

HILL COUNTRY DESIGN BUILD

P.O. BOX 445 JOHNSON CITY TX 78636 OFFICE (830) 868-4108 FAX (830) 868-4208

General Conditions

as of March 31, 2017

This document is a supplement to and part of the Contract Documents and ICBA between Hill Country Design Build (HCDB) as Builder and the Contractor.

The Work

- All Contractor work is to be in accordance with the construction documents (including plans, drawings, & specifications) and subject to the HCDB Express Limited Home Warranty as well as applicable building codes (rules, regulations, and ordinances). If the construction documents fail to meet applicable building codes, the building codes shall prevail, and the Contractor should immediately notify the Builder of the conflict.
- If the Contractor is unclear about the scope of work, contact HCDB before proceeding.
- Work is to be warranted according to the prevailing Independent Contractor Base Agreement.
- Contractor is to verify all dimensions and existing conditions before proceeding with work, and notify HCDB of any and all discrepancies.
- Contractor is to verify they are using the latest set of plans at the jobsite including all approved changes and addendums by contacting HCDB.
- Do not directly involve the Homeowner in any scope of work decision-making. Contact HCDB.
- Submit requests to HCDB for all materials needing selection that are not specified on plans.

Safety

- HCDB is committed to maintaining a safe jobsite.
- An injury requiring medical attention must be reported immediately to a HCDB representative. If one is not on site, notify the office at 830-868-4108.
- Please refer to Safety Materials that may be provided at each jobsite, and follow all instructional signs and warnings.
- A Worker Safety Manual, including MSDS information for items procured by HCDB is available at active jobsites.
- Absolutely no alcohol or controlled substances are permitted on the jobsite.
- No firearms or hunting are permitted on the jobsite or private property of our clients.
- No children are allowed on the jobsite.
- No horseplay or reckless behavior or other acts of disregard or indifference of safety rules or the safety of others will be tolerated.
- No fighting at the jobsite.
- Workers shall wear shirts, proper footwear and personal protective equipment as required by their job function.

- Tools are to be used for their intended purposes only.
- Tools and cords which are not safe to operate should be taken out of service immediately.
- Tools should be disconnected from power at the end of each day, and locked and secured safely if left on the jobsite as to discourage and prevent injury to owners, their families and pets.
- Extra care for fire safety should be taken when cutting metal or welding.
- Fuel is not to be left out in the open at the jobsite, and should be removed daily or stored in a secured space.
- All stairways should have a temporary handrail.

Workday

- Work should be scheduled between the hours of 7am - 7pm, Monday through Friday, unless prior arrangements are made with HCDB.
- Contractors needing to access the site outside of regularly scheduled work hours should make arrangements with HCDB in advance.

Cleanliness

- Please respect construction facilities and restrooms - keep them clean and do not vandalize them.
- Each Contractor is to clean their work area at the end of each phase of work, or daily if necessary for other trades to perform their work or work safely.
- All trades are to share cleaning of jobsite on Fridays to prepare the site for owner visits on the weekends.
- No food is allowed on the slab or in a structure.
- Food/trash is to be placed in trash cans at the site.
- Care should be exercised to prevent trash/debris from being able to blow away during our typical high-winds.
- Smoking is permitted outside only, in a Contractor's vehicle or within 25 feet of the HCDB-provided cigarette extinguisher. No cigarette butts should be thrown on the ground/floor.
- Contractors who litter our sites will be charged for the cleanup.
- Building debris is to be placed in the Construction Dumpster or designated haul-away site.
- Finished floors and finished surfaces are often covered. Please cover any exposed finished surfaces or concrete or thresholds that may become uncovered as work progresses.

Security:

- Jobsites should be closed up and locked each day if possible.
- Windows should be closed.
- Doors should be shut and locked or blocked.
- Gates should be closed and locked.
- Tools should be removed or secured to discourage jobsite theft. Contractors are responsible for the safe storage of their own equipment left at jobsite.

