

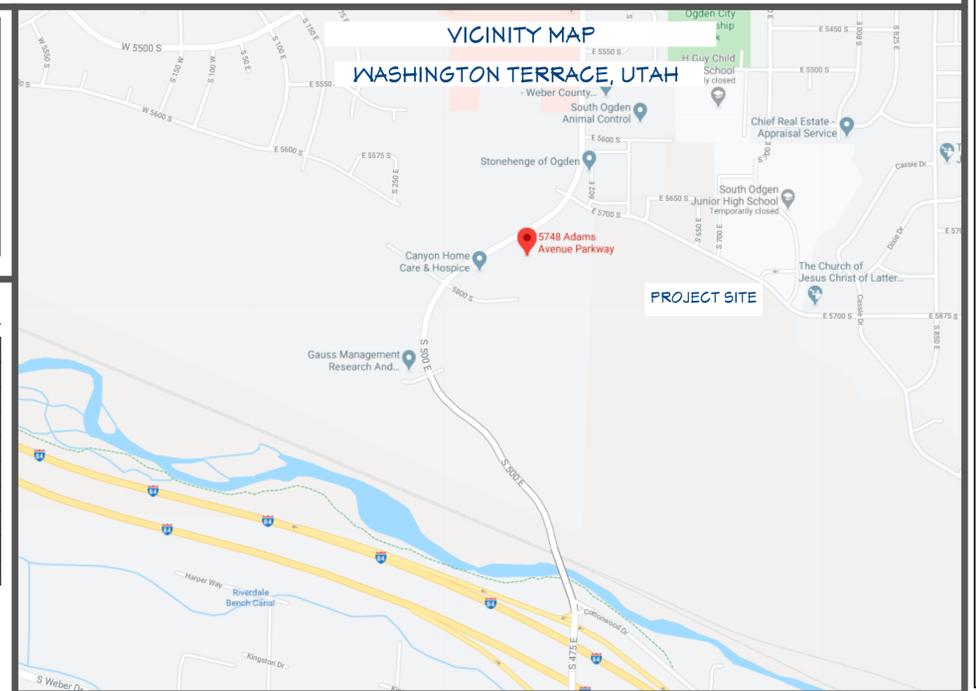
DESCRIPTION	IBC REFERENCE	REMARKS			
OCCUPANCY BUSINESS OFFICE	Chapter 3 SECTIONS 302 & 304				
B OCCUPANCIES					
TOTAL SQUARE FOOTAGE	SQUARE FOOTAGE				
RESTROOM	385 SQ. FT.				
OFFICES / SHOWROOM	2165 SQ. FT.				
BREAK AREA	262 SQ. FT.				
STORAGE	498 SQ. FT.				
CORRIDORS	900 SQ. FT.				
WAITING AREAS	955 SQ. FT.				
TOTAL BUILDING	5,165 SQ. FT.	1,260 SQ. FT.			
FIRE PROTECTION	Chapter 5, 9 & 10				
SPRINKLERED (NOT REQUIRED PER TABLE 506.2)		SPRINKLERS PROVIDED			
FIRE ALARM SYSTEM	SECTION 907.2.2	NOT REQUIRED			
EMERGENCY LIGHTING	SECTION 1006.3	EMERGENCY LIGHTING SHALL BE PROVIDED			
OCCUPANT LOAD	Chapter 10 Table No. 1004.1.2	TOTAL OCCUPANTS = 9			
EXITING	Chapter 10 TABLE 1006.3.1	2 EXITS PROVIDED			
ONE EXIT REQUIRED PER FLOOR <49 OCCUPANTS					
ACCESSIBLE MEANS OF EGRESS	SECTION 1009	COMPLY - ALL EXITS PROVIDED FROM SPACE ARE ACCESSIBLE			
ACCESSIBILITY	Chapter 11	COMPLY			
B OCCUPANCIES SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES.					
PLUMBING SYSTEMS	Chapter 29 TABLE 2902.1 (IPC 410.1)				
B OCCUPANCIES - OFFICES					
MALE = 11 OCCUPANTS FEMALE = 11 OCCUPANTS					
QTY. OF FIXTURES PROVIDED					
	WATER CLOSET	LAVATORIES	SHOWERS	DRINKING FOUNTAIN	SERVICE SINK
MEN	2	1	0	-	-
WOMEN	2	1	0	-	-
UNISEX	2	2	0	1 (EXIST.)	1

ROCKY MOUNTAIN DERMATOLOGY OFFICE TI

CLIENT NAME	ROCKY MOUNTAIN DERMATOLOGY
JOB ABBREV.	RMD1
STREET ADDRESS	5748 S ADAMS AVENUE PARKWAY
CITY / STATE	WASHINGTON TERRACE UTAH

SHEET INDEX

SHT#	SHEET TITLE
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A-2	PROPOSED OFFICE LAYOUT
A-3	REFLECTED CEILING PLAN
E-1	PROPOSED ELECTRICAL PLAN
A-1	FLOORING PLAN
A-4	DETAILS
SW-1	SCOPES OF WORK
SW-2	SCOPES OF WORK



BuilderTrend Selections

THE FOLLOWING ITEMS & SELECTIONS ARE FOUND IN BUILDER TREND & SUPERCEDE IF CALLED OUT ON PLAN

Int. Window Frame Colors	Int. Door Style & Hinge Color
Finishwork Trim Type	Flooring Type Colors
Drywall Texture & Corners	Cabinet Wood Species & Finish
Int. Paint Colors	Cabinet Door & Hardware Types
	Countertop Material & Edge Type
	Backsplash Material, & Size
	Lighting Fixture Styles
	Electrical Switch Style
	Appliance Finish Color

CITY / COUNTY APPROVAL



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5748 S ADAMS AVENUE PARKWAY
WASHINGTON TERRACE, UTAH

HOME OWNERS:
ROCKY MOUNTAIN DERMATOLOGY

SHEET TITLE:
COVER SHEET

DATE: 6/29/2020

SCALE: AS NOTED

SHEET NUMBER

G-1

EXTERIOR DOOR SCHEDULE					
MARK	3D	QTY	SIZE	TYPE	COMMENTS
EXD02		1	3068 R EX	HINGED	

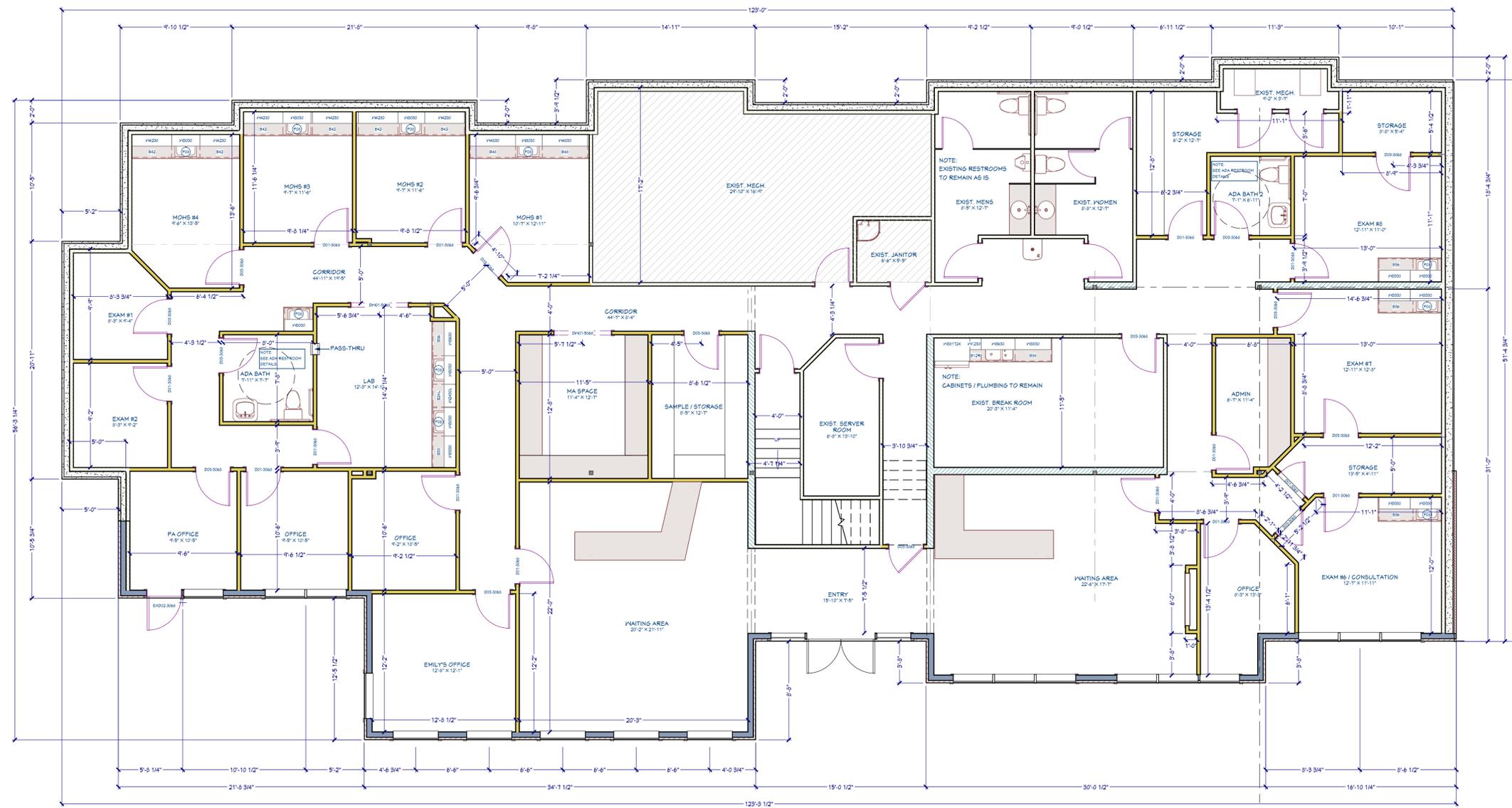
INTERIOR SINGLE DOOR SCHEDULE			
MARK/SIZE	QTY	SWING	COMMENTS
D01-3068	14	R	SOLID CORE PANEL
D03-3068	14	L	SOLID CORE PANEL

DOORWAY OPENING SCHEDULE			
MARK	3D	QTY	SIZE ARCH TYPE
DW01		2	5068

PLUMBING FIXTURE SCHEDULE			
MARK	QTY	DESCRIPTION	COMMENTS
F01	2	TOILET, ADA	
F08	10	SINK, SINGLE 24"	

HVAC EQUIPMENT SCHEDULE			
MARK	QTY	DESCRIPTION	COMMENTS
M02	36	4-WAY CEILING REGISTER	
M03	1	60" LINEAR FIREPLACE	ELECTRIC FIREPLACE

