VALECRAFT HOMES (2019) LIMITED
SCHEDULE 'B'

April 1, 2023

A-16 PAINTING

Contractor is to supply all labour and material to do all "painting" work, to include but not necessarily be limited to the following items. All work to be carried out in accordance with the General Conditions (Schedule "A") of the contract, the site specifications (Schedule B of Agreement of Purchase and Sale), drawings, and product schedule, to the satisfaction of the Builder and/or his representative, and to all codes and authorities having jurisdiction.

PAINTING:

1. This Contractor shall supply one coat of approved primer, sand, fill and apply two finishing coats to all walls and ceilings. The kitchen, the laundry room, the bathroom, and the washroom walls to be finished in semi-gloss latex.

    - It is this Contractor's responsibility to ensure that all other work is adequately masked and/or protected while all coats are applied. All interior paint grades are to be as per the Colour Selections provided by the Builder.

2. This Contractor shall apply one prime coat and two finish coats to all interior window frames, doorframes, doors and doorplates and interior paint trim where required. It is the responsibility of this Contractor to prepare these surfaces properly (i.e.: sand and fill) prior to painting. **All knots to be shellacked prior to priming.** Interior trim surfaces to be finished with semi-gloss latex. All glass, vinyl, countertops, cabinets, carpets, hardwood, and ceramic are to be free from paint upon completion of the work.

    Note (1): On exterior metal clad doors and frames, this Contractor shall apply two (2) finish coats of Exterior Latex on top of a prime coat as specified by the Manufacturer.

    Note (2): This Contractor shall apply only one prime coat and two finished coats of Exterior Latex to front doors and frames if the unit is an Inventory unit. The final coat on The Frames and doors shall be supplied and installed prior to Pre-move inspection.

3. Should this Contractor wish to use stilts during the installation of their product, they will do so in accordance with section 116 of the Construction Regulations as per the Ministry of Labour (MOL). This Contractor must notify the Builder Site Superintendent of their intent a minimum of one week in advance to ensure the unit is properly prepared. Compliance to Regulations includes:

    a. Stilts are to be commercially made with non-slip surface on the bottom of the plate
    b. Stilts used are to be a maximum height of 30 inches from floor to top of the footplate
    c. Floors are to be free of debris and other tripping hazards and any openings covered or guarded
    d. Guardrails will require additional top rail capable of supporting any load it could be subjected to by a worker using stilts

4. This Contractor is to ensure that the drywall rough check is completed properly prior to prime coat and that prime check is completed properly before proceeding with finish painting. **It is the responsibility of this Contractor to do a thorough sanding after each drywall check.**

5. On all exterior wood or PVC trim to receive stain or paint, this Contractor shall apply a prime coat suitable for material, fill, sand, and apply two finish coats. The final coat on all woodwork & PVC is to be brushed.

6. **All recessed nails (interior and exterior) shall be puttied and sanded prior to finish paint.**

7. **This Contractor shall inspect the door frame and trim provided by others for defects and report to Site Superintendent if replacement required.**

8. This Contractor is responsible for touch-ups of minor blemishes or damages caused by subsequent Contractors in the normal course of fulfilling their work. This work shall complete the "Final Touch-ups" prior to occupancy.

9. This Contractor shall be responsible **TO MASK AND/OR PROTECT ALL OTHER WORK** while painting, i.e. railings, plumbing, laminated tops, kitchen cabinets, ceramic flooring, hardwood floors, windows and trim. All costs associated with cleaning over spray and/or paint will be back charged to Contractor.

10. This Contractor must re-install all pre-hung, bi-fold and sliding doors that had to be removed for painting. These doors have been fitted and adjusted at each location thus must be re-installed in the same location they were removed. If for some reason adjustments were changed, re-adjustment must be made by this Contractor.

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11. This Contractor must re-install all prefinished shelving, hardware, and electrical plates in the same location prior to their removal.

12. This Contractor is not to use bathtubs, showers, cabinets and/or countertops as working areas. Materials shall not be stored in the above noted location. **Anyone found working over a tub, shower or countertop without covering it or found storing supplies in these units will be back charged for cleaning and buffing of the units.**

13. **This Contractor is not to use sinks or bathtubs in finished areas to clean their paint brushes or rollers. This Contractor shall be back charged for cleaning or replacement of fixtures should this requirement not be met.**

14. It is the responsibility of the Contractor to paint the exterior doors, frames, and columns where applicable prior to the Pre-Delivery Inspection (PDI) date weather permitting.

15. Whenever damage is found to windowsills, door frames, garage frames and the like, they must be reported to the Site Superintendent for immediate repair before final paint.

16. **All interior wooden doors, regardless of type, must be primed on all six faces of the door to ensure they are properly sealed. This is to ensure that no future warping occurs.**

17. This Contractor shall supply and install one coat of grey enamel paint overtop of shellacked knots on each paint grade staircase to the basement unfinished area of each home as per the Ontario Building Code. This Contractor shall do any required filling to the stair treads prior to painting.

18. This Contractor is to supply each household with one quart of flat latex and one of semi-gloss which matches that used in painting the home as part of this standard contract.

19. **This Contractor shall be responsible for removing excessive paint and paint splatters from surfaces and touch-up any soiled or damaged areas.**

20. This Contractor shall use "drop sheets" when working in houses after carpet installation and when painting exteriors.

21. This Contractor shall remove all debris including protective coverings and empty paint cans from the dwelling and deposit same in garbage bins designated by the Site Superintendent.

22. This contractor shall roll primer coat or provide two coats when sprayed.

23. This Contractor will follow government safe handling and application for finishes being applied.

24. This Contractor is responsible to review and inspect the quality of workmanship by their own staff. The Builder's Finishing Foreman will also inspect the work within 48 hours of completion and sign off that there are no deficiencies.

MATERIAL SPECIFICATIONS:

1. PRIMER: Glidden Ultra High – Hide Primer 36600 (all new drywall)

   WALLS: Life Master Eggshell 59311A

   CEILINGS: X-Pert Flat 12170

   TRIM & DOORS: Semi-Gloss 13010

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