in a manner in which to not overload the framing members with no single pile greater than 12" high and no more than (2) stacks per room. If this is not possible, due to room size, then stock drywall in another room and support floors joist with bracing.

2. During the delivery and stocking of drywall in second story units on sub-floors, when excess stacks of drywall weight might occur in one area, stockers shall be required to meet with Superintendent to explain where drywall is to be stocked without overloading sub-floor. Support T's required to be done by TRADE CONTRACTOR. This will reduce floor sagging problems and framing pick-up. If drywall is stocked in garage, load deep and kept out of garage door opening and away from walls and doorway.
3. Drywall company on day of stocking will provide Superintendent with a spray date. TRADE CONTRACTOR will be expected to comply with that schedule.
4. Lead-time prior to stocking shall be no later than three (3) days. Loading and stocking are the TRADE CONTRACTOR'S responsibility under any and all circumstances.
5. TRADE CONTRACTOR shall properly cover any drywall exposed to weather.
6. On 2 story homes, upstairs window(s) will be installed backwards to indicate window(s) to be removed for stocking purposes. Windows are to be re-installed in the same manner when stocking is complete.

INSTALLATION

1. All drywall installed at the interior of the house shall be 1/2" or 5/8" per local code requirement and community specifications Addendum D Exhibit D-2. All ceiling board in living area to be 5/8" Gypsum board or 1/2" Sag-resistant Gypsum Board. Drywall board on garage ceilings with habitable space above will be 5/8" Type "X" Gypsum Board. All tub/shower areas to have "Denshield" 7' A.F.F. All installations shall be performed in accordance with the stated codes, ordinances and statutes listed in Paragraph "B". All gypsum board shall be as manufactured by U.S. Gypsum, Gold Bond, or equal as approved in writing by the CONTRACTOR.
2. All gypsum board shall be nailed or screwed with a full nailing pattern and finished in accordance with the manufacturer's recommendations. This shall apply to both ceiling and wall installation. Maximum nail spacing at ends (edges in vertical application) within the nailing field shall be screwed or nailed with one (1) nail space 6 inches O.C. at each support. Minimum nail edge distance shall be 3/8". This shall apply to both ceiling and wall installation. Drywall shims shall be used only where necessary. Openings cut for outlets, switches, etc., shall be of a tolerance that can be covered adequately with normal switch plates and covers without additional taping or caulking. Drywall shall not be installed without proper backing. All nailing should comply with all county, state, city and manufacturer's spec's.
 - a. All exterior corners on drywall shall be covered with non-corrosive metal corner bead and covered with an acceptable installation of joint compound. All corner beads shall be fastened per manufacturer specifications (Max 8" spacing). All interior corners greater than 90 degrees will have flex bead installed.
 - b. Drywall and metal corner beads shall extend to the concrete and plywood sub-floor of all drywalled door openings that receive bi-fold or bypass doors. All other drywall shall extend from the ceiling to within 1/2" of the floor.
3. Corner Treatment:
 - Internal Corners:
 - a. Treat as specified for joints, except that the reinforcing tape shall be folded lengthwise through the middle and fitted neatly into the corner.

External Corners:

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- a. Install a corner bead fitting neatly over the corner and secured nails / screws spacing the features approximately 15cm (6") on centers and driving through the drywall into the forming or furring member. Corner bead to be checked by level.
- b. After the corner place has been secured into position, treat the corner with joint compound and reinforcing tape as specified for joints, feathering the joint compound out from 20cm to 25cm (8" to 10") on each side of the corner.

Other Metal Trim:

- a. General: The drawings do not purport to show all locations and all requirements for metal trim in connection with the work of this section. Carefully study the drawings and the necessary installation. Provide in place, all metal trim normally recommended by the manufacturer of the gypsum drywall used.
 - b. Installation: Install the metal trim in strict accordance with the manufacturer's recommended methods of installation, providing no less embedment and finishing than specified above for corner treatment.
 - c. Drywall shall finish tight to window frames.
4. Ceiling board shall be installed prior to wall board.
 5. All interior open exposed pot shelves and open top spaces above wardrobes shall receive drywall and metal corners with texture same as walls. Tops shall be scraped and cleaned off to receive paint by others.
 6. Embedding Compound: Apply to drywall wallboard joints and fastener heads in a thin uniform layer. Spread the compound not less than 75mm (3") wide at joints, center the reinforcing tape in the joint, compound over the tape. After this treatment has dried; apply a second coat of embedding compound to joints and fastener heads, spreading in a thin uniform coat to not less than 15cm (6") wide at joints, and feather edged. When thoroughly dry, sandpaper to eliminate ridges and high points.
 7. Finishing Compound: After embedding compound is thoroughly dry and has been completely sanded, apply a coat of finishing compound to all joints and fastener heads. Feather the finishing compound to not less than 25cm (12") wide. When thoroughly dry, sandpaper to obtain uniformly smooth surfaces, taking all necessary care to not scuff the paper surface of the wallboard.
 8. Drywall screws shall be per code. See drywall shear wall requirement.
 9. All joints and inside corners shall be taped with the standard 3-coat system. Inside of closets and pot shelves will be taped and finished in first-class condition.
 10. All shower areas where tile is to be installed shall be Densshield. Any tub with wood face skirt board shall be drywalled with Densshield. Apply 1/4" drywall to all window returns located in shower areas to allow for tile clearance against metal window frames.
 11. TRADE CONTRACTOR shall hold corner bead down 1/16" from lid on high walls and rake walls to prevent corner bead popping during settlement and 1/2" up from floor.
 12. Drywall wrapped beams shall have a corner metal nailed 8" O.C. to preclude corner metal from popping on bead.
 13. Electrical chases in garages to be rough framed by others and covered with drywall and corner metal by Drywall TRADE CONTRACTOR which is included in Contract unit price.
 14. Note: No exposed electrical chases in sales office garage, all wiring from unit to exterior meter to be in garage ceiling.
 15. All wallboard shall be eared over all door and window openings.
 16. Nails and screws to be of approved type and size and spacing as per building code and plan shear wall schedule. Nails should be properly "dimpled" or set without breaking

outer paper covering. Single screwing is permissible utilizing seven (7) screws per stud on walls and eight (8) screws per truss of ceiling joist. Note shear wall schedule for other nailing procedures.

17. Drywall over windows, doors or other openings shall not break within 8" of outside edges. All joints are to be staggered. All drywall applied over pocket door frames shall be screwed. Care shall be taken to not bow in the pocket doorframes. Use screws of a length not to interfere with door operation.
18. All nails holes shall be spotted and filled with 3 coats.
19. Frame garage walls to be taped and textured. Caulk around all pipes, fill gaps and holes around all pipes, vents, etc. prior to final inspection.
20. All non-cased openings and non-cased bi-folding openings shall be wrapped and beaded.
21. Trowel all ceiling lines straight and true before texture is applied.
22. Spray texture on all block garage walls.
23. All pipes and stub-outs shall be taped and floated.
24. Back cut and tape the rock where hold-downs plumbing pipes and straps would cause a bulge in the rock.
25. All walls and ceilings shall be evenly sanded prior to paint or TRADE CONTRACTOR will be responsible for re-painting as required.
26. All air conditioning platforms and water heater platforms are to be corner beaded and finished same as flat walls.
27. TRADE CONTRACTOR will scrape and hose out all garages as necessary.

28. Any drywall to be put on any exterior porch or patio ceiling is to be exterior ceiling board.

I have read and agree to the above:

Company: _____

Printed Name: _____ **Title:** _____

Signature: _____ **Date:** _____

Park Square Homes

Date: _____