



BRADEN INTERIORS INC: Terms and Conditions with Tender

General Terms and Conditions:

- This proposal is made based on current material and labor costs. A delay in acceptance of more than 15 days will require a review of the proposal.
- All labor and materials remain the property of Braden Interiors Inc until paid in full.
- This proposal is based on current material and labor costs. If the material order for the project is placed 4 months or more passed the date of quote acceptance, material may be subject to review if cost increase is greater than 3%.

Payment:

- Payments for work must be made within 7 days (or 5 working days) of the invoice being sent.
- Payments can be made with E-transfer to bradeninteriors@gmail.com or Cheque to Box 158, Riverton, MB, R0C 2R0.

Substantial Completion:

- Substantial Completion is when everything up to and including the taping portion has been completed, prior to the services that will be completed after.
- A progress invoice will be sent at this time, in which payments must be made in accordance with the payment agreement.
- Pre-Occupancy is when the lights are on, cabinets are installed, and painting is finished.
- If extra service is required, this will be agreed upon by both parties and charged according to Braden Interiors service terms of \$60.00 per/hr plus materials at a 15% overhead charge.

Warranty:

- Any work performed under this quote or agreement is a Limited Liability, if any damages or faulty workmanship should occur the value of the damages will not exceed the value of this quote.
- Braden Interiors warranty covers screw pops. A screw pop is a screw that has pulled through the drywall, warranty does not include when the screw has lifted through the drywall.
- Painting work done under the specification due to faulty workmanship or defective materials supplied by the painting subcontractor which appear during a (1) year period following "substantial completion" of the contract.
- We assume no responsibility for deep base and clear base colours where lighting becomes an issue with flashing, these colours are to be applied where lighting does not become an issue. Touch-ups of these colours are not possible, so extra care must be taken to prevent damage or rub marks.
- Inspections will take place after work has been completed to verify satisfactory applications by the painting contractor and the builder, builder's representative, or client. This is to clarify that all work has been completed and any faulty workmanship thereafter should be in writing to verify responsibility.
- All warranties will be voided if painting is completed by others to the surface that has been painted by Braden Interiors Inc.
- There is no warranty on existing home, drywall repaints. However, if noticeable workmanship is not satisfactory, bring to the attention of our office in writing within (1) week of substantial completion.



Service:

- Wall service that is included in the base price, which is limited to 6 hours 1 for every 150sf of floor space, does not include trade damage, this work will occur after all trades are completed their scope of work.
- Braden Interiors Service Rate is \$60.00 per/hr plus a vehicle charge of \$75.00 for any additional work that may be required over and above the quote if a vehicle is used in setting up manpower or picking up materials.
- Chargeable Items include anything outside the scope of the quote, including but not limited too:
 - Adding sound insulation or substituting for sound insulation.
 - Level 5, skim coat
 - Moving closets and/or walls.
 - Shrinkage causing open gaps to painted millwork.
 - Screw pops and cracks.
 - Damage to metal exterior doors and interiors millwork or walls (Abuse by others)
 - Other changes in orders

Products:

- All products being used are of the full discretion of Braden Interiors Inc unless otherwise specified in writing by the client.
- White Base Wall Products: This requires a level (4) drywall finish prior to painting according to the MPI Manual, all tape should be embedded and sanded, all joints should be properly floated and a check out after primer with a light bulb (at a minimum distance of 3ft and no higher than a 60w bulb). This level is recommended where medium level lighting is seen.
- Deep Base and Clear Base Wall Products: This requires a level (5) drywall finish prior to paint applications according to the MPI Manual, all tape to be embedded and sanded, all joints should be properly floated. A thin skim coat of a compound or a material manufactured especially for this purpose should be applied. This highest quality of drywall finish is recommended for these areas to minimize flashing and photographing of fasteners showing through the final product.

Millwork/Walls:

- If a spray stain is chosen, keep in mind that not all millwork will blend into the same colour, Braden Interiors Inc cannot be held responsible for variations in the wood.
- If the humidity in the client's home is not regulated and the paint grade millwork cracks, Braden Interiors Inc will not be held responsible.
- Braden Interiors Inc quote allows for light to medium colour stains NOT dark, if colours specifications are not provided with the drawings then this will be an additional cost depending on the size of the homes or project if dark is chosen.
- Braden Interiors Inc pricing allows for two white base colours on walls and one white base colour on ceilings, if specifications are not provided with drawings, then this will be an additional cost depending on if multiple colours are chosen.

Substrate Testing:

- Humidity - No taping or painting shall be performed if relative humidity is greater than 85%.
- Moisture of surfaces – Tests shall be by 'moisture meter' specified.
- Plaster and Wallboard – Maximum moisture content is 12% (painted surfaces)
- Wood – Maximum moisture content is 12%
- Concrete Floors – Shall be tested for moisture by a simple "cover patch test."
- The customer is responsible for ensuring that the temperature of the jobsite is no lower than 20 degree C, and to supply dehumidifiers and fans, if needed.
- Temperature - No taping or painting shall be performed when temperatures on the surfaces, or in the air of the working area is below 15 degree C for interior work, and 10 degrees C for exterior work.