INTERIOR ITEMS SCHEDULE			
MARK	QTY	DESCRIPTION	COMMENTS
FX02	2	ADA SINK	ADA WALL SINK
FX03	2	HORIZONTAL GRAB BAR	
FX04	2	90D GRAB BAR	



WALL TYPE LEGEND	
	EXISTING WALLS
	NEW 2X4 WALLS

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PROPOSED OFFICE LAYOUT PLAN
SCALE: 3/16"=1'-0"

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PROPOSED OFFICE LAYOUT

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A-2

HVAC EQUIPMENT SCHEDULE			
MARK	QTY	DESCRIPTION	COMMENTS
M02	36	4-WAY CEILING REGISTER	



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SHEET TITLE:
REFLECTED CEILING PLAN

DATE: 6/29/2020
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A-3



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PROPOSED REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

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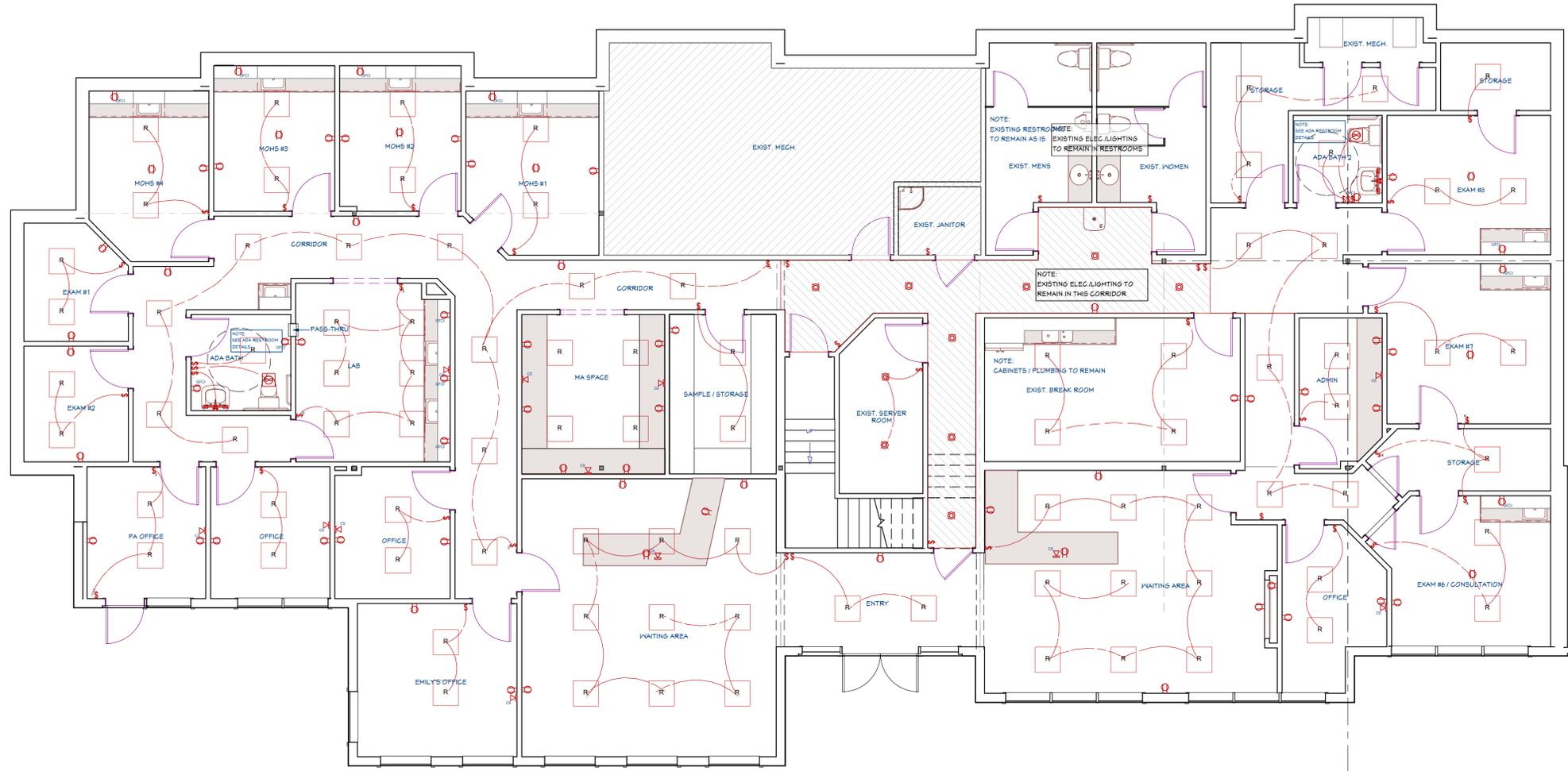
SHEET TITLE:
PROPOSED ELECTRICAL PLAN

DATE: 6/29/2020
 SCALE: AS NOTED

SHEET NUMBER:
E-1

BASEMENT FLOOR ELECTRICAL SCHEDULE		
DESCRIPTION	QTY	2D
LED DISK LIGHT	10	
SHORT SQUARE RECESSED TUBE LIGHT [24X24D]	89	
VANITY LIGHT	2	
EXHAUST FAN	2	
CATS	12	

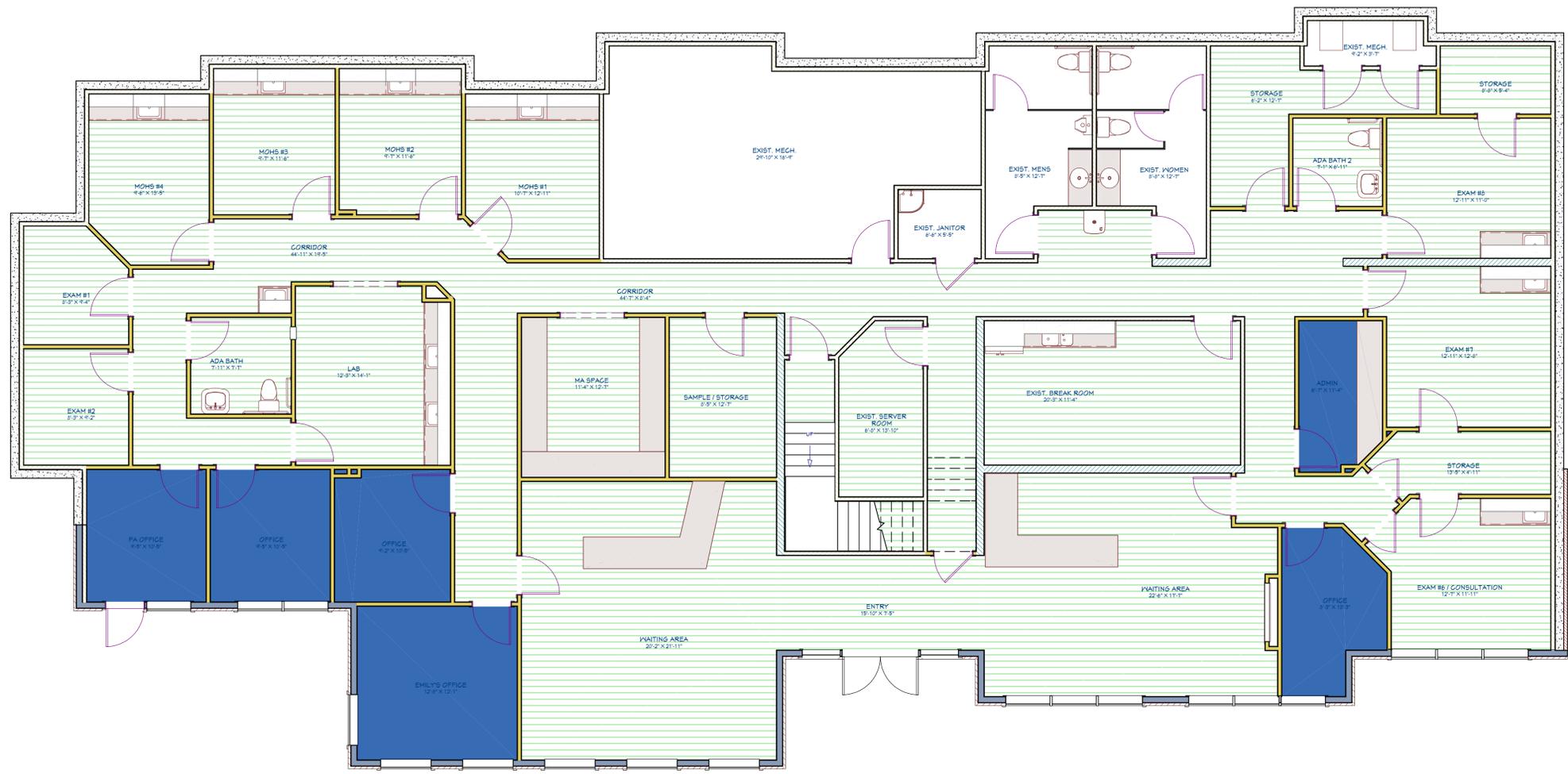
BASEMENT FLOOR SWITCHES & OUTLETS SCHEDULE		
DESCRIPTION	QTY	2D
DUPLEX	53	
GFCI	2	
DUPLEX, CEILING MOUNTED	7	
GFCI OUTLET	11	
SINGLE POLE	37	
THREE WAY	6	
FOUR WAY	3	



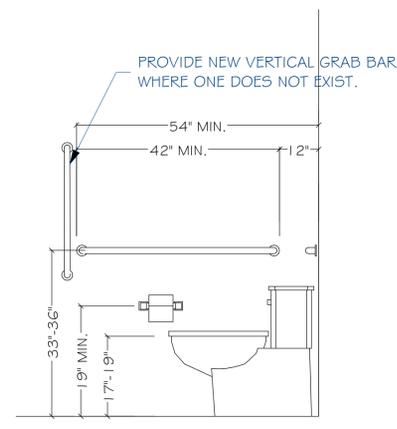
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PROPOSED REFLECTED CEILING PLAN
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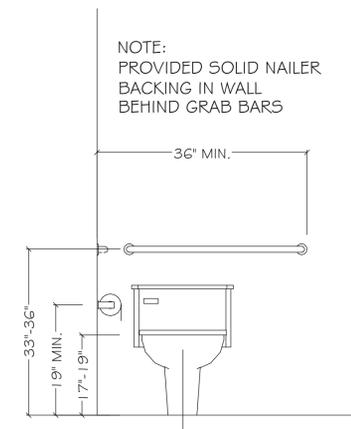
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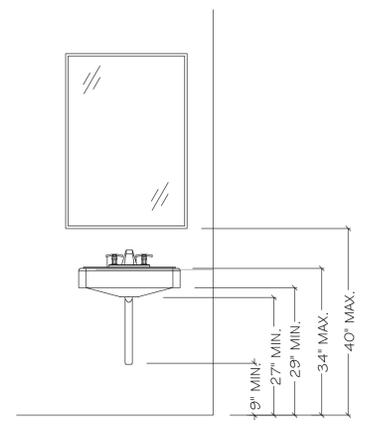
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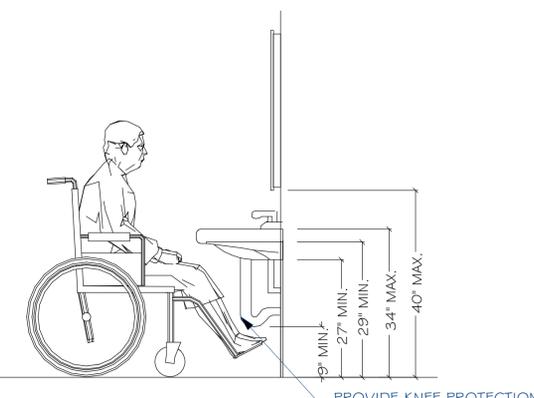
SIDE VIEW
SCALE: 1/2"=1'-0"