At the Site

- Park in designated areas only.
- Do not remove/move/modify barriers or temporary fencing without HCDB approval.
- Do not park under the canopy of a tree.
- Do not store equipment under the canopy of a tree.
- Take care not to damage the natural landscape.
- No radios or music at the jobsite.
- No profanity or abusive language at the jobsite.
- No offensive clothing / bumper stickers at the jobsite.
- Dumpsters are for use for the project only - no personal / household trash is to be disposed of in the Construction Dumpster or trash cans.
- Load all trash / debris into dumpster starting from the back working to the front. At no time should material block the door from closing properly.
- No contractor pets / animals allowed on jobsites.
- Report unsafe conditions to your employer and HCDB immediately.
- Please respect property boundaries and do not trespass on neighboring properties.
- Respect the work of others - do not damage the completed work of others or existing conditions without prior approval of HCDB - you may be back-charged for damages.
- If you notice a problem that could damage the work or jobsite, such as bare wires, leaking pipes or roof, etc., please notify HCDB at once.
- We pick great people to work with - enjoy others at your jobsite - chances are, if you are nice, they will be as well.
- For any questions, contact HCDB at (830) 868-4108.

Warranty

- All work completed on each job will fully support the Express Limited Home Warranty provided to the Owner by contract.

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Addendum to - General Conditions.01 Design, Permits, Engineering, and Inspection

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Engineering

- Engineering is to be priced according to the drawings submitted by HCDB for bid.
- Included in the price of the engineering estimate are the following: Foundation plans and details, framing plans and details, general notes, on-site inspection for foundation pre-pour inspection or grade beams and steel, onsite inspection for framing after all trades prior to insulation and drywall.
- HCDB will provide architectural CAD backgrounds for plan drawings. Once contracted, and before engineering work starts, the Engineer is to acquire the latest architectural plans from HCDB. Do not use the bid set of architectural plans due to the fact that bid drawings may not contain the latest design information.
- If there is any deviation from the intent of the architectural plans, i.e. changing wall thickness, etc., please discuss this variance with HCDB.
- The Engineer is to strive to design in the most cost-effective way possible without any compromise to the structure.

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Addendum to - General Conditions.02 Foundation

as of March 31,, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Foundation

- Contractor is to set up forms per architectural drawings to ensure all dimensions are accurate per floor plan.
- Contractor is to prepare and pour slab per structural engineer drawings.
- Contractor is to provide power and lighting at job site at negotiated price, if not available.
- Contractor is responsible to daily remove generator and high theft items.
- Contractor is to remove fuel daily from job site or store in a secured and ventilated indoor space at the jobsite.
- Within two days of completion of slab, Contractor is to clean up the site, including breaking down forms and putting concrete spillage and debris in Construction Dumpster.
- Contractor is responsible for designating a washout spot for trucks.
- Contractor is to verify forms are free of any deflections prior to and during pour, and immediately make any needed corrections.
- Any movement of the forms after being approved by HCDB, especially during the pour, is to be brought to the attention of HCDB immediately and remediation is to be agreed upon prior to the concrete settling.
- Contractor is to properly dress the slab and perform repairs immediately after forms are pulled. All honeycombs greater than 1" need to be in-filled and corrected. HCDB uses its projects to promote future work and foundations must look professional and acceptable within 2 days of completion.
- Final Payment for work will not be issued until the site is completely cleaned, the slab is dressed, and honeycombs are filled.

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Addendum to - General Conditions.03 Framing and Decking

as of March 31,, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Framing

- Contractor is to install all framing materials per structural engineer drawings and immediately notify HCDB of any noted discrepancies.
- Contractor is to notify HCDB of any framing material shortages so additional materials can be ordered in a timely manner.
- Contractor is to provide power at the jobsite at a negotiated price, if none available.
- Contract is to be paid in accordance with a preapproved schedule of values.
- Change orders are to be submitted weekly and cost plus variances will be paid at a pre-agreed rate.
- All stairways should have a temporary handrail.
- At the conclusion of each day, Contractor is to provide protection for all lumber from inclement weather.
- At the conclusion of each day, Contractor is to sort all lumber into organized piles. No lumber over 4 foot in length to be placed in the Construction Dumpster.
- Contractor will provide daily cleanup of slab with no nails left on the floor overnight.
- No nails are to be shot into the slab or screws drilled without prior approval from HCDB.
- Contractor is to ensure no eating on the slab or vehicles parked under the canopy of a tree.
- Contractor is to provide all in wall blocking for cabinets and accessories, and to include this in the base contract bid.
- Contractor is to ensure that all house and window wrap is installed per manufacturer recommended method.
- Window stickers should be removed by the Framing prior to completion of the job and after the framing/window inspection occurs.
- All plastic tags, staples, and labels are to be removed from framing materials as installed.
- Tape and solvents should be avoided on finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.

