Schedule ‘B’

Contract Specifications Painting

1. The Contractor shall provide all labour, tools, and materials to do a complete interior and exterior painting job as per the Owners drawings. The Owner shall provide power and water to the Contractor.
2. Ensure all materials are applied under adequate illumination, evenly spread and flowed-on smoothly to avoid; runs, sags, brush marks, air bubbles and excessive roller stipple.
3. The contractor shall finish all painted surfaces with one coat primer and two finish coats (36660 Ultra Primer) (Dulux Diamond ) (Dulux Diamond satin for Exterior and garage doors). One colour throughout.
4. When colour, stain dirt or undercoats show through final coat of paint, the surface shall be covered by additional coats until the paint film is of uniform finish, colour, appearance, and coverage. This will be done at no cost to the Owner.
5. The Contractor shall prime and finish all; interior doors (all six sides), trim, casings, base boards and window extensions, columns and half walls with semi-gloss as required with 1 coat primer & 2 coats of finishing (one colour throughout).
6. The Contractor shall putty all trim as required to complete a quality finish without visible depressions. Ensure all wood doors are painted on all edges (including all glazed doors). Any doors that warp which are not painted on edges will be replaced at this Contractor’s expense.
7. The Contractor shall do all prep work required for the exterior and is to be done prior to painting by the painters.
8. The Contractor shall, prime and finish exterior doors; frames and wood trim or Perma-shield as required with one coat of primer and apply at least 2 coats exterior latex paint – as required. (As per the Owners Exterior Colour Selection Chart).
9. Exterior (front door) painting is not to be carried out when the surface temperature is below 10°C, while the surface is damp, or during cold rainy or frosty weather. Contractor to avoid painting surfaces while they are exposed to the hot sun.
10. Paint first floor steel lintels.
11. The Contractor shall “touch up” after a prime check when required and as requested by the site superintendent including prior to closing. Finished coats are not to be applied prior to the Drywall Contractor completing the prime check. If painter notices patches are not sanded Phoenix asks the painter to sand and clean up prior to painting.
12. All “touch-ups” are included in this contract price unless extensive damage done by another trade can be back-charged to the responsible Contractor at the direction of Site Foreperson. A Purchase Order is required prior to doing this work.
13. The Contractor shall protect: all hardware, accessories, device plates, lighting fixtures, factory finished work and similar items to ensure non-painted surfaces are free from paint. As an alternative to the above, the Contractor may provide adequate in place protection to ensure all hardware and non-painted surfaces are free from paint.
14. The Contractor shall, and is responsible to, confirm paint colours with the Site Superintendent prior to starting any painting work.
15. The Contractor shall warranty all work as per the requirements of the Ontario New Home Warranty Program.
16. The contractor is required to install drop-sheets over any finished flooring surfaces where work is to be performed. This pertains to working over any finishings like floors, cabinets, stairs etc.
17. 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.
18. The Contractor shall ensure that all work performed under this Agreement is equal to or better than the requirements of the Ontario Building Code, Tarion and is accepted by the City of Ottawa.
19. 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.
20. 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
21. Phoenix requests all paint be left in the mechanical room when finished so we have exact paint for touch ups when needed.
22. **If you do not cancel or reschedule your service appointment with at least 24 hours notice, we may assess a $250.00 “no-show” service backcharge to your account.**

**Note a Saturday or Sunday notification for a Monday service call is not valid.**