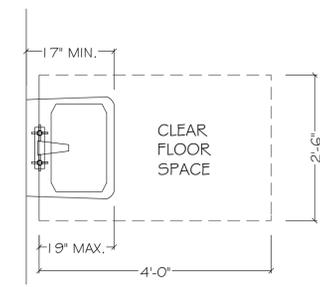
FRONT VIEW
SCALE: 1/2"=1'-0"



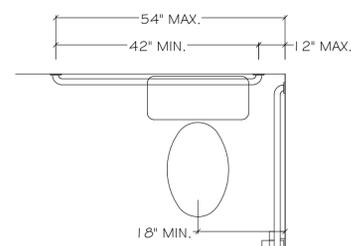
FRONT VIEW
SCALE: 1/2"=1'-0"



SIDE VIEW
SCALE: 1/2"=1'-0"



PLAN VIEW
SCALE: 1/2"=1'-0"



PLAN VIEW
SCALE: 1/2"=1'-0"

TYPICAL ADA DETAILS
SCALE: NTS

NOTE:
PROVIDED SOLID NAILER
BACKING IN WALL
BEHIND GRAB BARS

PROVIDE NEW VERTICAL GRAB BAR
WHERE ONE DOES NOT EXIST.

NOTE:
DESIGN GUIDELINES ARE TAKEN FROM THE
DEPARTMENT OF JUSTICE "ADA STANDARDS
FOR ACCESSIBLE DESIGN", EXCERPT FROM
28 CFR PART 36.



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DETAILS

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A-4

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GENERAL TERMS:

- CLEAN UP SHALL BE PROVIDED BY SUBCONTRACTOR FOR ALL MATERIALS AND SCRAPS USED IN AND PRODUCED BY THE CONSTRUCTION AND INSTALLATION OF SAID WORK.
- LEAVE CONSTRUCTION DRAWINGS IN PLAN TUBE ON SITE AT THE END OF EACH DAY. ENSURE PLANS ARE IN SPOT SPECIFIED BY SUPERINTENDENT.
- INFORM JOBSITE SUPERINTENDENT IF DUMPSTER IS 3/4 FULL SO THE NEXT BUSINESS DAY THIS CAN BE EMPTIED. IF DUMPSTER IS FULL SUBCONTRACTOR SHALL Haul OFF ALL WASTE PRODUCED YOUR TRADE.
- IF ANY CHORDS ARE TO BE RUN FROM INSIDE THE HOME TO OUTSIDE OR VICE VERSA, THIS MUST BE RUN THROUGH A WINDOW, NOT A DOORWAY, IF THE DOOR IS INSTALLED. THE DOORWAY WEATHER STRIPPING GETS DAMAGED THIS WAY. IF WINDOW SCREENS MUST BE TAKEN OUT, SUBCONTRACTOR SHALL PLACE SCREEN IN MECHANICAL ROOM.
- THE SUBCONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED TO FURNISH AND INSTALL ALL MATERIAL AND ALL OTHER ITEMS APPURTENANCES REQUIRED FOR A COMPLETE INSTALLATION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THIS SCOPE OF WORK, BUILDING PLANS, PURCHASE ORDERS, APPLICABLE CODES, AND GOVERNING AGENCIES. THE WORK INCLUDES, BUT IS NOT LIMITED, TO THE FOLLOWING:

CONCRETE FLATWORK:

- SUBCONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF INTERIOR SLABS
 - RESPONSIBLE FOR INSTALLATION OF ALL SITE CONCRETE
 - THE SUBCONTRACTOR IS TO PROVIDE GRADING AS REQUIRED. SUB GRADE SHOULD BE EVENLY GRADED TO PROVIDE FOR 4" THICK SLAB +OR- 1/2".
 - ALL STEPS AND LANDINGS SHALL BE IN COMPLIANCE WITH CURRENT BUILDING CODE
 - SLABS SHOULD BE PLACED ON A MINIMUM OF A 4" THICK BED OF 1" GRAVEL. FLATWORK CONTRACTORS TO ORDER / PROVIDE GRAVEL, LIFESTYLE HOMES WILL PAY FOR THE GRAVEL.
 - ALL EXTERIOR SITE CONCRETE SHALL BE GROOVED/ MARKED AT THE TIME CONCRETE IS PLACED. CONTROL JOINTS SHALL BE NO FURTHER SPACED THAN 10'X10 SQUARES WITH A 4" SLAB THICKNESS. CONCRETE MAY BE CUT IF APPROVED BY SUPERINTENDENT.
 - ALL GARAGE FLOORS SHALL BE CUT WITH CONCRETE SAW WITHIN 48 HOURS OF BEING PLACED, TO AVOID CORNERS CRACKING ON CUTS.
 - ALL FLATWORK IN CONNECTION TO VERTICAL CONCRETE SUCH AS FOUNDATIONS SHALL HAVE DOWELED REBAR AT 24" O.C. AT LEAST 20" IN LENGTH.
 - INTERIOR FLOORS SHALL HAVE A SMOOTH/SLICK STEEL TROWEL FINISH.
 - EXTERIOR CONCRETE SHALL BE "BROOM FINISHED" UNLESS NOTED OTHERWISE.
 - STEPS AND PORCH CAP FACES SHALL BE STRIPPED GREEN AND FINISHED.
 - ALL GARAGE FLOORS AND EXTERIOR CONCRETE SHALL BE SEALED WITHIN 1 DAY OF PLACEMENT.
 - SLOPE ALL FLOORS TO DRAINS.
 - SLOPE THE GARAGE FLOOR ACCORDING TO 1/8" RISE PER FOOT OF RUN.
 - ALL CONCRETE SHALL HAVE NO MORE THAN 1/2" +OR- VARIANCE FROM TOP OF GRADE.
 - THE SUBCONTRACTOR SHALL PROTECT ALL CONCRETE AT ALL TIMES DURING INSTALLATION FROM WEATHER DAMAGE, VANDALISM, AND ALL OTHER DESTRUCTIVE ELEMENTS.
 - ALL NEW CONCRETE THAT IS PLACED BY EXISTING CONCRETE, SHALL HAVE EXPANSION JOINT MATERIAL INSTALLED. AS WELL AS REBAR DOWELS INTO EXISTING CONCRETE.
 - FLATWORK CONTRACTOR SHALL PROVIDE 3X3" PAD FOR AC CONDENSER UNIT. THIS SHALL BE DOWELED INTO EXISTING CONCRETE, WITH SUFFICIENT GRAVEL FILL TO SUPPORT.
 - SUBCONTRACTOR SHALL INSPECT ALL FRAMING OF PORCH CAP SUPPORTS, AND VERIFY THAT PROPER SHORING IS INSTALLED FOR INSTALLATION OF CONCRETE FOR PORCH CAP. ANY FAILURE OF THE SHORING OR PORCH CAP FRAMING WILL BE THE RESPONSIBILITY OF THE FLATWORK SUBCONTRACTOR.
 - ALL PORCH CAPS SHALL BE INSTALLED WITH SWELL STOP@ INSTALLED AT ALL JOINTS WHERE WATER CAN PENETRATE THE LIVING SPACE BELOW.
 - THE SUBCONTRACTOR SHALL PROVIDE LAYOUT WORK FOR THE WORK CONTAINED IN THIS CONTRACT.
 - CONCRETE, WIRE MESH, REBAR, COLD WEATHER ADDITIVES, AND ANY OTHER NECESSARY ELEMENTS CONTAINED IN CONCRETE CONSTRUCTION ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR AND INSTALLED BY THE SUBCONTRACTOR.
- THE SUBCONTRACTOR SHALL ENSURE THAT ONLY APPROVED CONCRETE MIXES FROM APPROVED SUPPLIERS ARE POURED. THE SUBCONTRACTOR SHALL OBTAIN A LIST OF APPROVED CONCRETE MIXES AND SUPPLIERS FROM THE PROJECT SUPERINTENDENT.
- CONCRETE PUMPING IS EXCLUDED. THE CONTRACTOR SHALL PAY FOR ANY REQUIRED CONCRETE PUMPING. THE SUBCONTRACTOR SHALL OBTAIN APPROVAL TO PUMP CONCRETE PRIOR TO PUMPING ANY CONCRETE. IF THE SUBCONTRACTOR FAILS TO OBTAIN APPROVAL PRIOR TO PUMPING CONCRETE, THE SUBCONTRACTOR SHALL PAY FOR THE COST OF PUMPING THE CONCRETE. THE NECESSITY OF CONCRETE PUMPING WILL BE DETERMINED BY THE SUPERINTENDENT
 - ANY CONCRETE REJECTED BY THE OWNER, CONTRACTOR, OR BUILDING INSPECTOR, OR CONCRETE THAT IS REJECTED BECAUSE OF FAILURE TO MEET SPECIFIED STRENGTH, SHALL BE REPLACED BY THE SUBCONTRACTOR AT ITS SOLE EXPENSE.
 - NO CONCRETE WILL BE POURED IF NIGHTLY TEMPERATURES DO NOT REACH 10 DEGREES.
 - NO CONCRETE WILL BE POURED IF DAILY TEMPERATURES DO NOT REACH AT LEAST 20 DEGREES.
 - IF THE DAILY TEMPERATURE HIGH REACHES 20 DEGREES, CONCRETE MAY BE POURED ONLY IF IT CAN BE COMPLETED BEFORE TEMPERATURES DROP BROP BELOW 20 DEGREES.
 - IF THE NIGHTLY TEMPERATURE LOW IS HIGHER THAN 20 DEGREES, NO TENTING OR HEATING IS REQUIRED.
 - IF THE NIGHT LOW TEMPERATURE LOW IS LOWER THAN 20 DEGREES, THEN CONCRETE NEEDS TO BE TENTED AND HEATED FOR AT LEAST 2 NIGHTS AFTER POUR AND CONCRETE NEEDS TO BE BLANKETED IF TEMP FALL BELOW 20 DEGREES WITHIN ONE WEEK OF POUR.
 - THE SUBCONTRACTOR CAN CHARGE THE GENERAL CONTRACTOR FOR TENTING SERVICE, BUT THIS PRICE SHOULD BE DETERMINED BEFORE WORK COMMENCES.
 - SUBCONTRACTOR SHALL PLACE 2 EACH, 1-1/2" PVC PIPING, SCHEDULE 40, AT THE SPECIFIED DIMENSIONS:
 - UNDER DRIVEWAY, 10' IN FROM INNER EDGE OF SIDEWALK, OR CURB & GUTTER, PLACE BOTH CONDUITS.
 - UNDER WALKWAYS, 2' OUT FROM EDGE OF DRIVEWAY AT ALL SIDEWALKS.
 - ALL GUTTER DOWNSPOUTS THAT RUN DOWN ONTO A WALKWAY SHALL BE PLACED IN BLACK CORRUGATED PIPE AND RAN UNDER WALKWAYS, DRIVEWAYS, ETC... THIS PIPE SHALL BE DAYLIGHTED ONCE THE PIPE HAS CLEARED THE EDGE OF THE CONCRETE BY 1'