Schedule of Values: (Adjust Each Project)

Wall Framing	30%
Wall Sheathing	10%
Roof Framework & Decking	20%
Windows & Cornice	30%
Punch & Inspection	10%
Total Value	100%

Time and Material Rate Structure: (Adjust Each Framing Contractor)

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Addendum to - General Conditions.04 Windows and Exterior Doors

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Exterior Windows and Doors

Bid

- Bid exterior windows and doors per architectural plans and specification or bid notes provided by HCDB.
- Include the specified size (as close as possible). If window bid is greater in size than an inch or so, please call out the variance so HCDB can quickly re-evaluate the design vs. availability.
- Include the specified type. If the type is different than specified, please note the bid variance.
- Please include the location or window call out to match plan in the bid.
- Please include all quantities in the bid. If a window is not bid for some reason, please call out the omission so this particular item is not overlooked.
- Price windows per International Building Code regarding tempering, egress, etc. Please call out any descriptions in design to HCDB.
- Door threshold protection is to be included in all bids

At The Site

- All windows and doors to be bid are to be delivered and unloaded at the jobsite unless other arrangements are made prior to acceptance of order.
- Upon delivery, windows and doors are to be unloaded to an agreed upon safe location at the jobsite and secured from wind, weather, or other trades that may accidentally damage the windows.
- At delivery, a HCDB representative is to be on-site and allowed to thoroughly inspect each window or door for damage as it is unloaded. Any damage to a window or door is to be documented on the delivery ticket for rectification.

Screens

- Screens are to be held by supplier or received by HCDB and placed into storage for safe keeping.

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Addendum to - General Conditions.05 Electrical System

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Electrical & Low Voltage Systems

- Electrical and Low Voltage are to be installed per plans, specifications and prevailing building codes. If any plan or specification deviates from the prevailing codes, notify HCDB and the building code shall prevail.
- Place no wires, pipes or obstructions of any kind so as to impair given ceiling heights, walls and clearances.
- Set all fixtures plumb, square, and level with ceilings and walls, in alignment with adjacent fixtures for a clean, tidy planned out aesthetic. Secure in accordance with manufacturer's direction and/or approved shop drawings.
- Set fixtures according to plan/reflected ceiling plan if provided. Note center lines if specified.
- Fixtures are to be free of dirt, dust, grease, fingerprints, etc. at completion of the job.
- Extra care is to be taken to keep finished walls, ceilings, trim, and cabinets from being damaged or soiled with fingerprints.
- Prior to the placing of any material, Contractor is to coordinate his work with any structural conditions and all other trades.
- All cover plates are to match Combined Finish Schedule. Verify selection prior to order. All plates are to install flush to the wall and be straight.
- System is to be fully tested including testing receptacles for circuit continuity and grounding and testing 3-way switches, etc.
- Breaker panels are to be fully labeled and easy to understand.
- Contractor is responsible to cleanup any construction debris at the conclusion of each day.
- Tape and solvents should be avoided on finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.

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Addendum to - General Conditions.06 Electrical Fixtures

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Electrical Fixtures

- Bid light fixtures per Owners and/or Builders selection.
- Include full bid to include light bulbs.
- Give schedule for light bulb replacement.
- All bulbs to be of the same color temperature. Verify before placing order.
- Manuals for Fixtures are to be placed in the box provided by HCDB.

Electrical Fixtures Provided to HCDB by Owner

- Owner is to identify which fixtures they will be providing via the Combined Finish Schedule provided by HCDB.
- Owner is to include all extra parts needed to properly install the fixture they provide (i.e. extra long ceiling fan down rods, chains, etc.).
- Owner is to include purchase and delivery of all light bulbs needed for fixtures at the time the fixtures are installed.
- Fixtures are to be delivered on-site and given to a representative of HCDB with directives prior to the install date.
- If fixture is damaged upon removal from packaging, HCDB will notify Owner of the damage and it is the Owner's responsibility to handle replacement parts or fixtures and pay any fees, if applicable, for Electricians to make a special trip to install at a later date.
- If a fixture is damaged by HCDB, Electrician, or any other trade before, during or after the install, HCDB will negotiate financial damages with the responsible party. The replacement parts or fixtures are still the responsibility of the owner.
- Electric fixtures provided by the Owner which involve a complicated install may require installation management by the Owner or an additional fee.

