



SCOPE Update: May 8, 2017

## **ADDENDUM “D”**

### **MIRRORS/SHOWER ENCLOSURES/SHELVING 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 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 Cleanup (Rough &

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Finish) 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 Manufacturer's Instructions and Recommendations.
- f) All related requirements per Superintendent have been completed.

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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 task in “Exhibit B-1” and below.

1. Mirrors
2. Shower doors
3. Installation of Wire Shelving
4. Shower Rods
5. Drywall Damage
6. Clean Up
7. Service and One Year Warranty From Final Closing
8. Hold All Required Licenses and Insurance

All work performed under this subcontract shall be in accordance with the plans, Park Square Homes 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 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 claims by TRADE CONTRACTOR for costs, expenses or damages resulting there from. Trade contractor is not to construct

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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 PSH Field Representative 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. Mirrors are to be fastened securely and free of defects by using mastic or spring clips. Master Décor spring clips or equal as per attached:



- If clips are used - Mirrors larger than 5 feet shall have three (3) mirror clips at the top & bottom.
8. Mirror edge and thickness to be installed per specifications and meet FHA/VA specifications.
  9. All wall mirrors to be ¼" plate glass, 42" in height UNO, with polished edges. See Community Specification list or Community Specific Information.
  10. No more than ½" on each side margin for wall mirrors.
  11. Only distortion permitted by applicable industry standards shall be acceptable. Broken, chipped or damaged work will not be accepted.

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12. Shower doors to be securely fastened, free of defects.
  - a. Pre-measured to insure custom fit.
  - b. All tracks to be caulked, silicone sealed.
  - c. All shower doors to be plum, square, and adjusted for easy operation.
  - d. All screw heads to be silicone sealed.
  - e. Enclosures shall be thoroughly sealed on both sides with a clear silicone caulk to prevent leakage.
13. Trade Contractor shall be responsible for proper colors, gold, or chrome finish, clear or obscured glass in shower or tub enclosures, as specified on plans.
14. Trade Contractor shall be responsible for damage to ceramic tile resulting from installation of shower doors.
15. Trade Contractor will be held responsible for any damage resulting from leaking shower doors due to improper caulking.
16. All work shall be completed in accordance with the schedule established by the Superintendent. Trade Contractor shall be responsible to meet with the Superintendent on a weekly basis to review deliveries not installed the same day.
17. Provide level, plumb and straight shelves, installed in the proper size, in our finished dry-walled closets and pantries per the Park Square Homes provided blueprints.
18. Install adequate support brackets to prevent sagging under loaded conditions (max 32" o.c.) and as per manufacturer's specifications.
19. Clean up all dust that has been generated by drilling shelf attachments.
20. Remove from job all unused and cut material that has not or will not be installed.
21. All shelves and parts shall be a finished piece and capped. No sharp, cut altered ends are to be uncapped.
22. Shelving installer is liable for any damage created by drilling through plumbing, electrical, HVAC, etc.
23. Shoe protection must be supplied by the subcontractor in carpeted homes.
24. All layouts must be checked against the selection sheet.

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25. Clean all shelving after installation.

26. Trade Contractor to supply his own electric power, as necessary, unless instructed otherwise by Park Square Homes.

19. If applicable for scope of work, Trade Contractor will provide Park Square Homes with a Fall Protection Plan as required by OSHA's 1995 Fall Protection Standards.

20. Specs and model home warranties will start at the time of the homeowner closing.

21. Subcontractor shall honor typical guideline warranties.

Walk-thru's and Customer Service work requests shall be completed within two (2) working days upon notification. Trade Contractor shall further assign an individual, qualified in making repairs of said nature, to work directly with Park Square Homes Customer Service Department and/or the superintendent handling walk-thru's.

Notwithstanding the above noted items, the Trade Contractor has totally familiarized himself 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 & approved by PSH Representative.

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

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

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

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

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