



SCOPE: May 22, 2017

## ADDENDUM "D"

### Garage Doors 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.

#### 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 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)
- Change Authorization Requests and Change Orders
- CONTRACTOR'S "Best Practices"
- Product Requirements and Recommendations
- Addendum "A" Terms of Payment
  1. Exhibit A-1 Trade Contract Payment Schedule
  2. Exhibit A-2 Trade Contractor Administrative Procedure
- Addendum "B" Scheduling
  1. Exhibit B-1 Trade Capacity, and Material Lead Time
  2. Exhibit B-2 Community Schedule
- Addendum "C" General Conditions
- Addendum "D" Scopes of Work
  1. Exhibit D-2 Community Specification
  
- TRADE CONTRACTOR shall not drive or park on common areas, lots or driveways, with the exception of loading or unloading construction material only.
  
- 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.

#### Manufacturers

- Residential Garage Doors – 9100 Wayne Dalton Ranch, Insulated Flat Panel or Clopay, Gallery GDFS Double Door and/or Single Door
  
- Electric Door Operators – Genie Model 2028 or Equal

Trade Contractor Initials \_\_\_\_\_

## MATERIAL STANDARDS

### Materials

- All sectional doors will receive an automatic garage door opener and are not to be equipped with a handle on the interior side of the door. Check community Specs.
- Wall control panel to open each garage door at the touch of a button. The control panel shall have a special lock/security switch and a separate switch to operate the lights without activating the opener.
- Furnish and install approved device to meet amended UL-325 entrapment protection standards (optic sensor).
- All doors will come with a remote control.
- All doors shall be equipped with oil tempered, stress relieved springs.
- All doors shall have 15" radius track (vertical and horizontals 16 gauge) with level ball bearing, hardened bearings and braces.
- All doors shall be equipped with a neoprene, "U" shaped rubber weather strip or equivalent at the bottom of the door. The door is to be adjusted so that it seals properly to the garage floor with no gaps.
- All doors shall be equipped with 4" tapered drums, which allows for easy operation and lets door sit evenly on floor while in unlocked position.
- All doors shall be equipped with 1/8" galvanized aircraft type cables (7 major strands of 7 strands each).
- Locks shall be outside - lever type, chrome plated, numerical tumbler lock. Inside, lock in slotted track unless otherwise determined by door style or series as specified in the material specifications
- All doors will be equipped with nylon rollers.

## INSTALLATION & QUALITY STANDARDS

### Examination

- Do not begin installation until openings and substrates have been properly prepared.
- Verify wall openings are ready to receive work and opening dimensions and tolerances are within specified limits
- Verify electric power is available and of correct characteristics.
- Notify PSH Builder if the openings, substrates, etc. are not in proper order to successfully install garage door.

### Preparation

- Provide and coordinate rough opening and mounting backing requirements to PSH Builder upon receipt of Contract

### Installation

- Install garage doors in accordance with the manufacturer's printed instructions
- Coordinate installation with adjacent work to ensure proper clearances and allow for maintenance.
- Securely connect garage door tracks to framing members so tracks are rigid in all directions. Secure tracks to structural members only. All 16' doors will have a reinforcing strut for the garage door opener.
- Install full width vinyl bottom weather seal on all garage doors.
- Fit and align door assembly including hardware. Ensure that all garage doors fully open the entire height of the door opening and close with the bottom edge touching the ground. Garage doors will fit square in the openings with no gaps along the top, bottom or sides when the door is closed.
- Ensure that all garage doors and locking mechanisms operate smoothly. Ensure that all top panels are flush with the rest of the panels when the door is closed.
- Return trip as needed for any final adjustments as directed by Project supervisor.
- Door operator button above light switch next to house door.
- Clean doors, frames and glass. Remove temporary labels and visible markings.
- Service of installed doors to include, but not be limited to, replacing damaged doors due to manufacturing defects, i.e.: warping, delamination, etc. Damaged doors shall be removed and replaced by the TRADE CONTRACTORS at the TRADE CONTRACTORS expense when determined by PSH Builder that the door is defective.
- Garage door window re-glazing shall be done to factory specification. It shall be the Contractor responsibility to provide re-glazing service. Re-glazes shall have a lead-time of five (5) working days with re-glazes completed in one (1) working day.
- Decorative door handles should be installed at time of garage opener install to minimize damage.

Trade Contractor Initials \_\_\_\_\_

- Once installation is complete, sign off on remote packet that remotes and wall controls function correctly.

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

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

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

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

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

**Park Square Homes**

Trade Contractor Initials \_\_\_\_\_