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Addendum to - General Conditions.07 Plumbing System

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Plumbing System

- Plumbing System is to be installed per plans, specifications, and prevailing building codes. If any plan or specification deviates from the prevailing codes, notify HCDB and the building code shall prevail.
- Place no pipes or obstructions of any kind so as to impair given ceiling heights, walls and clearances.
- Rough in is to be done neatly and orderly, especially at pipes penetrating walls under sinks, etc.
- Set all fixtures plumb, square, and level per plans and in alignment with adjacent fixtures for a clean, tidy, planned out aesthetic. Secure in accordance with manufacturer's direction and/or approved shop drawings.
- Fixtures are to be free of dirt, dust, grease, fingerprints, etc. at completion of the job.
- Extra care is to be taken to keep finished walls, ceilings, trim, and cabinets from being damaged or soiled with fingerprints.
- Prior to the placing of any material, Contractor is to coordinate his work with any structural conditions and all other trades.
- System is to be fully tested for leaks, pressure, etc. by Plumber. Special care is to be taken for connections under the sinks, shower heads, etc. for leaks after system is pressured up.
- All exterior piping is to be properly set and bedded in sand prior to cover up.
- When system is initially pressured up, a minimum of two people should check structure and underground thoroughly for leaks to not cause water damage to drywall, wood floors, etc. Until the system is thoroughly checked, coordinate with HCDB before leaving the system pressured up overnight
- Contractor is responsible for cleaning up any construction debris at the conclusion of each day.
- Bathtubs are to be immediately protected from damage upon installation and during connection to plumbing system.
- Tape and solvents should be avoided on finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.

HILL COUNTRY DESIGN BUILD

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Addendum to - General Conditions.09

HVAC System

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

HVAC System

- HVAC System is to be installed per plans, specifications and prevailing building codes. If any plan or specification deviates from the prevailing codes, notify HCDB and the building code shall prevail.
- Place no ductwork, wires, pipes or obstructions of any kind so as to impair given ceiling heights, walls and clearances.
- Set all grills plumb, square, and level with ceilings and walls, in alignment with adjacent fixtures for a clean, tidy, planned out aesthetic. Secure in accordance with manufacturer's direction and/or approved drawings. Align thermostats, etc. centered above light switch, if applicable, for a clean look. Secure the wire for drywall install. Discuss and approve all grill locations with HCDB.
- At the end of rough-in, HVAC Contractor is to protect ductwork or plenum from dust until trim out phase.
- Components and grills, etc. are to be free of dirt, dust, grease, fingerprints, etc. at completion of the job.
- Extra care is to be taken to keep finished walls, ceilings, trim, and cabinets from being damaged or soiled with fingerprints.
- Prior to the placing of any components or grills, Contractor is to coordinate his work with any structural conditions and all other trades.
- System to be fully tested and balanced at the end of installation.
- Owner's manuals are to be given to HCDB at install so said manuals can be stored at a protected location and given to the Owner at the end of the job.
- HVAC representative is to coordinate Owner's orientation to instruct owner on how to operate their system.
- Contractor is responsible for cleanup of any construction debris at the conclusion of each day.
- Tape and solvents should be avoided on finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.

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Addendum to - General Conditions.08 Plumbing Fixtures

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Plumbing Fixtures:

- Bid plumbing fixtures per Owners and/or Builders selection.
- Include delivery to jobsite.

Plumbing Fixtures Provided to HCDB by Owner

- Owner is to identify which fixtures they will be providing via the Combined Finish Schedule provided by HCDB.
- Owner is to include all extra parts/items needed to properly install the fixture they provide (i.e. drains, handles, trim, etc.).
- Fixtures are to be delivered on-site and given to a representative of HCDB with directives prior to the install date.
- If a fixture is damaged upon removal from packaging, HCDB will notify Owner of damage and it is the Owner's responsibility to handle replacement parts or fixtures and pay any fees, if applicable, for Plumbers to make a special trip to install at a later date.
- If a fixture is damaged by HCDB, Plumber or any other trade before, during or after the install, HCDB will negotiate financial damages with responsible party. The replacement parts or fixture is still the responsibility of the Owner.

