

# Scope of Work: Painting for Residential Low-Rise Project

## 1. General Overview

This scope covers all labor and materials required for the interior and exterior painting of the residential low-rise project. All work shall follow project specifications, drawings, and applicable codes.

## 2. Interior Painting

- **Surface Preparation:** Prepare all interior surfaces to be painted, including walls, ceilings, doors, trims, baseboards, and bulkheads.
- **Primer and Finish Coats:**
  - Apply one coat of primer.
  - Apply two coats of finish with washable flat material for all interior surfaces.
- **Wall Finishes:** Use Lift Master Flat for walls as specified.
- **Ceiling:**
  - Finish all ceilings with white flat paint.
  - Ensure smooth ceiling surfaces.
- **Trims and Doors:**
  - Apply white semi-gloss paint to trims and doors.
  - Ensure a smooth and durable finish.
- **Stairs and Railings:**
  - Stain oak stairs with a natural varnish finish.
  - Stain railings and finish with natural varnish as per the drawings.
- **Touch-up Work:** Include one final touch-up before project completion.

## 3. Exterior Painting

- **Primer and Finish Coats:**
  - Apply one coat of primer to exterior surfaces.
  - Apply one coat of finish paint to all external elements as required.
- **Doors and Frames:**
  - Paint the front door, side doors, and garage frame.
  - Ensure smooth, even coverage.
- **Lintels:** Paint the lintels where indicated in the design.

## 4. Extra Painting Items (As Needed or Upon Request)

The following extra work items may be required if not detailed in the drawings:

- **Staining:**
  - Stain railings, pickets, stairs, and stringers.
  - Stain railings and paint pickets white where specified.
  - Stain French doors as needed.
- **Color Changes:**

- Paint rooms with different colors upon request.
  - Apply paint to cornice moulding (plain or dentil).
- **Additional Elements:**
  - Paint extra interior doors and frames as required.
  - Prime and paint the garage drywall.
  - Finish and stain nosing, maple staircases, and any extra windows casing.
  - Complete touch-ups and additional work for items such as fireplaces, upgraded trim, or open basements.
- **Clean-Up and Quality Control**
  - Clean exterior masonry work to the satisfaction of the Owner and architect.
  - Ensure all material delivered is stored properly to prevent damage by water or breakage.
  - Remove all construction debris to the designated trash collection area, leaving the job site clean.
  - Correct any items found during the final inspection before payment is made.
- **Compliance**
  - Ensure all work complies with the Ontario Building Code (OBC) and relevant safety and environmental regulations.
  - Adhere to all applicable local and provincial codes and standards.
  - Follow best practices to ensure long-term reliability and performance.
  - Conduct regular quality checks and ensure all work meets the highest standards of craftsmanship.