

SCHEDULE "A" TO CONTRACT #BEDPN-6058-21

PAINTING – CODE 6058

PROJECT: GREEN VALLEY EAST - NORTH

SCOPE OF WORK

The subcontractor agrees to furnish all material, equipment and to perform all their work according to the scope. Work under this contract to include, but not necessarily limited to the following:

1. Complete painting of interior and exterior of units, including all labor and materials required.
2. Sand and fill all imperfections in drywall before applying finish coat. All paint work will be free of runs and any other imperfections.
3. **Supply and Install one coat of primer on newly taped drywall.**
4. **Supply and Install one coat of finish paint using PURCHASERS CHOICE OF 2 OF THE FOUR STANDARD COLORS.** Flat finish throughout except for kitchens, bathrooms, laundry rooms, and powder rooms to be semi-gloss.
5. Supply and Install 1 coat of primer and 1 finish coat of paint to all interior trim in WHITE SEMI GLOSS.
6. All interior wood trim and doors (including French and Cantina doors), including door edges (top, bottom and sides).
7. Oak stairs, pickets on railings to be sealed, sanded and finished natural.
8. All quarter round at parquet, strip flooring areas (where applicable on a per lot basis) to be finished in white. (sanding included).
9. Painting of all interior columns is included.
10. Basement stairs to receive one coat of grey enamel.
11. Exterior wood trim: fill and sand all imperfections in wood work before applying finish coat All **knots to be shellacked**. One application of stain only if coverage is acceptable by Builder.
12. Garage doors to be painted.
13. All Metal doors (including but limited to front and garage man doors) to be adequately covered with one finish coat. All dents on metal doors to be repaired prior to painting by subcontractor. All exterior colours have been pre-selected by the Builder.
14. This subcontractor shall return to each individual unit, at no extra cost to do all required touch-ups, one time only. All touch-ups are to match surrounding finishes and any minor repairs to be done also. All hallways visible at front door to be repainted at touchups.
15. All ceiling except those of the kitchen and washrooms are to receive (1) one coat of latex primer with full coverage as to not see any part of the drywall or tape.
16. Kitchen and washroom ceilings are to receive (1) coat of latex primer and (1) coat of alkyd flat.
17. After PDI Hallway to be Repainted.
18. Doors Hinges are not to be painted, if so the contractor will be responsible for removal.
19. If a flooring material is in place in any one room prior to this contractor commencing his work, a flooring cover must be placed to protect the floors by the contractor.
20. All gaps between the wall and any trim will be dapped by this contractor prior to priming or painting
21. All installed hardware is to be protected prior to any painting being done.
22. The subcontractor to supply small quantities of all paint used in house if required to do so by owner.
23. All prices to exclude H.S.T.
24. Owner will NOT be responsible for damaged or stolen materials unless installed on house.



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25. Subcontractor to pick-up and remove all debris related to his work and deposit into builder' bin.
26. No substitutions of any material or equipment without written authorization from builder.
27. Subcontractor shall be responsible for any costs incurred by builder due to being removed from site regarding noncompliance with the Ontario Health and Safety Requirements and all other safety standard agencies.
28. Subcontractor shall replace all ramps, temporary railings, handrails, guardrails, covered openings etc. that their forces remove because of completing their work. If the above procedure is not adhered to, the subcontractor will be immediately removed from the job site and any cost/damages incurred will be back charged to the subcontractor at builder's discretion.
29. It is the subcontractor's foreman's responsibility to check the "Builders Portal" before any work is started on any house to check for any changes, upgrades or special instructions. The "Builders Portal" will be available to every sub-trade at any time online or at the site trailer. Each subcontractor will receive a code to access the portal.
21. The subcontractor will comply with all safety regulations in effect through the completion of the project. Failure to do so will result in removal from site and a letter will be sent to all safety standard agencies. (Eg.W.C.B.)
23. The latest revisions to the ONHWP, O.B.C. and N.B.C. will be in effect on this project.
24. The subcontractor shall be responsible to ensure that there is sufficient labour, materials and equipment as required to proceed with the contractor's construction schedule without delay. (10 Single units per week.)