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Addendum to - General Conditions.10 Roofing and Waterproofing

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Roofing and Waterproofing

- Contractor is to weather-in and install all roofing materials per drawings and as-built and notify HCDB of any discrepancies immediately.
- HCDB is to schedule Contractor to weather in as soon as roof decking is installed.
- HCDB is to schedule roofing as soon as other trades are finished over roof areas.
- Contractor is to clean jobsite daily.
- At the end of the job, all roofing scraps are to be cleaned from the job. Special focus to given to sharp metal shavings.
- Flashing around fireplaces and chimneys should be water tested prior to removal of scaffolding or lift equipment from the job site.

HILL COUNTRY DESIGN BUILD

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Addendum to - General Conditions.11

Insulation

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Insulation

- Contractor is to install all insulation materials per drawings, specifications and as-built and immediately advise HCDB of any discrepancies found.
- HCDB is to schedule Contractor to insulate as soon as roofing is complete, all rough-in trades are finished, and inspections are passed for cover up.
- If a spray foam job, special care needs to be taken not to spray or get over spray on finished materials such as stone walls, uncovered finished floors, windows, doors, etc. If there are any concerns by the Spray Foam Contractor regarding finished materials, the Spray Foam Contractor is to contact HCDB immediately to rectify the issue. Overspray on finished surfaces is to be removed at the expense of the Spray Foam Contractors Expense.
- Special care should be given not to overspray MEP equipment in the attic. Spray Foam Contractor is to cover equipment for protection.
- Contractor is to clean jobsite at the end of the insulation process.
- Tape and solvents should be avoided on finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.

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Addendum to - General Conditions.12

Drywall

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Drywall

- Drywall Contractor is to bid drywall per plans and specifications.
- HCDB is to schedule drywall install as soon as insulation is complete.
- Upon delivery, drywall is to be placed inside and distributed throughout the structure. If set outside, Drywall Contractor is to protect material from possible rain and inclement weather.
- Jobsite is to be organized daily and scraps not left to pile up in an unsafe manner.
- Any temporary guardrail removed to maneuver drywall is to be replaced immediately afterwards for safety of drywall workers and others.
- Any framing irregularities or other issues that would cause the drywall to not lay properly should be brought to the attention of HCDB as soon as possible for rectification.
- Drywall punch is to be done and corrected before texture.
- At the end of the job, all drywall scraps, joint compound, trash, etc. are to be cleaned and disposed of in Construction Dumpster and job is to be broom swept. Spilled clumps of light compound are to be disposed of in Construction Dumpster.
- Unused drywall is to be removed from the jobsite within a few days of drywall being finished to clear for other trades to move in.
- Drywall Contractor is to ensure all MEP devices are properly cut-out, trimmed tight to device, and square. (I.E. outlets, switches, light boxes, thermostat wires, HVAC supply and return openings). Confirm with HCDB that all locations have been identified and cut-out within sheetrock.
- Final drywall finish selection will be made and initialed by the Owner on a 3X3 sheet of drywall which will be retained and installed in the attic.
- Tape and solvents should be avoided on finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.

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Addendum to - General Conditions.13 Masonry and Fireplaces

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Masonry – Stone, Stucco and Masonry Fireplace

- Masonry Contractor is to bid masonry per plans and specifications.
- Square footages are to be estimated and agreed upon before contracting. If any changes or discrepancies are found in the field, please contact HCDB to approve or rectify.
- All scaffolding is to be in good condition and erected and maintained in a safe manner.
- Material deliveries and equipment are to be placed at the jobsite in an orderly fashion not to impede other work from happening at the jobsite.
- No scaffolding or other materials are to be leaned up against existing trees around the jobsite. No equipment is to be parked near the canopy of a tree.
- Windows, doors, etc. are to be protected from masonry. Any splatters, etc. are to be removed by Masonry Contractor. Any damage to windows, doors, etc. is the responsibility of the Masonry Contractor and repairs or replacement will be paid by Masonry Contractor.
- Scrap masonry materials are to be either buried at the jobsite, placed in the Construction Dumpster or hauled away.
- Jobsite is to be cleaned and raked as soon as masonry work is complete and left over materials and equipment are to be removed from the jobsite within a few days to allow for other trades to commence.
- Tape and solvents should be avoided finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.