INSULATION:

- INSULATION FOR EXTERIOR WALLS TO BE
- R-14 BATTS / R-22 BLOW-IN FIBERGLASS INSULATION
- R-11 BATTS FOR GARAGE WALLS
- DRAPE R11 AROUND FOUNDATION
- FOR UNFINISHED BASEMENT
- JOIST ENDS/RIM JOISTS R-14
- R-50 BLOW-IN FOR HOME ATTIC AREA
- R-30 BLOW-IN FOR GARAGE ATTIC AREA
- SUBCONTRACTOR SHALL INSPECT STUD CAVITIES, TOP PLATE CAVITIES, WALL BLOCKING, AND ANY OTHER CAVITIES FOR DUST AND DEBRIS THAT IS BUILT UP. SUBCONTRACTOR SHALL CLEAN UP ANY DUST AND DEBRIS OVERLOOKED BY CLEANING CREW.
- FURNISH AND INSTALL INSULATION IN ALL FLOORS, EXTERIOR WALLS, AND CEILINGS AS PER BEST PRACTICE AND SPECIFICATIONS. PROPERLY SECURE ALL INSULATION. UN-FACED BATT INSULATION IN THE WALLS SHALL BE SECURED WITH PLASTIC VISQUEEN, CHEESE CLOTH, OR EQUIVALENT MATERIAL. FACED BATT INSULATION SHALL NOT BE REQUIRED TO HAVE WRAPPING MATERIAL ADDED.
- FURNISH AND INSTALL BLOWN INSULATION IN ALL CEILINGS AS PER SPECIFICATIONS. BATT INSULATION SHALL BE USED ON CEILINGS WITH SLOPES GREATER THAN 3/12 PITCH.
- FURNISH AND INSTALL SPECIFIED INSULATION IN ALL PARTY WALLS BETWEEN UNITS.
- FURNISH AND INSTALL INSULATION BEHIND TUBS, FURNACES, AND SO FORTH AS REQUIRED PRIOR TO THEIR PLACEMENT. THIS WILL BE DENSE BATT INSULATION TO EQUAL THE R-VALUE OF THE BLOWN IN INSULATION. THIS WILL BE COVERED BY VAPOR BARRIER AS PER CODE.
- IF PLUMBING IS TO BE INSTALLED IN AN EXTERIOR WALL AREA OR IN A BONUS TRUSS SYSTEM, THESE PIPES SHALL BE PLACED CLOSER TO THE WARM SIDE OF THE WALL AND ICYNENE@ FOAM INSULATION SHALL BE USED TO KEEP THESE AREAS FROM FREEZING.
- FURNISH AND INSTALL AN AIR-INFILTRATION FOAM SEAL AROUND ALL DOORS, WINDOWS, AND OTHER PENETRATIONS.
- THE SUBCONTRACTOR SHALL ENSURE THAT MATERIALS FIT SNUGLY TO STUDS, PLATES, AND SILLS, LEAVING NO Voids. INSULATION SHALL BE INSTALLED BETWEEN FLOOR JOISTS AT EXTERIOR WALLS. OPEN SPACES BETWEEN STUDS AND BETWEEN WINDOWS FRAMES SHALL BE STUFFED FULL OF INSULATION.
- THE SUBCONTRACTOR SHALL FURNISH CERTIFICATES FOR ALL WORK PERFORMED.
- THE SUBCONTRACTOR SHALL ATTACH A LABEL TO ELECTRICAL BREAKER BOX SPECIFYING THICKNESS, TYPE OF INSULATION, AND R-VALUE FOR ALL INSULATION.
- ALL AREAS IN CEILING SHALL HAVE SUFFICIENT COVERAGE TO ENSURE THE SPECIFIED R-VALUE.

WINDOWS & EXT. DOORS INSTALL:

- INSTALLATION OF ALL EXTERIOR DOORS. ALL DOORS SHALL BE HUNG TRUE AND PLUMB. DOORS SHALL BE HUNG SUCH THAT THEY DO NOT BIND OR SING OPEN OR CLOSED BY THEMSELVES. THE REVEAL ON THE DOOR SHALL BE CONSISTENT SUCH THAT LIGHT CANNOT BE SEEN AT ALL AROUND DOOR PERIMETER.
- THRESHOLD SHALL HAVE A COMPLETE WATER BARRIER SEAL, SUCH AS SILICONE, TO THE SUBFLOOR AS TO PREVENT ANY WATER INTRUSION FROM EXTERIOR
- UPON INSTALLATION OF ALL DOORS, THE INSTALLATION SUBCONTRACTOR SHALL ADJUST EXTERIOR DOOR THRESHOLDS SO THAT DOOR DOES NOT BIND ON WEATHER STRIPPING. TEMPORARY DOOR THRESHOLD COVER SHALL BE REPLACED ON THRESHOLD UNTIL FINAL CLEAN OF THE STRUCTURE.
- THE SUBCONTRACTOR IS TO PROVIDE SCREWS, SHIMS, AND GLOBE/SILICONE, REQUIRED FOR INSTALLATION OF DOORS.
- DOORS SHALL BE INSTALLED WITH THE INSTALLATION SCREWS BEING PLACED BEHIND THE WEATHER STRIPPING AND NOT IN THE DOOR JAMB, TO AVOID NEEDING PAINTING PUTTY.
- WINDOWS ARE TO BE INSTALLED ON HOME IN ACCORDANCE WITH ALL LOCAL CODES. ALL WINDOWS SHALL BE FLASHED SUCH THAT CORRECT SHINGLING METHODS ARE USED.
- ALL WINDOWS SHALL BE INSTALLED WITH CAULK ALONG THE TOP FLANGE AND SIDE FLANGES OF WINDOW. BOTTOM FLANGE SHALL NOT BE CAULKED TO ALLOW FOR WATER DRAINAGE IF NECESSARY. WINDOWS SCREWS SHALL BE INSTALLED IN, AT LEAST, EVERY OTHER HOLE ON THE WINDOW FLANGE.
- ALL WINDOW NAILS/SCREWS, CAULK, WINDOW FLASHING, AND ALL NECESSARY PRODUCTS REQUIRED FOR THE PROPER INSTALLATION OF THE WINDOWS SHALL BE PROVIDED BY THE SUBCONTRACTOR

HVAC:

