Scope of work

Interior Trim

The below scopes are related to other documents such as, the General Conditions, Architectural drawings, Color Charts, Sketches and any/all other Phoenix Homes documents that pertain to the construction of the homes.

1. The Contractor shall supply and install Taymor satin nickel Maderna Handset c/w matching deadbolt on front entry for C and R elevations and Taymor satin nickel Strait for M Elevations.
2. The Contractor shall supply and install Taymor satin nickel Perspective entry passage sets with matching ¾” deadbolts on all secondary entrance doors.
3. The Contractor shall supply and install 2 panel square/smooth slab doors, By-pass sliders, per design centre samples and Taymor satin nickel Perspective and privacy sets including matching hinges and flex bumpers.
4. The Contractor shall supply and install MDF door jambs with FJ door stop. Doors to be Cedar shimmed in 3 spaced out places per door jamb side. All baseboard and casing to be CT#10. All trim to be Tightly fitted, secured properly, level and square. All trim materials to be paint ready and completely caulked (exterior windows all 4 sides and interior openings all 3 sides) including top of melamine shelving to drywall and nail holes. Caulking to be applied to all wood to wood, wood to drywall.
5. Contractor to return baseboard down at all sliders, handrails, etc. NO 22.5- or 45-degree exposed cuts
6. Contractor to install shelf brackets per discussion with Phoenix spec
7. All trim mitres are to be glued with carpenters’ glue NOT latex or putty. All mitres to be properly sanded and ready for paint. All shelving to be cut and fitted at first trim and stored in the basement mechanical area to be installed at Backtrim. All closets to be trimmed with ½” x depth of jambs with MDF. Contractor to supply and install all other shaped casing with the finished appearance of being one piece. Contractor to supply and install all jamb extensions on openings as required.
8. Contractor to supply and install all interior columns per plans and specifications.
9. Contractor to supply and install paint grade door stop on drywall, stair stringer and all other drywall to wood and wood to wood transitions as directed by site finish foreman. Contractor to supply, install flexible baseboard and shoe mold as required. Contractor to install MDF stove vent pipe cover above stove cabinet.
10. Contractor to supply and install MDF capping to knee walls, window seats and stair l
11. Contractor to supply and install attic access built out of MDF, R60 foam, weather strip and spray foam between the prefab attic hatch and the OSB rough chase and all other requirements to meet Ontario Building Code.
12. Contractor to adjust spring loaded hinges to strike properly prior to occupancy inspection and install temp flex bumpers on garage and front doors at 1st trim to avoid drywall damage installed at 1st trim
13. Contractor to supply and install 2 ½” FJ paint grade basement handrail c/w satin nickel brackets when basement is unfinished.
14. Contractor to supply and install all 12” closet shelving c/w rods, all related hardware and support brackets. 12” shelving shall be installed in all closets except for linen and pantry. Linen and pantry to receive 5-16” shelves. All shelves to be properly supported by 1x3 MDF and/or brackets and storage in basement to be installed at Backtrim.
15. Contractor to supply and install Address Plaque Per Phoenix Homes specifications. Locations to be determined by Phoenix Homes architecture department. Contractor to supply and install all temporary locks for construction and supply keys as required by sites. Contractor to supply temp finishing keys as required by sites and 4 final house keys with final exterior deadbolts. All deadbolts to be keyed prior to occupancy at the site’s direction.
16. Contractor to supply and install Standard height mirrors by length of vanity less 2”. Note when we have 2 vanity sinks we still want a full mirror installed and the outlets will either be installed on either side of the sink or the sink will be raised and the outlet to be installed horizontally just above countertop. By-Pass Doors at closets, 18” satin nickel towel bars and toilet paper holders.
17. Contractor to supply and install French doors as per plan.
18. The Contractor to provide a full warranty and service as required by Phoenix Homes service department and Tarion requirements.
19. The Contractor shall remove all material and debris generated by his operation to a location as directed by the Site Superintendent. Failure to properly discard waste daily shall result in the Owner back charging the Contractor for the costs of the clean-up.
20. The Contractor shall ensure that all work performed under this Agreement is equal to or better than the requirements of the Ontario Building Code and is accepted by the City of Ottawa.
21. The Contractor shall provide to the Owner, prior to starting his work, proof of a Two Million Dollar Liability Insurance naming the Contractor and the Owner jointly for the duration of the contract.
22. The Contractor shall ensure that all equipment, materials, and workforce employed/used by the Contractor on the job site satisfies, always, the requirement of the Workers Compensation Board and the Owner’s Safety Policy Statement.
23. The Contractor shall maintain a Two-Million-dollar insurance policy jointly named while on the owners’ site and supply upon demand of a Certificate of Clearance from Workers Compensation to the owner.
24. The Contractor shall follow the construction schedule as outlined by sites supervision and failure to adhere to construction schedule could result in this contract being null and void at the owner’s discretion.
25. The Contractor shall ensure that all their employees and/agents/or sub contractors comply with the safety regulations outlined by the Ministry of Labor and Phoenix Homes policies and procedures while on any of the Owners sites.

PHOENIX TRIM STANDARDS

|  |  |
| --- | --- |
| Exterior numbers | STANDARD TRIM |
| A wall with numbers and objects on it  Description automatically generatedMODERNA wall with numbers and objects on it  Description automatically generatedCRAFTSMANA wall with numbers and objects on it  Description automatically generatedRUSTIC | A white rectangular object on a black background  Description automatically generated |
| RUSTIC AND CRAFTSMAN EXTERIOR HANDLE | MODERN EXTERIOR HANDLE |
| A door handle and keyhole in a box  Description automatically generated | A phone booth with a keyhole  Description automatically generated with medium confidence |
| STANDARD DOOR CARRARA  | STANDARD BY-PASS CLOSET DOORS |
| A white door with a light on it  Description automatically generated |  |
| STANDARD INTERIOR LEVER PERPSECTIVE IN SATIN NICKEL | STANDARD BATHROOM ACCESSORIESTOWEL RING IN POWDER ROOMSTOWEL BAR IN ALL OTHER BATHROOMS |
|  | A towel rack and towel holder on a wall  Description automatically generated |