

SCOPES OF WORK

PROJECT NAME:

CABINETS

ADDRESS:

CABINETS

Owners Initials _____ Date _____
Work
Contractor's Initials _____ Date _____

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DESCRIPTION OF WORK

1. Contractor shall furnish shop drawings with elevations to Owner for approval prior to fabrication. Shop drawings shall include, but not be limited to, all dimensions, openings, style and rail dimensions and any special detailing required. Contractor shall field measure before fabrication.

MATERIALS

- 1. All materials supplied and/or installed by the Contractor shall be brought to the area of installation by the Contractor, who shall provide equipment to load or unload all such materials as necessary. All material shall be placed on site so as not to interfere with the work of others.
- 2. All materials and/or supplies shall be received, accounted for and maintained by a representative of the Contractor.
- 3. Contractor shall remain responsible for all contracted materials until said materials are fully and permanently installed and/or affixed to the building structure and accepted by all governing authorities and the Owner whether such materials are paid for or not.
- 4. All equipment and fixtures shall be accompanied with the corresponding literature and manufacturers warranties, which shall be affixed in a safe location until occupancy.
- 5. All shelving and cabinets shall be free of loose knots and free of any voids, chips and/or imperfections.
- 6. Contractor shall furnish and install all necessary trim and scribe molding
- 7. Contractor shall furnish and install cabinet mutes (felt tabs) on all doors.
- 8. Toe kick on Pullmans shall be 4".
- 10. Contractor acknowledges that care will be taken in the selection of material for stain grade or whitewash cabinets to assure consistency in both grain pattern and color.
- 11. Door and drawer panels shall have uniform color and grain where splits occur.
- 12. All pantry and storage cabinet doors shall be installed with metal stiffening devices, approved by the Owner.

SPECIFICATIONS

- 1. Kitchen cabinets to be. Standard particleboard interiors fog coated. Cabinets to be stained.
- 2. Pullmans and liners to be paint grade fiberboard miniraise door style with particle board interiors painted by others. Standard white printed drawer boxes with top mounted metal guides and plastic corner rollers in drawer openings.
- 3. Rough top at kitchens only.

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- 4. Standard semi-concealed hinges #5010 throughout.
- 5. All Pullmans to be standard 31" in height.
- 6. Pine breadboards with oak pulls mounted in side of sink base kitchens.

INSTALLATION

- 1. The Contractor shall complete all cabinetwork pursuant to the approved plans and specifications.
- 2. Cabinets shall be prepared for tile where applicable. (Others shall install Tile.)
- 3. All cabinets shall be smooth and sanded, ready for paint and/or stain.
- 4. All drawers shall be connected by wooden dado.
- 5. All work shall be securely nailed and/or glued as required. All nails shall be firmly set and counter-sunk.
- 6. Cabinets shall be anchored to framing with screws.
- 7. Contractor agrees to do all necessary cutting and/or boring for other subcontractors, i.e. tile setters, plumbers and electricians.
- 8. All doors and drawers shall receive a final adjustment for alignment and proper operation and clearance prior to completion of work.
- 9. Contractor shall furnish all transportation and labor necessary to load, unload and distribute cabinets to their respective units.
- 10. Contractor shall finish all stain grade cabinets to the following specifications:
 - A. Pre-sand to remove scuffs, scratches and imperfections.
 - B. One coat stain, one coat sanding sealer, two coats of semi-gloss clear lacquer.
 - C. Fill holes with matching putty after seal coat.
- 11. Contractor shall remain responsible for all materials until said materials are fully and permanently installed and affixed to the building structure as well as inspected and accepted by all local governing agencies and Owner whether such materials are paid for or not.

PUBLIC CONVENIENCE AND SAFETY

- 1. Contractor shall conduct his operations so as to offer the least possible obstruction and/or inconvenience to the public, he shall have under construction no amount of work than he can prosecute properly with due regard to the rights of the public.
- 2. Spillage resulting from operations along or across any publicly traveled way shall be removed immediately by the Contractor at his expense.
- 3. Full compensation for signs, barricades, traffic control devices, and other items necessary shall be considered as included in the various listed proposal items of work and no additional allowances shall be made.
- 4. Whenever the Contractor's operations create a condition hazardous to traffic or to the public, he shall furnish, erect and maintain such fences, barricades, lights, signs and other devices as are necessary to prevent accidents, damage or injury to the public.

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QUALITY CONTROL

- 1. Contractor shall immediately correct any defective work deemed necessary by the Owner.
- 2. All cabinetwork shall be installed to the best trade practices, scribed molded to the wall and shall be square, level and plumb with 1/16 inch in 10 feet
- 3. Cabinet doors shall be flush and true and drawers shall glide smoothly.
- 5. All damaged surfaces shall be repaired to the Owner's satisfaction.