- FURNISH AND INSTALL ALL EQUIPMENT REQUIRED TO COMPLETE THE HVAC SYSTEM, INCLUDING, BUT NOT LIMITED TO, FURNACE, FAN COIL, AND CONDENSER, NOT REQUIRED TO PROVIDE FIBERGLASS AC CONDENSER PAD. THIS WILL BE PROVIDED BY OTHERS, WILL BE CONCRETE PAD.
- THE AC CONDENSER UNIT SHALL MATCH THE BRAND OF THE FURNACE AIR HANDLER UNIT.
- AC LINE SET SHALL BE FLASHED USING QUICK FLASH PRODUCTS@ AC UNIVERSAL CURVED FLASHING, TO BE PROVIDED BY HVAC SUBCONTRACTOR, CAN BE PICKED UP FROM ROYAL WHOLESALE IN LOGAN.
- FURNISH AND INSTALL ALL REQUIRED DUCTING, INCLUDING, BUT NOT LIMITED TO, DUCTING, SUPPLY REGISTERS, RETURN-AIR GRILLES, COMBUSTION AIR DUCTING, AND WEATHER GAPS.
- ALL INTAKE STACKS TO BE PRE-PAINTED ON THE GROUND BEFORE INSTALLATION. THIS SHOULD BE A FLAT GRAY COLOR, METAL BASED PAINT/PRIMER.
- FURNISH AND INSTALL SMOKE AND FIRE DAMPERS AS REQUIRED BY CODE AND BY THE CONTRACT DOCUMENTS.
- FURNISH AND INSTALL DUCTING FOR CLOTHES DRYERS.
- FURNISH AND INSTALL FLU FOR WATER HEATER OR HEATERS UNLESS TANK-LESS WATER HEATER. HVAC SUBCONTRACTOR SHALL BE RESPONSIBLE FOR INCLUDING ALL DOUBLE WALL VENT PIPE FOR FLUE VENT, ALL SINGLE WALL PIPE WILL BE SUPPLIED AND INSTALLED BY PLUMBER, THIS WILL BE CONNECTED TO THE DOUBLE WALL PIPE. TANKLESS WATER HEATER EXHAUST AND INTAKE SHALL BE RAN BY THE PLUMBER
- IF A SEALED-COMBUSTION TANKLESS WATER HEATER IS USED, NO COMBUSTION AIR IS TO BE INSTALLED IN THE HOME, SINCE IT IS NOT REQUIRED BY THE TANKLESS WATER HEATER.
- FURNISH AND INSTALL A THERMOSTAT, THIS SHALL BE RAN WITH 5 WIRE THERMOSTAT CABLE. PROVIDE TEMPORARY THERMOSTATS FOR USE DURING CONSTRUCTION. THIS SHALL BE REPLACED WITH THE FINISHED THERMOSTAT DURING FINISH PHASE.
- THE SUBCONTRACTOR IS TO CONNECT ELECTRICAL POWER TO FURNACE AND AIR CONDITIONING UNITS FROM THE OUTLET BOX OR DISCONNECT PROVIDED BY OTHERS.
- FURNISH AND INSTALL ALL REFRIGERANT LINES. PROVIDE PROTECTION FROM NAIL PUNCHERS FOR ALL LINES.
- FURNISH AND INSTALL ALL CONDENSATE DRAIN LINES AND PIPING FOR ALL MECHANICAL EQUIPMENT. THESE CONDENSATE DRAINS SHALL BE SECURED TO THE DRAIN FACE TO AVOID MOVEMENT AND DAMAGE TO THE PIPE.
- FURNISH AND INSTALL ALL NATURAL GAS OR PROPANE LINES INCLUDING GAS LINE SERVICE TO GAS RANGES, GAS DRYERS, GAS FIREPLACES, AND WATER HEATERS, AND ANY OTHER GAS LINES SPECIFIED BY THE GENERAL CONTRACTOR.
- THE SUBCONTRACTOR IS TO PROVIDE AND INSTALL GAS VALVES ON ALL GAS STUBS FOR INSTALLATION OF APPLIANCES BY OTHERS.
- RUN GAS LINE TO WATER HEATER CLOSE ENOUGH SO PLUMBER CAN USE FLEX GAS LINE TO HOOK IT UP
- PVC EXHAUST AND INTAKE SHALL BE RAN TO THE OUTSIDE ON BOTH UNFINISHED AND FINISHED BASEMENTS. ALL PVC THAT IS STUBBED TO THE ROOF WILL BE PAINTED BLACK BEFORE PUT THRU ROOF.
- THE SUBCONTRACTOR SHALL FURNISH ALL PIPE FLASHINGS AND SHEET METAL JACKS FOR ITS WORK.
- IF THE HVAC SUBCONTRACTOR IS TO INSTALL THE FIREPLACE, THE FIREPLACE BLOWER SHALL BE INSTALLED WITH A THERMO-DISK, NOT ON A SEPARATE SWITCH. ONLY ONE SWITCH WILL OPERATE THE FIREPLACE.
- SUBCONTRACTOR SHALL FOAM AND/OR SEAL ANY PENETRATIONS MADE TO EXTERIOR OF BUILDING. ALL PENETRATIONS IN EXTERIOR WALLS SHALL BE THE SAME SHAPE OF THE PIPE PENETRATING THE WALL, AND SHALL BE SNUG WITH THE PIPE. IF YOU MAKE A HOLE, YOU OWN THE HOLE.
- THE SUBCONTRACTOR SHALL PROVIDE ALL BLOCK-OUTS AND SLEEVES THROUGH FLOORS, FOOTINGS, WALLS, AND CEILINGS REQUIRED FOR ITS WORK.
- THE SUBCONTRACTOR SHALL COORDINATE WITH THE FRAMING SUBCONTRACTOR FOR LOCATION AND SIZE OF ALL REQUIRED BACKING FOR THE HVAC.
- SUBCONTRACTOR SHALL PROVIDE AND INSTALL MESH/ WIRE COVERING ON ALL BOOT REGISTERS AND AIR RETURNS IN TO AVOID BUILD-UP OF CONSTRUCTION DEBRIS DURING CONSTRUCTION. THIS WILL BE A "SCREEN" MATERIAL AND WILL BE SECURED BY STAPLES TO THE SUBFLOOR.
- HVAC SUBCONTRACTOR SHALL INSTALL METAL DRYER BOX AS PER LIFESTYLE HOMES' SPECIFICATIONS.
- WHEN RANGE HOOD IS VENTED TO OUTSIDE OF HOME, ALL VENTING SHALL BE FINISHED WITH SPRING-LOADED COVER ON ALL EXTERIOR WALLS TO AVOID WIND ENTERING DUCT.
- THE SUBCONTRACTOR SHALL FURNISH AND INSTALL FIRE STOPS, FIRE-RETARDANT COMPOUND, AND SAFING TO SEAL ALL OF THE SUBCONTRACTOR'S PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES.
- SUBCONTRACTOR SHALL FIRE STOP THE TOP OF ALL FLU CHASES THIS IS NOT TO BE LEFT FOR FRAMER
- THE SUBCONTRACTOR SHALL WORK WITH THE CONTRACTOR TO PROVIDE AN EARLY OPERATION OF THE FURNACE TO BE USED AS TEMPORARY HEAT IN THE BUILDING. FURNACE FILTERS SHALL BE LEFT ON SITE AFTER ROUGH-IN STAGE SO THESE CAN BE CHANGED IF NEEDED. THE FURNACE FILTER SHALL BE CHANGED OUT FOR A NEW FURNACE FILTER DURING FINISH PHASE OF THE BUILDING PROCESS.
- ALL SUPPLY TRUNKS SHALL BE SUFFICIENTLY LOADED TO BRANCH OFF THE UNFINISHED BASEMENT RUNS WITHOUT RUNNING EXTRA WHEN FINISHING OUT THE BASEMENTS.
- ALL GAS LINES AT MULTIFAMILY UNITS SHALL BE LABELED AS PER THE UNIT WITH METAL NUMBER TAGS.

PLUMBING:

- FURNISH AND INSTALL ALL FIXTURES AND PIPING, INCLUDING, BUT NOT LIMITED TO, WATER HEATER, WATER SOFTENER, TOILETS, SINKS, VANITIES, SHOWER PANS, TUBS, WASHER HOOKUPS, FAUCETS, FLOOR DRAINS, HOSE BIBS, DRAIN PIPING, VENT PIPING, AND SUPPLY PIPING.
- THE SUBCONTRACTOR SHALL PROVIDE A DRAIN FOR FURNACE CONDENSATION AND WATER HEATERS.
- SUBCONTRACTOR SHALL PROVIDE A PLASTIC BOX IN WASHROOM WITH HOT AND COLD AND DRAIN FOR WASHER IN THE SAME BOX. THE ACTIVE DRAIN SHALL BE MARKED AND CAP SHALL BE REMOVED UPON FINISH.
- THE SUBCONTRACTOR IS TO CONNECT THE WATER HEATER TO THE GAS LINE. THE GAS LINE IS TO BE PROVIDED BY HVAC CONTRACTOR.
- THE PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL SINGLE WALL PIPING FROM WATER HEATER TO DOUBLE-WALL PIPE, PROVIDED BY HVAC CONTRACTOR.
- THE PLUMBER IS RESPONSIBLE TO RUN ALL PVC PIPING FOR THE INTAKE AND EXHAUST FOR THE TANKLESS WATER HEATERS.
- THE SUBCONTRACTOR SHALL PROVIDE ALL TRENCHING REQUIRED FOR THEIR WORK.
- THE SUBCONTRACTOR SHALL PROVIDE ALL BLOCK-OUTS AND SLEEVES THROUGH FOOTINGS, FLOORS, WALLS, AND CEILINGS REQUIRED FOR ITS WORK.
- PLUMBER SHALL COORDINATE WITH SUPERINTENDENT AND/OR INSULATION CONTRACTOR TO INSTALL INSULATION BEHIND ANY SHOWERS OR TUBS BEFORE INSTALLING.
- THE SUBCONTRACTOR SHALL COORDINATE WITH THE FRAMING SUBCONTRACTOR FOR THE LOCATION AND SIZE OF ALL REQUIRED BACKING FOR THE PLUMBING FIXTURES.
- THE SUBCONTRACTOR SHALL FURNISH AND INSTALL FIRE STOPS, FIRE RETARDANT COMPOUND, AND/OR SAFING TO SEAL ALL OF THE SUBCONTRACTOR'S PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES.
- SUBCONTRACTOR SHALL FOAM AND/OR SEAL ANY PENETRATIONS MADE TO EXTERIOR OF BUILDING. ALL PENETRATIONS IN EXTERIOR WALLS SHALL BE THE SAME SHAPE OF THE PIPE PENETRATING THE WALL, AND SHALL BE SNUG WITH THE PIPE. IF YOU MAKE A HOLE, YOU OWN THE HOLE.
- IF PLUMBING IS TO BE INSTALLED IN AN EXTERIOR WALL AREA OR IN A BONUS TRUSS SYSTEM, THESE PIPES SHALL BE PLACED CLOSER TO THE WARM SIDE OF THE WALL AND ICYNENE@ FOAM INSULATION SHALL BE USED TO KEEP THESE AREAS FROM FREEZING.
- THE SUBCONTRACTOR SHALL FURNISH ALL PIPE FLASHINGS AND SHEET METAL JACKS FOR ITS WORK. PIPE FLASHING AND SHEET METAL JACKS ARE TO BE INSTALLED BY OTHERS.
- ANY ROOFTOP PENETRATIONS CREATED BY THE PLUMBER AFTER THE ROOFING HAS BEEN COMPLETED, SHALL BE THE RESPONSIBILITY OF THE PLUMBER TO ASSURE THIS IS PROPERLY FLASHED.
- ALL EXTERIOR SPIGOTS SHALL BE SECURED TO WALL UPON FINISH PLUMBING ON HOME. SCREWS SHALL BE OF NON-CORROSIVE MATERIAL.
- PLUMBER SHALL PROVIDE A SPRINKLER LINE ON ALL HOMES UNLESS OTHERWISE INSTRUCTED BY PURCHASE ORDER. THIS SPRINKLER LINE SHALL BE RAN UNDER THE FOOTING TO THE EXTERIOR OF THE HOME THEN RAN UP THE FOUNDATION.
- THIS SPRINKLER LINE SHALL HAVE A DRAIN ACCESS OR BLOW-OUT VALVE IN THE MECHANICAL ROOM NEXT TO THE MAIN LINE SHUT-OFF VALVE.
- WHEN PROVIDING AND INSTALLING WATER SOFTENERS IN HOMES, PLUMBING CONTRACTOR SHALL PROVIDE ONE BAG OF SALT PELLETS INSIDE SOFTENER AND SHALL PERFORM A TEST OF THE SOFTENER. SET THE RECHARGE TIME CLOCK FOR NOON, 12:00 PM.