Pre-fab Fireplace

- Pre-Fab Fireplace Contractor is to bid pre-fab fireplace units per plans and specifications.
- Installation is to be scheduled during the framing stage with options.

HILL COUNTRY DESIGN BUILD

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Addendum to - General Conditions.14 Interior Doors, Trim, and Cabinets

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

- Bid interior doors per architectural plans and specifications or bid notes provided by HCDB.
- All doors are to be delivered and unloaded at the jobsite unless other arrangements are made.
- Upon delivery, doors are to be unloaded to an agreed upon safe location at the jobsite and secured from wind, weather, or other trades that may accidentally damage doors.
- Upon delivery, a HCDB representative is to be on-site and allowed to thoroughly inspect each door for damage as it is unloaded. Any damage found, is to be documented on the delivery ticket for rectification.
- All carpentry work is to be performed per architectural plans and specifications or bid notes provided by HCDB.
- All cabinet locations are to be verified and measured prior to fabrication.
- Contractor is responsible for any electrical or plumbing cutouts within cabinets or countertops installed by Contractor.
- Contractor is to notify HCDB of any shortages of trim materials so additional materials can be procured.
- Doors are to remain in the open position when opened.
- Doors are to properly latch and lock when closed.
- Proper door clearance is to be provided at installation to allow for paint and finish protection and proper fit after finishing.
- Hardware is to be installed level, plumb, and at locations specified by HCDB.
- Trim detail such as reliefs on trim corners, etc should be sampled and approved at the jobsite by owner.
- Tape and solvents should be avoided on finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.

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Addendum to - General Conditions.15 Flooring and Countertops

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Floors

- All flooring materials are to be installed per plans and specifications or bid notes provided by HCDB.
- At the conclusion of the project, Contractor is to leave all full size leftover flooring materials at a designated location.

Counters

- Supplier, Designer, or Contractor is to visit site and verify final room measurements, seaming layouts, grain directions, and install patterns prior to ordering any materials.
- Contractor is to provide shop drawing to HCDB for final approval.
- All sinks ***must*** be on-site, unpacked and inspected prior to counter tops being measured by Fabricator/Installer.
- All form and apron front sinks must be installed prior to field measure.

General

- Contractor is to provide daily cleanup of all construction debris and organize all leftover materials and equipment left on the jobsite.
- Tape and solvents should be avoided on finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.

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General Conditions.15 – Flooring, Tile Concrete Flooring Disclaimer

as of October 12, 2016

Characteristics of Concrete flooring include:

- All concrete shrinks as it dries. This is due primarily to loss of moisture. Drying and shrinking occur over a long period of time, with thick slabs normally shrinking more slowly than thin slabs. Once concrete has taken initial set, it is said to enter the hardened state. Roughly 30-40% of shrinkage occurs in the first month. Another 50% of dry shrinkage occurs in the next 11 months and the remaining in the second to third year.
- In slabs on grade, the top portion of the slab shrinks more than the bottom. Thus the edges or corners of the slab at joints or cracks tend to curl upward. Curling is a natural phenomenon that causes concrete at joints to be slightly higher than the rest of the floor, especially where joints intersect.
- Stains are left by placement of building products on slab (rust marks from nails / buckets).
- Stains as the result of building products / chemicals / oils / tape coming in contact with the unfinished floor.
- Corrections to the foundation/slab during pour can result in visible correction lines which could result in a requirement to tile or otherwise encase the area.
- Cuts in the slab necessary to correct a mechanical / electrical / plumbing issue as the system is brought online will not be able to be masked.
- Aggregates used in Exposed Aggregate Concrete and or Polished Concrete are natural products and can vary in color, shape and size. These variations can also change the shade and texture of the concrete matrix.
- The method of exposing the aggregate for polished concrete is done with a planetary multi head grinder with dust extraction for the health and safety of all concerned. It consists of a number of passes over the area to achieve a very high finish.
- Concrete flooring finishes may be affected by impressions left by falling leaves, animals, and other objects that come in contact with the uncured concrete.
- During the framing and construction process, it may be necessary to brace the structure prior to completion by nailing into the concrete floors, which will leave a divot. Lumber that is dropped during construction will also leave small divots.
- All concrete foundations will experience surface cracking which may not be acceptable to all users.
- Concrete flooring may settle due to consolidation of the sub grade soil or the sub base. Differential settlement can cause cracking, faulting (differences in floor elevations at a crack or joint) or unlevelled floors.