CLEANING

- 1. Contractor shall be responsible for the cleanup and removal of all debris resulting from his work as directed by the Owner's Superintendent or within 24 hours after substantial completion of Contractor's work. All debris, other than concrete, may be placed in piles on the jobsite, and shall be removed by others.

QUALITY ASSURANCE

- 1. Contractor shall comply with the rules and regulations as set forth in the 19 edition of the Uniform Building Code, Applicable Title 24, recommendations of the FHA and VA Minimum Property Standards and applicable State, County, or Local regulations. Should any changes be necessary in the plans or specifications to make the work comply with these requirements, the Contractor shall notify the Owner prior to the commencement of work.
- 2. Contractor shall comply with all Federal, State and Local safety orders.
- 3. This project shall be built under FHA/VA requirements unless otherwise specified.
- 4. Contractor shall be present and monitor all inspections related to his work. Immediate attention and/or response shall be taken to any corrections necessary.
- 5. Contractor agrees to protect the work of others during the course of his on-site activities and shall accept responsibility for any and all damages and/or delays caused by the execution of his work.
- 6. During the performance of his work, the Contractor shall furnish to the job site skilled labor, adequate and suitable materials and qualified superintendent or foreman to act as the representative of Contractor on the project, with the right and power to obligate Contractor. Such superintendent or foreman shall at all times be satisfactory to Owner and shall not be changed without the written consent of Owner. Upon oral or written notice from Owner that such superintendent or foreman is unsatisfactory to Owner, Contractor shall promptly replace him with a person satisfactory to Owner.
- 7. The job, or any portion of the job shall be subject to inspection and approval by all applicable governmental authorities, Owner and/or Owner's Representatives. Contractor shall provide sufficient, safe and proper facilities during the progress of the job for all such inspections. It is agreed that any change or correction required as a result of any such inspections shall be made by

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Contractor without additional charge, unless otherwise agreed by the Owner.

- 8. Contractor shall be responsible for protecting unfinished work from inclement weather and shall take every precaution and provide suitable means to protect finished work from damage.
- 9. Contractor agrees to be responsible for the repair/replacement of his work as necessary, at no extra charge to Owner, if said work is placed over the faulty workmanship of others in relation to the installation of his work.

WARRANTY

CONTRACTOR GUARANTEES OWNER AND FUTURE OWNER'S OF THE RESIDENCES WITHIN THE PROJECT, OR ANY PORTIONS THEREOF, AGAINST ANY LOSS OR DAMAGE ARISING FROM ANY DEFECT IN MATERIALS AND/OR WORKMANSHIP FURNISHED UNDER THIS CONTRACT FOR A PERIOD OF ONE (1) YEAR. UPON WRITTEN NOTIFICATION OF DEFECTS FROM OWNER OR ANY SUCH OWNER, ANY LABOR NECESSARY TO CORRECT ANY DEFECT IN THE WORK AND UPON FAILURE OF CONTRACTOR TO DO SO, OWNER OR THE AFFECTED OWNER MAY FURNISH OR SECURE, AT CONTRACTOR'S EXPENSE, SUCH MATERIALS OR LABOR AS ARE NECESSARY TO BRING THE WORK UP TO THE REQUIRED STANDARD. ALL COSTS THUS INCURRED, SHALL BECOME A DEBT DUE AND PAYABLE IMMEDIATELY TO THE OWNER.

CONTRACTOR SHALL TAKE RESPONSIVE ACTION, IMMEDIATELY UPON NOTIFICATION BY THE OWNER, TO CORRECT DEFECTS OF AN EMERGENCY NATURE.

- 1. Service is of the utmost importance to the Owner, therefore, all service work requested by the Owner shall be completed within three (3) days after notification by the Owner. Should the Contractor fail to comply or respond accordingly, the Owner may order such work to be preformed by an outside source and shall hold the original Contractor liable for all costs incurred including a 15% Owner surcharge.
- 2. Contractor shall remain responsible for any work that has been performed even if the warranty period may have expired, provided that the original work was not completed to Industry Standards and/or the Owner's expectation.

MANUFACTURERS WARRANTIES

All manufacturer or supplier warranties and/or guarantees, express or implied, with respect to any material or equipment used in or as a part of the work shall be deemed obtained by Contractor on behalf of the Owner, and shall inure to the Owner's benefit without the necessity of a separate transfer or assignment thereof; or require such manufacturer or supplier to execute such warranties and guarantees in writing to Owner. All manufacturer warranties shall run from the date of final completion and acceptance by the Owner. (I.E. Certificate of Occupancy)

SCHEDULE

- 1. Prices upon acceptance of this Contract are guaranteed through the completion of _____.
- 2. Price for Extra work shall be at a Labor rate of \$_____ per hour. (Attach Labor and/or Rental Rate schedule, if applicable).

OWNER

CONTRACTOR

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ADDRESS:

FIRM NAME: _____

FIRM NAME:

BY: _____

BY: _____

TITLE: _____

TITLE:

DATE: _____

DATE: _____

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Work

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