ELECTRICAL:

- Furnish and install all electrical switches, meter bases, breaker boxes, and wiring for complete electrical job, light fixtures provided by others, but installed by electrical contractor.
- Provide one meter base per unit and one house meter per building, place vapor barrier behind meter on exterior of home. Standards for homes shall be A MINIMUM 150 AMP service, unless otherwise noted by superintendent, or unless additional ampereage is required for the size of home.
- Block all switch and outlet boxes from door or window openings to provide for at least 3-1/2" casing.
- Mark or keep plan after walkthrough so to know where all USB outlets, night light boxes, etc... are to be installed at finish.
- Install all exhaust fan covers to framing for exterior subcontractor to install on siding or fascia
- Furnish and install all exhaust fans. Panasonic fans in master bathrooms to be wired with a switch to give homeowner the ability to turn off the fan.
- Furnish, install, and provide power to the disconnect for the air-conditioner condenser.
- Furnish, install, and provide power to an electrical box for the furnace. Furnace shall be on separate circuit from basement outlets and lights.
- Provide electrical hook-up of the dishwasher and disposal. Outlets in kitchen to be run on separate circuit from lights and other outlets. Range and fridge to be run on separate individual circuits.
- Installation of range hood or microwave above range to be performed by others.
- Installation of electric range, refrigerator (if included), including anti-tip mechanisms provided by others.
- The fireplace blower shall be installed with a thermo-disk, not on a separate switch. The fireplace shall be wired for constant power with a switch to fire up the flames.
- Furnish and install wiring, jacks, boxes, a terminal box, and other items required to prewire the telephones and cable television.
- Label all low voltage runs in junction box. Low voltage communication wires to be run into mechanical room, to be connected by others when home is finished.
- There shall be two runs of low voltage for satellite hook ups ran to the eaves of the exterior of the home. This shall be terminated in an electrical box in the eaves, with a blank cover plate installed upon finish.
- Furnish and install wiring, door and window contacts, and an outlet required to prewire the security system, if applicable. The key-pad, motion detectors, and equipment are provided and installed by others.
- Furnish and install wiring, jacks, boxes, equipment, and other items required to complete the intercom/sound system and/or home theater system, if applicable.
- Garage outlets to be ran with 122 Ga. wiring and shall be on separate circuit as well.
- All GFCI locations will be standardized. The GFCI outlet for the garage area shall be located just inside the garage/ house door in the "mudroom area". The exterior GFCI shall be located inside the garage.
- Subcontractor shall foam and/or seal any penetrations made to exterior of building. All penetrations in exterior walls shall be the same shape of the pipe penetrating the wall, and shall be snug with the pipe. If you make a hole, you own the hole.
- Electrical contractor shall install 50 AMP breaker on all AC units to account for proper sized units, if upgraded.
- Electrical contractor shall provide Unistrut connection to foundation for main electrical conduit to be secured to foundation wall.

CITY / COUNTY APPROVAL



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ROCKY MOUNTAIN DERMATOLOGY OFFICE TI
5748 S ADAMS AVENUE PARKWAY
WASHINGTON TERRACE, UTAH

HIGH OWNERS:
ROCKY MOUNTAIN DERMATOLOGY

SHEET TITLE:
SCOPES OF WORK

DATE: **6/29/2020**
SCALE: **AS NOTED**

SHEET NUMBER:
SW-1



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ROCKY MOUNTAIN DERMATOLOGY OFFICE TI
5748 S ADAMS AVENUE PARKWAY
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HOME OWNERS:
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SHEET NUMBER:

SW-2

CLEAN UP:

- PRE-INSULATION SWEEP AND VACUUM; CLEAN ALL SURFACES OF HOME AFTER 4-WAY SCOPES OF WORK ARE COMPLETE. ENTIRE HOUSE WILL NEED TO BE SWEEP AND VACUUMED FOR SAND/UST AND DEBRIS, INCLUDING ALL STUD CAVITIES, UNDER STAIRS, CLOSETS, WINDOW TRACKS, DOORWAYS, MECHANICAL ROOM, HEATING VENTS IN FLOOR
- FINAL CLEAN UP SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - SWEEP AND MOP ALL RESILIENT OR TILE FLOORS.
 - VACUUM ALL CARPETS.
 - CLEAN ALL WINDOWS AND SLIDING GLASS DOORS, INSIDE AND OUT, INCLUDING ALL TRACKS AND WEATHER STRIPS. CLEAN ALL WINDOW SCREENS AND INSTALL IN WINDOWS.
 - CHECK THE FULL GLASS DOORS WITH INTERNAL MINI BLINDS, PAINT SHALL BE CLEANED OUT OF THE TRACK SO THAT THE SLIDER WORKS PROPERLY.
 - REMOVE PLASTIC WRAPPING FROM AND WIPE DOWN ALL DOORS, EXTERIOR AND INTERIOR. CLEAN ALL CABINETS INSIDE AND OUTSIDE, INCLUDING ALL DRAWERS.
 - CLEAN AND DUST ALL SURFACES, INCLUDING ON TOP OF LIGHT FIXTURES, MIRRORS, AND TOP SHELVES IN CLOSETS.
 - CLEAN ALL TUBS, SHOWERS, SINKS, TOILETS, AND PLUMBING FIXTURES.
 - CLEAN AND WIPE DOWN ALL SURFACES OF TRIM WORK; BASEBOARDS, CASING, WINDOW SILLS, STAIR SKIRTS, TROPHY SHELF, CROWN MOLDING, CLOSET SHELVES, ETC.
 - REMOVE ALL FINGERPRINTS AND HANDPRINTS FROM ALL SURFACES.
 - SHIPPING AND PROMOTIONAL STICKERS ON ALL APPLIANCES WILL NEED TO BE REMOVED AND DISCARDED. OWNER'S MANUALS NEED TO BE GATHERED AND PLACED IN KITCHEN DRAWER OR PANTRY SHELF.
 - CLEAN AND WIPE DOWN FURNACE AND HOT WATER HEATER, AND ALL EQUIPMENT IN MECHANICAL ROOM.
 - CLEAN AND VACUUM OUT ALL HEATING VENTS IN FLOOR.
 - SWEEP CLEAN AND WASH GARAGE FLOORS AND FOUNDATION LEDGE ON INSIDE OF GARAGE. TRIM OFF ANY SILL SEAL ON INSIDE PERIMETER OF GARAGE.
 - SWEEP CLEAN AND POWER WASH ALL EXTERIOR CONCRETE ON PROPERTY, INCLUDING BUT NOT LIMITED TO, FRONT PORCH, ENTRY WALKWAY, DRIVEWAY, EXTERIOR SIDEWALK, PATIOS, LANDINGS, EXTERIOR STAIRS, ETC.
 - PICK UP ALL LOOSE SCRAPS AND DEBRIS ON PROPERTY AND DISCARD IN DUMPSTER AT EACH CLEANING VISIT.
 - NOTIFY PROJECT SUPERINTENDENT WHENEVER DAMAGED ITEMS ARE FOUND DURING CLEANING OR ITEMS THAT NEED TO BE ADDRESSED OR FINISHED OUT.
 - REMOVE ALL FLOOR PAPER AND TAPE ON LAMINATE/ WOOD FLOORS AND TILE FLOORS AND PLACE IN DUMPSTER. ENSURE THAT TAPE IS REMOVED FROM ALL SURFACES OF FLOOR, I.E., UNDER CABINETS, UNDER BASEBOARDS, UNDER CASING, ETC.
 - REMOVE APPLIANCES (RANGE, FRIDGE, DISHWASHER, ETC.) AND SWEEP AND VACUUM BEHIND THEM.
 - INFORM JOBSITE SUPERINTENDENT IF DUMPSTER IS 3/4 FULL SO THE NEXT BUSINESS DAY THIS CAN BE EMPTIED.
 - HOME SHALL BE 100% CLEAN. HOMEOWNER SHOULD NOT BE REQUIRED TO DO ANY CLEANING PRIOR TO MOVING IN.
 - UNFINISHED AREAS SHALL BE SWEEP AND VACUUMED. ALL DRYWALL MUD, GLUE, ETC.... TO BE REMOVED FROM FLOOR AND OTHER SURFACES.
 - WIPE DOWN ALL BASEBOARDS AND WALLS.

CABINETS:

- FURNISH AND INSTALL ALL CABINETS. ALL CABINETS SHALL BE INSTALLED LEVEL AND SQUARE.
 - CABINETS SUBCONTRACTOR SHALL COORDINATE WITH SUPERINTENDENT AND ELECTRICIAN FOR LOCATION OF ANY COUNTERTOP OUTLETS, POWER SOURCES, SWITCHES OR LIGHTS.
 - CABINETS SUBCONTRACTOR SHALL CUT OUT TOE KICK HEAT VENT HOLE. DIMENSIONS SHOULD NOT EXCEED 2-1/2" TALL X 11-1/2" WIDE. HEAT VENT COVER WILL BE INSTALLED BY OTHERS.
 - THE SUBCONTRACTOR SHALL MEASURE AND MARK OUT THE CABINET LAYOUT ONCE FRAMING IS FINISHED SUFFICIENTLY FOR LAYOUT TO BE COMPLETE. CABINET LAYOUTS SHALL BE LAID OUT ON FLOORING IN SPRAY PAINT, DARK GRAY OR MARKING PENCIL SO AS TO NOT WASH OFF.
 - WHEN APPLICABLE FURNISH AND INSTALL COUNTER TOPS. TOPS TO BE INSTALLED LEVEL AND SCRIBED INTO WALLS.
 - WHEN CABINET ABOVE MICROWAVE RANGE HOOD STICKS OUT FURTHER THAN OTHER CABINETS INSTALLER MUST FIR OUT BEHIND MICROWAVE RANGE HOOD 1-1/2".
- COUNTERTOPS:**
- COUNTER TOP SUB-CONTRACTOR SHALL FURNISH AND INSTALL ALL COUNTER TOPS FOR THE JOB. COUNTER TOPS ARE TO BE SECURELY FASTENED, SCRIBED IN TO ALL ABUTTING SURFACES, AND ALL EDGES AND SEAMS GAULKED.
 - ANY NECESSARY CHANGES NEEDING TO BE MADE TO THE COUNTERTOP LAYOUT OR SIZES MUST BE RELAYED TO THE OFFICE FOR DOCUMENTATION WITHIN 24 HOURS OF MEASURING AND SITE VISIT.
 - COUNTERTOP SUBCONTRACTOR SHALL COORDINATE WITH PLUMBER, ELECTRICIAN, FOR FAUCET AND/OR OUTLET LOCATIONS. COUNTERTOP SUB-CONTRACTOR SHALL CUT OR DRILL HOLES FOR SINKS, FAUCETS, OUTLETS ECT.
 - IF GRANITE COUNTERTOPS ARE SELECTED, UNDER-MOUNT SINKS SHALL BE PROVIDED BY COUNTERTOP COMPANY
 - BATHROOMS, INCLUDING MASTER AND MAIN, SHALL HAVE 4" BACKSPLASH OF SAME MATERIAL AS COUNTERTOP ALONG PERIMETERS TOUCHING WALLS. UNLESS OTHERWISE NOTED ON THE PURCHASE ORDER OR BUILDER TREND SELECTIONS.
 - KITCHEN SHALL HAVE TILE/TRAVERTINE BACKSPLASH, THEREFORE, NO BACKSPLASH REQUIRED FROM SUBCONTRACTOR IN KITCHEN. UNLESS OTHERWISE NOTED ON THE PURCHASE ORDER OR BUILDER TREND SELECTIONS.

