HOMEOWNER REPAIR GUIDE

EXTERIOR PAINTING

Addendum to Bid · Exterior preparation & painting

The following items and responses are to be incorporated into the bid

for _____ *(customer)*

at _____ *(address)*

If the bid is accepted, then this addendum will be incorporated as part of the contractual understandings.

> *These additions are NOT INTENDED to be, or to substitute for, a complete written description of the scope of the work or materials.*

CONTRACTOR REQUIREMENTS

1. The contractor will prepare and paint *(check all that apply):*

   ☐ body of house ☐ garage ☐ other outbuildings

   ☐ all previously painted surfaces of house (including porches, window frames, and other trim) unless specifically excluded as follows:

   _____

2. Permits may be required for certain preparation methods. If applicable, the contractor will obtain the proper permits from the city and will ensure that all work passes all inspections required by the Building Department.

3. The contractor will not use the following methods to remove paint that is, or may be, lead-based paint:
   - open flame or burning torch;
   - machine sanding or grinding without a high-efficiency particulate air (HEPA) local exhaust control;
   - abrasive blasting or sandblasting without HEPA local exhaust control;
   - heat guns operating above 1100 degrees Fahrenheit or charring the paint;
   - dry sanding or dry scraping, except dry scraping in conjunction with heat guns or within 1.0 ft. (0.30m.) of electrical outlets, or when treating defective paint spots totaling no more than 2 sq. ft. (0.2 sq. m.) in any one interior room or space, or totaling no more than 20 sq. ft. (2.0 sq. m.) on exterior surfaces;
   - paint stripping in a poorly ventilated space using a volatile stripper that is a hazardous substance in accordance with regulations of the Consumer Product Safety Commission at 16 CFR 1500.3, and/or a hazardous chemical in accordance with the Occupational Safety and Health Administration regulations at 29 CFR 1910.1200 or 1926.59, as applicable to the work.

4. The contractor will ensure that all loose, checked or flaking paint is removed from all surfaces to be painted. All chips and flakes will be captured by a tarp made of heavy-duty polyethylene plastic sheeting (6 mils. thick) or its equivalent, and cleaned up daily.

5. The contractor will ensure that all cracks, open joints, splits, etc., are properly filled or caulked, using the appropriate material or caulk.

6. The contractor will remove any hooks, nails, or other protuberances that are no longer in use, and will fill the resulting holes properly before painting.

7. The contractor will ensure that all window glazing is repaired or replaced in all areas to be painted.

8. The contractor will ensure that any unpainted surface or surface requiring priming is properly primed before painting, using a primer suited to both the material being primed and the type of paint to be used. If the surface is to be stained, the contractor will touch up any bare wood with the new stain, to act as a primer, before coating the entire surface.

9. The brand and type of paint to be used *(please specify):*

_____

10. The contractor will ensure that all painting is done only when the surfaces to be painted are thoroughly dry, when no rain is anticipated before the applied paint will dry, and when the temperature is at least 50°F (unless special low-temperature paint is specified above).

11. The contractor will follow all manufacturer's requirements in the installation of these materials, so as to keep the manufacturer's warranty of _____ years in full force.

12. The contractor will ensure that the finish coat of paint is applied to an even finish, completely covering all areas to be painted, and that all drips, spills, splatters, or overspray are cleaned immediately from areas not intended to be painted.

13. The contractor will ensure that reasonable care is used to protect all trees, shrubs, yards, drives, walks, roofs, and adjacent property from damage while painting or preparing the house.

14. The contractor shall repair/replace any gutters damaged during the course of the painting and/or preparation work.

15. The contractor will be responsible for properly maintaining the work site, for storing materials in a safe and secure manner, for removal and disposal of any and all debris generated by the work performed within 24 hours, and, upon completion, for cleaning the site to a pre-work condition.

WARRANTY

The contractor warrants that all work will be done in a workmanlike manner, to conform to current standard building practices and to meet or exceed any city code requirements. Work will be guaranteed against defects of materials for _____ years and against defects in workmanship for _____ years after date of completion.

CONTRACTOR INFORMATION

The contractor warrants that all work will be performed by the above named company/individual *(check one)* ☐ yes ☐ no

Will subcontractor(s) and/or assignee(s) be used? *(check one)* ☐ yes ☐ no

The contractor agrees to be responsible for any part of the work that is subcontracted or assigned, and understands that the subcontractor and/or assignee must be licensed and bonded in Cleveland Heights if performing permit work.

Work to be subcontracted or assigned: ☐ all ☐ part (specify below):

_____

_____

Attach list with company name, street address, phone number, and list of specific work to be performed for each subcontractor or assignee to be used.

The contractor, by his/her signature, agrees to all the terms and conditions of this Addendum, unless otherwise noted above.

CONTRACTOR'S SIGNATURE: _____

CONTRACTOR'S NAME (PLEASE PRINT): _____

DATE: _____

Home Repair Resource center

Home Repair Resource Center empowers homeowners to maintain their homes for sustainable and diverse communities.

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