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Addendum to - General Conditions.16

Painting

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Painting

- Contractor will provide equipment (scaffold, sprayer, brushes, ladders, etc.) and all accessory materials (drop cloths, tack rags, etc.) as required for proper installation.
- All surfaces are to be clean and free of dust/debris prior to painting and staining.
- The substrate shall be prepared in accordance with coating manufacturers printed instructions.
- Contractor shall provide to Owner one touch up can of each paint or stain clearly marked with color, sheen, and product number.
- Primers and undercoat paint are to be produced by the same manufacturer as the finish coats.
- All finished surfaces (tile, grout, glass, stone, appliances, fixtures, etc) shall be protected from paint, stain, and sealer overspray or drip.
- Paint or stain overspray on surfaces not intended for paint or stain shall be cleaned without damaging the surface.
- Painting Contractor is to remedy any damage incurred in removing overspray.
- All drywall surfaces receiving the same texture shall match and be uniform.
- Contractor will remove labels and clean all windows.
- Verify paint color and grade selections, and locations prior to ordering paint.
- When touching up any paint imperfection, the touch up should be a full corner to corner wall panel and touch up paint should match the color of paint on the wall.
- Tape and solvents should be avoided on finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.

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Addendum to - General Conditions.17 Hardware, Glass, and Mirror

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

- Contractor is to verify all hardware mounting heights and locations before installing.
- Glass/Glazing Contractor is to field verify and measure all locations prior to fabrication and installation.
- Tape and solvents should be avoided on finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.

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Addendum to - General Conditions.18

Appliances

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

- Contractor is to provide rough-in dimensions to HCDB for all appliances at the time of order.
- Upon delivery of appliances to jobsite, all walls and floors along travel path are to be protected.
- Appliance Vendor is responsible for any damages caused when delivering appliances.
- Appliances are to be installed flush and level to the walls and floors. Per manufacturer's installation instructions, all components are to be installed and tested for proper function prior to leaving jobsite.
- All shipping or packing blocks, clips, tape, etc., are to be removed by the Contractor.
- Contractor is to check with HCDB before installation is complete regarding the removal of protective film.

Owner Supplied Appliances:

- Owner is to identify which Appliances they will be providing via the Combined Finished Schedule provided by HCDB.
- Owner is to provide rough-in dimensions/specifications to HCDB for all appliances at the time of order.
- Owner is to arrange for and manage all aspects of appliance installation.
- Owner assumes all liability for damage to appliances before, during and after installation.

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Addendum to - General Conditions.19 Site Improvements

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Sitework

- Contractor is to provide all tree trimming and cutting, site clearing, and stump removal needed for house, driveway, utilities, and construction access as agreed upon with HCDB.
- All excavated stumps are to be disposed of as agreed upon with HCDB.
- Contractor is to schedule a site visit to verify work prior to ordering materials and commencing work.
- Contractor is to protect all trees located within the work area.
- Do not park equipment, trailers, or trucks, under a tree canopy.

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Addendum to - General Conditions.20 Construction Facilities

as of March 31, 2017

This document is a supplement to and part of the Work Order between Hill Country Design Build (HCDB) as Builder and the Contractor.

Construction Facilities

- A storage container, dumpster, and port-a-potty are to be set up and maintained at predetermined locations per site plan and/or as directed by HCDB.
- Care is to be taken upon delivery and setting of storage container, dumpster, and port-a-potty not to damage existing trees, softscape or hardscape (shrubs, cactus, rock formations, etc).
- Contractor Cleaning Services are to provide all proper and necessary products, tools, ladders, etc. to perform said scope of work.
- Contractor cleaning scope of work and expectations are to be fully defined at procurement of services.
- Contractor Cleaning Services are to take care not to damage special or delicate finishes.
- Builder and Contractor Cleaning Services are to coordinate open and lock up procedures prior to commencement of work.
- Tape and solvents should be avoided on finished concrete floors and wood floors. If tape or solvents are necessary on finished concrete floors or wood floors, approval needs to be obtained by HCDB and the Concrete Floor Contractor.