FLOORING & TILE WORK:

- CERAMIC TILE SPECIFIGS TERMS
- FURNISH AND INSTALL TILE FLOORS, TILES CEILINGS, AND TILE WALLS PER MANUFACTURER INSTRUCTIONS.
- SHOWER WALLS SHALL HAVE DRYWALL AND/OR BACKER BOARD FOR ALL SURFACES INSTALLED WITH TILE.
- FURNISH AND INSTALL ALL CERAMIC TILE COUNTERTOPS AND BACK SPLASHES.
- THE SUBCONTRACTOR SHALL NOT COMBINE DIFFERENT LOTS OF MATERIALS WITHIN A HOME OR BUILDING. THIS APPLIES TO BOTH TILE AND GROUT MATERIALS.
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY MINOR FLOAT LEVELING (1/4" OR LESS) THAT MAY BE NECESSARY PRIOR TO THE INSTALLATION OF THE CERAMIC TILE. THE SUBCONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS AS REQUIRED FOR FLOOR PREP.
- FURNISH AND INSTALL WATERPROOF MEMBRANE BEHIND TILE AS SPECIFIED.
- THE SUBCONTRACTOR IS TO ARRANGE TILES SURFACES ACCORDING TO APPROVED TILE PATTERNS.
- ALL CERAMIC TILES SHALL BE SET TRUE, PLUMB, AND SQUARE WITH FLUSH, WELL FILLED JOINTS. ALL JOINTS SHALL BE CONSTRUCTED WITH A UNIFORM WIDTH, WHERE POSSIBLE, ARRANGE TILE SURFACES SO THAT NO SMALLER THAN HALF-SIZE TILES ARE USED.
- THE SUBCONTRACTOR SHALL CAULK THE TILE TO DISSIMILAR MATERIALS ADJACENT TO THE TILE.
- FURNISH AND INSTALL HEAVY PAPER OR OTHER PROTECTION OVER ALL TILE FLOOR SURFACES FOR CURING AND PROTECTION PURPOSES. THE TILE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY TOUCH-UP DURING THE FINISH PHASE OF THE HOME.
- ALL EXCESS RETURNABLE MATERIAL SHALL BE RETURNED FOR CREDIT BY SUBCONTRACTOR WHEN JOB IS COMPLETE
- WALK THE ENTIRE FLOOR WHERE TILE IS TO BE LAID TO CHECK FOR SQUEAKY SUBFLOOR, HANGERS, FASTENERS, ETC... IF FOUND, THESE ARE TO BE SECURED WITH SCREWS AND ADDRESSED BEFORE TILE IS INSTALLED.
- HARD FLOORING SPECIFIGS TERMS
- FURNISH AND INSTALL ALL RESILIENT FLOORING, INCLUDING SHEET VINYL, VINYL TILE, LAMINATED WOOD FLOORS, ENGINEERED HARDWOOD, REAL HARDWOOD, AND CARPET PER MANUFACTURERS INSTRUCTIONS.
- IF FLOORING SHALL BE INSTALLED DIRECTLY TO CONCRETE SURFACE, PROPER UNDERLAYMENT SHALL BE USED TO MINIMIZE MOISTURE EXPOSURE TO FLOOR COVERING. INSTALLER SHALL CHECK WITH MANUFACTURER AND USE CORRECT UNDERLAYMENT.
- FURNISH AND INSTALL ALL RUBBER BASE, IF APPLICABLE.
- FURNISH AND INSTALL ALL UNDERLAYMENT.
- FURNISH AND INSTALL TRIM METAL WHERE CARPET MEETS OTHER FLOORING MATERIALS OR THE TUB.
- THE SUBCONTRACTOR SHALL PREPARE AND SUBMIT SEAM DIAGRAMS FOR THE CONTRACTORS REVIEW. INSTALLATION OF CARPET SHALL STRICTLY FOLLOW THE APPROVED SEAMING DIAGRAM.
- THE SUBCONTRACTOR SHALL NOT COMBINE DIFFERENT LOTS OF MATERIALS WITHIN A HOME OR BUILDING. THIS APPLIES TO CARPET, WOOD, AND VINYL MATERIALS.
- THE SUBCONTRACTOR SHALL SWEEP THE FLOORS PRIOR TO INSTALLATION OF CARPET OR OTHER FLOORING MATERIALS.
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY MINOR FLOAT LEVELING (1/4" OR LESS) THAT MAY BE NECESSARY PROPER TO THE INSTALLATION OF FLOOR COVERINGS. THE SUBCONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS AS REQUIRED FOR FLOOR PREP.
- THE SUBCONTRACTOR SHALL CAULK THE TRIM METAL TO THE TUB.
- THE SUBCONTRACTOR SHALL REHANG DOORS AFTER INSTALLING FLOORING, IF DOORS WERE REQUIRED TO BE REMOVED.
- ALL LAMINATE/WOOD FLOORING SHALL HAVE NO GAPS BETWEEN SLATS THAT ARE GREATER THAN 1/16". FLOOR MATERIALS SHOULD BE LAID OUT BEFORE INSTALLATION TO ENSURE GAPS WILL BE MINIMIZED UPON INSTALLATION.
- FURNISH AND INSTALL HEAVY PAPER OR OTHER PROTECTION OVER ALL TILE FLOOR SURFACES FOR CURING AND PROTECTION PURPOSES. THE HARD FLOORING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY TOUCH-UP DURING THE FINISH PHASE OF THE HOME.
- WALK THE ENTIRE FLOOR WHERE HARD FLOORING IS TO BE LAID TO CHECK FOR SQUEAKY SUBFLOOR, HANGERS, FASTENERS, ETC... IF FOUND, THESE ARE TO BE SECURED WITH SCREWS AND ADDRESSED BEFORE HARD FLOORING IS INSTALLED.

PAINTING:

- FURNISH AND INSTALL ALL PAINT AND STAIN FOR THE WALLS, CEILINGS, DOORS, INTERIOR HANDRAILS, INTERIOR GUARDRAILS, MANTELS, AND INTERIOR TRIM.
- PRIME AND SEAL UNDER WALL COVERINGS.
- FURNISH AND INSTALL ALL PAINTING REQUIRED TO PAINT THE GARAGE AND FURNACE/UTILITY ROOM IF APPLICABLE.
- FURNISH AND INSTALL ALL PAINTING REQUIRED TO PAINT THE EXTERIOR STAIRS, STAIR TREADS, STAIR STRINGERS, RAILINGS, AND HANDRAILS IF APPLICABLE.
- FURNISH AND INSTALL ALL PAINTING REQUIRED TO PAINT THE POWER METERS, GAS METERS, TELEPHONE BOXES, CABLE TV BOXES AND DISCONNECTS IF APPLICABLE.
- FURNISH AND INSTALL ALL PAINTING REQUIRED TO PAINT THE VENTS, ROOF VENTS, AND ROOF FLASHINGS TO MATCH THE ROOF. SAID ITEMS ARE TO RECEIVE ONE COAT OF ZINC CHROMATE PRIMER WHERE NEEDED AND ONE COAT OF PAINT.
- SEAL AND FINISH THE EXPOSED EDGES OF ALL METAL AND WOOD DOORS INCLUDING THE TOP AND BOTTOM WHEN THEY ARE VISIBLE FROM STAIRS, BALCONIES AND SO FORTH.
- PAINT SHALL BE APPLIED TO ALL DRYWALL SURFACES BY PAINT SPRAYER AND BACK ROLLED WHILE STILL WET TO GIVE WALL SHEEN TEXTURE.
- SUBCONTRACTOR SHALL CHECK ALL ELECTRICAL FINISHES, I.E., LIGHT SWITCH COVERS, OUTLET COVERS, LIGHT FIXTURES... THAT WOULD NEED SPACKLE, CAULKING OR ADDITIONAL TOUCH UP. THESE AREAS SHALL BE FIXED AND PAINTED.
- ALL SURFACES OF BUILDING COMPONENTS (WHICH ARE INSTALLED BY OTHERS) SHALL BE INSPECTED AND ACCEPTED BY THE PAINT SUBCONTRACTOR PRIOR TO START OF ANY WORK. APPLICATION OF SUBCONTRACTOR'S WORK SHALL CONSTITUTE ACCEPTANCE.
- MASK, PROTECT, AND COVER SURFACES AND ITEMS THAT DO NOT RECEIVE PAINT, INCLUDING, BUT NOT LIMITED TO, DOOR HINGES, FIRE-RATING LABELS, EXPOSED CONCRETE AND MASONRY, FIXTURES, FURNACES, EQUIPMENT, AND SO FORTH.
- PROPERLY CLEAN AND PREPARE ALL SURFACES BEFORE APPLYING ALL MATERIAL AND FINISHES.
- FILL GOUGES, FILL NICKS, FILL NAIL HOLES, GAULK JOINTS, AND PREPARE ALL SURFACES, INCLUDING SPOT PRIMING, BEFORE PROCEEDING WITH THE WORK.
- THE SUBCONTRACTOR SHALL REHANG DOORS AFTER PAINTING. THESE DOORS SHALL BE HUNG SUCH THAT THEY FUNCTION AS THEY DID PRIOR TO BEING REMOVED.
- CHECK THE FULL GLASS DOORS WITH INTERNAL MINI BLINDS, PAINT SHALL BE CLEANED OUT OF THE TRACK SO THAT THE SLIDER WORKS PROPERLY.
- THE SUBCONTRACTOR IS TO INCLUDE TOUCH-UP OF PAINT AND FINISHES PRIOR TO OWNER'S WALKTHROUGH AS REQUIRED BY NORMAL DAMAGE, SPLATTERS, AND MARRING CAUSED BY THE PROCESS OF CONSTRUCTION WORK. TOUCH-UP IS TO INCLUDE MINOR DRYWALL PATCHING. THIS TOUCH-UP IS IN ADDITION TO THE TOUCH-UP THAT OCCURS AFTER THE OWNER'S WALKTHROUGH.
- THE SUBCONTRACTOR IS TO INCLUDE 4 HOURS OF TOUCH-UP PER RESIDENCE FOR TOUCH-UP AFTER THE OWNER'S WALKTHROUGH. THIS TOUCH-UP IS IN ADDITION TO THE TOUCH-UP THAT OCCURS BEFORE THE OWNER'S WALKTHROUGH.
- SUBCONTRACTOR TO USE INTERIOR PAINT, EXTERIOR PAINT, AND STAIN AND OTHER PRODUCT SPECIFIED BY GENERAL CONTRACTOR; SHALL BE SHERWIN WILLIAMS OR EQUIVALENT.

