



Scope of Works

Performance Requirement:

The framing structure and components shall be assembled according to plans; specifications and details provided with the plans and are plumb, level and square. Bearing connections shall be tight and bearing members (posts) continuous from bearing location to top of the foundation. Frame assembly must meet the applicable codes for the area and use approved fasteners and connectors. Exterior trim members shall be tight, free of gaps at time of installation, uniform in appearance and be properly flashed or sealed. House wrap will be installed shingle style, overlapped at corners, seams taped and flashing taped or tucked beneath wrap. Stress caused by normal settlement or movement in the structure is not the responsibility of JMD.

Scope of Work:

1. JMD will not be responsible for checking the lumber loads and trusses for correct quantities to be delivered, but will inform the builder representative of any noticeable shortages as soon as possible. JMD will review all manufacturer installation specifications delivered with the material.
2. Prior to commencing construction, JMD will review plans and selections and try to resolve any discrepancies.
3. JMD will review floor layout prior to installation to insure that no joists are located directly below commode, shower, or B-vent.
4. All lumber and trusses required to construct unit will be supplied by the builder. Other materials to be supplied by the builder will be soffit and gable vents, roof clips, sill sealer, and specialty steel hangers. JMD shall be responsible for wood and concrete nails. Only approved galvanized nails shall be used in exterior exposure situations. Any temporary power may be supplied by JMD for a price specified in the Bid Proposal Document.
5. JMD is responsible for placing steel and wood beams as needed during construction to the unit. After the steel beams are in place JMD will notify the builder's representative of the stanchion sizes needed to secure the beams. Stanchions will be placed according to proper layout. Any welded connections will be the responsibility of the builder.
6. JMD shall install all materials per manufacturer specifications.

7. JMD will shim all first floor framing level if required before constructing any walls. If shimming is in excess it will be billed back to builder at our current hourly rate as specified on the Bid Proposal. JMD shall ensure that all decking is nailed per code requirements.
8. The underside of all cantilevers will be sheeted to reduce air and rodent infiltration. Underside of cantilever seams shall be small enough to accept caulk. They will be sheeted with OSB sheeting unless specified otherwise in the plans or specs.
9. All stairways, closets, laundry rooms, bathrooms, and kitchens will be built to exact dimensions designated by the plans. All other rooms will be within ½”.
10. JMD will rough in all window openings per the R.O. list provided by the builder’s representative prior to construction. All interior bi-fold, pre-hung, pivot, and French doors will be roughed in at a height of 82 ½”. R.O. widths will be as follows: bi-fold and pivot doors 1 ¼” larger than door size, pre-hung doors 2” larger than door size, and pre-hung French doors 2 ½” larger than door size.
11. All door walls and entry doors will be installed with ¼” bead of caulk between threshold and decking. Door wall jambs will be installed with screws if applicable. Entry doors will be installed plumb and shimmed at hinges and strike plate. Entry doors will be installed by nailing through the jamb with galvanized casing nails and screwed through hinges if supplied with door.
12. Entry doors will be set to allow for future floor clearance. A ¾” board will be placed under door and sidelight threshold.
13. All openings for windows doors and arches will be constructed level and square. Reveal on vinyl windows will be equal on top and sides.
14. JMD is responsible for installing backing for drywall, hand rails, and showers. Any additional backing requested by the builder will be done at our current hourly rate as described in the Bid Proposal.
15. All exterior trim boards will be weather cut to avoid unsightly gaps. All exterior trim will maintain ½” clearance from finished roof surface or 1” from the roof sheeting. Trim boards will tack on house where roofer will need to get flashing behind boards. Boards will be lapped for flashing to come through face of corner.
16. Roof sheeting will be installed with roof clips supplied by the builder. Roof sheeting will be attached as per code requirements. A 2” gap will be left on each side of the ridge if print calls for continuous ridge vent.
17. JMD will ensure that all crickets/saddles are behind all chimneys and other applicable areas.

18. JMD will return after completion of roofing, plumbing, electrical, and HVAC to complete a punch list supplied by the builder's representative.
19. JMD will stack excess material into piles in an accessible place on the lot for pick up. Materials which are scrap will be placed in piles with one pile for approximately every 1000 sf of building. Unit will be cleaned out and broom swept. Garage cleaned out. Basement will only be scrapped out if standing water is not in excess.
20. Builder shall supply JMD with specification list prior to construction in order for all items to be incorporated during construction. Any changes after start of construction will only take place after written work order is received by JMD and will be billed to builder at our current rate as described in the Bid Proposal.
21. Z-flashing for horizontal applications under trim shall be supplied by the builder.
22. House wrap where applicable will be taped around windows as detailed by Dupont.
23. Holes in wrap will be taped.
24. Wrap to be left loose above future flashing so that it can be tucked underneath.
25. Soffit that returns to the roof will be left 1" above roof sheeting.
26. All windows and doors will be hung level, plumb, and square +/- 1/8". It is the responsibility of the builder to fasten the jambs of wood windows with flexible flanges, before caulked or bricked into place.
27. Cripples and trimmer studs will be nailed with two nails at top and bottom with staggered nails every 16" OC down its length.
28. Up to ten bowed and twisted studs per unit will be repaired or replaced at no cost. If more are required it will be billed at our current hourly rate as described in our Bid Proposal.
29. Broken trusses will require a truss repair spec from truss manufacturer. If truss is delivered broken builder will be billed for repair at our current hourly rate as described in our Bid Proposal.
30. JMD will verify all trusses installed per engineer drawings. Drawings will be left on site for building inspector.
31. Pressure treated lumber will be used at contact points to concrete and at less than 8" from grade and be nailed with approved nails.
32. Stairs will be constructed per builder representative specifications.
33. Stair framing will be glued at all wood contact points.

34. Temporary rails may be installed if required.
35. Wood beams will be glued as required by code.
36. Fire stop will be installed where required by code.
37. Master and main bath floors will not be dropped for ceramic unless plan specifies.
38. Attic accesses will be installed as not to be in the way of future fixtures.
39. All corners will be plumb level and square.
40. All lacing and girder truss specifications will be followed as far as nailing, spacing, and fastening.
41. JMD will build radius for drywall applications around windows where needed.
42. JMD will build radius for use by mason when needed.
43. Tub framed as per plans. With tub specs provided by builder rep.
44. Chimney and fire place opening will be framed as per plan with specs provided by builder rep.
45. Siding will be installed per manufacturer installation instructions if provided for in the Bid Proposal.
46. Studs will be doubled at joist hand shake where cut out top plates exist for heats.
47. All wrap will be properly secured so that it will not blow off provided exterior finish is installed in a timely manner.
48. No short 1x trim will be used where a long 1x is possible.
49. All bearing and jack studs will be installed tight or shimmed tight.
50. **Time is of the essence for us as well as you. We reserve the right to recover any expenses incurred as result of unreasonable delays of production not related to weather or acts of God.**

Builder

Date

JMD Contractors Inc.

Date