FIREPLACE:

- SUBCONTRACTOR SHALL PROVIDE CLEARANCE AND SIZE SPECS TO SUPERINTENDENT AND/OR FRAMER FOR PROPER FRAMING OF FIREPLACE.
- PROVIDE AND INSTALL FIREPLACE AS PER HOMEOWNER'S AND GENERAL CONTRACTOR'S SPECIFICATIONS.
- ALL FIREPLACES ARE TO BE INSTALLED STRAIGHT, LEVEL, AND PROPERLY CONNECTED TO SUPPORTS. FIREPLACES SHALL BE ANCHORED TO FRAMING AND HAVE 1" LIP FROM FRAMING.
- THE SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL PIPE FLASHINGS AND SHEET METAL JACKS FOR ITS WORK.
- THE SUBCONTRACTOR SHALL CONNECT THE FIREPLACE TO THE GAS LINE, THE GAS LINE TO BE PROVIDED BY HVAC CONTRACTOR.
- FIREPLACE BLOWER SHALL BE INSTALLED WITH A THERMO-DISK, NOT A SEPARATE SWITCH. ONLY ONE SWITCH TO BE INSTALLED TO POWER FIREPLACE.
- THE SUBCONTRACTOR SHALL PROVIDE FOR STARTUP AND FINAL ADJUSTMENT OF ALL FIREPLACES TO ENSURE THAT THEY OPERATE PROPERLY.
- THE SUBCONTRACTOR SHALL PROVIDE AN OWNER ORIENTATION.
- SUBCONTRACTOR TO USE FIREPLACE AND OTHER PRODUCT SPECIFIED BY GENERAL CONTRACTOR; SHALL BE EMPIRE OR EQUIVALENT.

FINISH WORK:

- INSTALLATION OF ALL INTERIOR DOORS. ALL DOORS SHALL BE HUNG TRUE AND PLUMB. DOORS SHALL BE HUNG SUCH THAT THEY DO NOT BIND OR SWING OPEN OR CLOSED BY THEMSELVES.
- ALL CASING SHALL NOT BE TOUCHING THE HINGES ON ANY DOORWAYS. IF CASING NEEDS TO BE RIPPED DOWN, LEAVE 1/8" GAP FROM HINGE AND CASING. THIS IS TO AVOID CREAKING OR SQUEAKING ON HINGES WHEN DOORS ARE SWUNG.
- FINISH SUBCONTRACT IS RESPONSIBLE FOR INSTALLING ALL POCKET DOORS AND ALL ASSOCIATED HARDWARE.
- INSTALLATION OF ALL INTERIOR TRIM, INCLUDING, BUT NOT LIMITED TO, BASE BOARDS, DOOR AND WINDOW CASINGS, CHAIR RAILING, CROWN MOLDING, WOOD HANDRAIL, HALF WALL GAP, WOOD GUARDRAIL, STAIR SKIRTS, MAINSCOTING, TROPHY SHELF, BEAD BOARD, EXTRA TRIM WORK, WINDOW SILLS AND WINDOW SEATS.
- INSTALLATION OF FIREPLACE MANTELS ACCORDING TO HOMEOWNERS SPECIFICATIONS.
- INSTALLATION OF WOOD CLOSET SHELVING AND RODS WITH ASSOCIATED HARDWARE.
- INSTALLATION OF ALL DOOR HARDWARE, DOOR-STOPS, DOOR VIEWERS. DOOR HARDWARE SHALL BE RECESSED IF HARDWARE REQUIRES, THIS MORTISE SHALL BE DONE WITH ROUTER OR SHARP CHISEL. UPON INSTALLATION OF ALL DOOR HARDWARE, FINISH SUBCONTRACTOR SHALL ADJUST EXTERIOR DOOR THRESHOLDS SO THAT DOOR DOES NOT BIND ON WEATHER STRIPPING. TEMPORARY DOOR THRESHOLD COVER SHALL BE DISPOSED OF IN DUMPSTER.
- INSTALLATION OF ALL BATH HARDWARE, INCLUDING, BUT NOT LIMITED TO, MEDICINE CABINETS, GRAB BARS, TOWEL BARS TOWEL RINGS, TOILET PAPER HOLDERS, AND SHOWER RODS. ALL MIRRORS SHALL BE PROVIDED BY EITHER THE GENERAL CONTRACTOR OR THE HOMEOWNER AND INSTALLED BY THE SUBCONTRACTOR. ALL BATH HARDWARE SHALL BE FASTENED INTO WOOD BACKING OR INSTALLED WITH DRYWALL COMPATIBLE SCREWS OR MOLLY BOLTS.
- THE SUBCONTRACTOR IS TO PROVIDE NAILS, SHIMS, AND GLUE. ALL OTHER MATERIALS ARE TO BE PROVIDED BY GENERAL CONTRACTOR.
- THE SUBCONTRACTOR SHALL COORDINATE THE LOCATION OF REQUIRED BACKING WITH THE PROJECT SUPERINTENDENT AND THE FRAMING SUBCONTRACTOR.
- DO NOT INSTALL ANY HINGE STOPS ON ANY DOORS. THIS WILL BE AN OPTION FOR THE HOMEOWNER TO INSTALL THEMSELVES, IF DESIRED.

DRY WALL:

- PROVIDE AND INSTALL ALL INTERIOR DRYWALL AND ASSOCIATED COMPONENTS, INCLUDING, BUT NOT LIMITED TO, ALL TRIM, ACCESSORIES, CORNER BEAD AND EDGE TRIMS, AND REVEALS AS REQUIRED BY THE CONTRACT DOCUMENTS AND FOR A COMPLETE JOB.
- PROVIDE AND INSTALL FIREWALLS AND DRAFT STOPS AS SHOWN ON THE CONTRACT DOCUMENTS OR REQUIRED BY CODE.
- PROVIDE AND INSTALL FIRE-RATED AND MOISTURE-RESISTANT BOARD AND COMPOUNDS WHERE REQUIRED BY CODE AND THE CONTRACT DOCUMENTS.
- FURNISH AND INSTALL ALL RATED ENCLOSURES, CHASES, SOFFITS, SHAFTS, AND SO FORTH FOR PLUMBING, ELECTRICAL, HVAC, DUCTING AND PIPING, ELEVATORS, AND OTHER ITEMS AS REQUIRED BY THE CONTRACT DOCUMENTS.
- THE SUBCONTRACTOR SHALL PRE-ROCK RATED ENCLOSURES, CHASES, SOFFITS, SHAFTS, BEHIND THE TUB, FURNACE ROOMS, AND SO FORTH PRIOR TO ROUGH PLUMBING, ROUGH HVAC, AND ROUGH ELECTRICAL AS DIRECTED BY THE PROJECT SUPERINTENDENT.
- ALL WALLS AND CEILINGS IN LIVING AREAS AND AREAS SPECIFIED BY THE PROJECT SUPERINTENDENT ARE TO BE TAPED AND TEXTURED AND READY FOR PAINT OR WALL COVERINGS.
- THE SUBCONTRACTOR IS TO PROVIDE A COMPLETE DRYWALL FINISH IN THE GARAGE, AND IT SHALL BE FIRE-TAPED ONLY, UNLESS SPECIFIED OTHERWISE BY THE SELECTIONS IN BUILDER TREND OR THE PROJECT SUPERINTENDENT.
- THE SUBCONTRACTOR IS TO PROVIDE A COMPLETE DRYWALL FINISH IN THE FURNACE ROOM, UNLESS SPECIFIED OTHERWISE BY THE PROJECT SUPERINTENDENT.
- MATERIALS SHALL BE STOCKED BY THE SUBCONTRACTOR AT RIGHT ANGLES TO THE FLOOR TRUSSES/JOISTS AND DISTRIBUTES SO THE MATERIALS' WEIGHT WILL NOT CONCENTRATE IN AREAS THAT MAY CAUSE DAMAGE TO THE STRUCTURE.
- THE SUBCONTRACTOR SHALL NOT COVER ANY AREAS THAT REQUIRE INSULATION PRIOR TO INSTALLATION OF INSULATION AND WILL AT ALL TIMES ADVISE THE PROJECT SUPERINTENDENT OF ANY DEFICIENCIES IN THE INSULATION.
- ALL OUTLETS, LIGHT BOXES, FAN BOXES, HEAT DUCTS, OR ANY OTHER AREAS REQUIRED TO BE CUT INTO DRYWALL SHALL BE MARKED PRIOR TO DRYWALL HANGING, I.E., MARKED ON A PLAN, MARKED ON THE FLOOR WITH SPRAY PAINT, ETC... IF ANY OF THESE AREAS ARE COVERED BY DRYWALL AND NOT CUT OUT DURING TIME OF HANGING, ANY COSTS ASSOCIATED WITH LOCATING THESE AREAS AND CUTTING THEM IN WILL BECOME THE RESPONSIBILITY OF THE DRYWALL SUBCONTRACTOR.
- ALL DRYWALL SHALL BE SCREWED INTO PLACE WITH SCREWS SUFFICIENTLY LONG FOR THE SCREW TO BE IMBEDDED INTO THE STUDS AT LEAST 3/4".
- THE SUBCONTRACTOR SHALL PATCH AROUND OPENINGS OF PIPES, DUCTWORK, ELECTRICAL, AND OTHER OPENINGS IN A WORKMANLIKE MANNER.
- PATCHES IN FIRE-RATED WALLS SHALL COMPLY WITH THE APPLICABLE FIRE AND BUILDING CODES.
- ALL VERTICAL AND HORIZONTAL EXTERNAL CORNERS SHALL BE REINFORCED WITH CORNER BEAD TRIM APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. VERTICAL CORNERS SHALL BE STRAIGHT AND PLUMB. HORIZONTAL CORNERS SHALL BE STRAIGHT AND LEVEL.
- JOINTS AND SCREW DEPRESSIONS SHALL BE INVISIBLE TO THE NAKED EYE WHEN SURFACE IS PAINTED. THE SUBCONTRACTOR SHALL VERIFY THAT THERE ARE NO BAD JOINTS OR HOLES AFTER TEXTURE IS COMPLETE.
- AFTER THE INITIAL COAT OF PRIMER HAS BEEN APPLIED THE SUBCONTRACTOR SHALL TOUCH UP ALL AREAS FOR SCREW POPS, SHADOWS, ROUGH PAPER, FAULTY AREAS, AND AREAS UNACCEPTABLE TO THE CONTRACTOR.
- CARE SHALL BE TAKEN AND EXERCISED TO MINIMIZE DROPPING JOINT COMPOUND ON OTHER SURFACES. DROPPINGS SHALL BE SCRAPED LOOSE BEFORE THEY SET UP IN ALL AREAS, INCLUDING CLOSETS.
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL DRYWALL SCRAP MATERIALS. THE SUBCONTRACTOR SHALL NOT DISPOSE OF DRYWALL SCRAP MATERIALS IN THE DUMPSTER SUPPLIED BY THE CONTRACTOR.
- WHEN MIXING JOINT COMPOUND AND WORKING WITH WATER IN THE HOME, THIS SHALL NOT BE DONE IN AREAS WHERE WOOD/LAMINATE FLOORING OR TILE WILL BE PLACED. THIS CAUSES THE OSB FLOOR SHEATHING TO SWELL. AREAS WHERE CARPET IS MARKED WILL BE PLACED ARE OK FOR MIXING.
- EXTERIOR DRYWALL AND DRYWALL BETWEEN THE WOOD FRAMING OF PARTY WALLS AREA EXCLUDED FROM THIS CONTRACT.