Hughston Homes
Builders

SCOPE OF WORK: DRYWALL

Hughston Homes: Georgia & Alabama Operations

Version 1.4

READ WITH: This Scope of Work supplements the Master Subcontract Agreement and the Purchase Order, is governed by the Master Subcontractor General Requirements, and is performed using the materials and methods in the Drywall Specification. All documents are read together.

Document Information

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ARTICLE 1 Purpose and Relationship to Other Documents

This Scope of Work defines the drywall Work, furnishing, stocking, hanging, and finishing of gypsum board on the walls and ceilings of the home, performed by the SUBCONTRACTOR for Edgar Hughston Builder, Inc., d/b/a Hughston Homes (the “CONTRACTOR”). It defines both parties’ responsibilities in each phase and serves as the SUBCONTRACTOR’s standard of quality and professionalism; the Work is not complete until all requirements herein are met.

This Scope of Work supplements the Master Subcontract Agreement and the Purchase Order into which it is incorporated and is read together with the Master Subcontractor General Requirements and the Drywall Specification. In the event of a conflict, the order of precedence stated in the Master Subcontractor General Requirements governs; where requirements overlap, the more stringent governs; and the SUBCONTRACTOR shall immediately seek written clarification and direction from the CONTRACTOR for any perceived conflict in the language of these documents before proceeding.

The SUBCONTRACTOR has represented itself as an expert and has included in its Price List, unless noted otherwise, all labor, material, installation, storage, transportation, supervision, and all applicable taxes, permits, and inspection / re-inspection fees.

After the Master Subcontract Agreement is executed, the SUBCONTRACTOR shall review this Scope of Work with, and provide a copy to, its field personnel; the on-site foreman shall keep a copy on site while working on any Hughston Homes project.

ARTICLE 2 Plan Documents and Applicable Requirements

The Work shall be performed in accordance with the Plan Documents, which include:

- Job Initiation Order (JIO)
- Purchase Order (PO) / Variant Purchase Order (VPO), issued through JobCloser (the vendor portal within the ThreadKore ERP)
- Architectural and structural / engineered plans, details, and cover sheets
- Design Sheet, Buyer Contract Addendums, and Change Orders
- Manufacturer design layouts, shop drawings, and installation instructions
- Customer selection sheets

In addition, the Work shall comply with applicable FHA and VA Minimum Property Standards, the CONTRACTOR's specifications, the Drywall Specification, the applicable fire-resistance and residential code requirements, and all applicable state and local codes, ordinances, and statutes.

No work shall be performed, and no materials ordered, without an approved PO or VPO. POs issued through JobCloser are contractual and assumed accepted unless the SUBCONTRACTOR declines in writing to Purchasing with an explanation. Invoices are approved for payment only after the SUBCONTRACTOR's foreman certifies, and the CONTRACTOR concurs, that all pick-up work is complete with no deficiencies, the home is clean and ready for the next trade, all inspections have passed, and the Work matches the Plan Documents and manufacturer instructions.

ARTICLE 3 Scope of Work Included

Furnish all labor, materials, equipment, and supervision to perform the following in accordance with the Plan Documents and the Drywall Specification. The Work includes, but is not limited to:

Board & Accessories

- Furnish all drywall material, gypsum board, joint compound, joint tape, corner bead, and fasteners, and install it on all interior walls and ceilings at the thickness and type shown on the plans.
- Fasten the board with screws; fasten corner bead with nails (see Article 7 for the pattern and corner-bead type).
- Furnish and install ⅝″ Type X gypsum board at the garage/dwelling separation and wherever a fire-resistance rating is required.

Hanging

- Install ceiling board first, then wall board; run the long dimension perpendicular to the framing; joint at tapered edges (no butt against a tapered edge); stagger joints; and

finish tight to window and door frames. On two-story homes, hang in the sequence upper-floor ceiling, upper-floor walls, main-floor ceiling, main-floor walls.

- Do not break drywall within 8″ of the outside edge of any window, door, or opening; wrap and bead all non-cased and bi-fold openings.
- Use the floating-corner method: do not place fasteners within 8″ of an intersecting wall or ceiling at interior corners (the abutting board holds the edge), to reduce corner cracking, except where a rated or structural assembly requires fastening at the corner.
- Finish attic scuttle / access-panel openings and other access panels to unfinished spaces neatly, with corner metal where exposed, matching the surrounding surface.
- Extend drywall and metal corner bead to the sub-floor at bi-fold and bypass door openings; elsewhere hold board off the floor ½″ to ⅝″.
- Cover garage electrical chases (rough-framed by others) with drywall and corner metal, included in the unit price.
- Board, corner metal, and finish pot shelves, open tops above wardrobes, and air-conditioning and water-heater platforms the same as the flat walls (smooth).
- Wrapped beams shall receive corner metal fastened 8″ o.c. to preclude popping; back-cut and tape the board at hold-downs, plumbing pipes, and straps to avoid bulges; tape and float all pipes and stub-outs.

Finishing

Tape and finish all joints, inside corners, and fastener heads with the standard three-coat system (3″ / 6″ / 12″), sanded smooth (detailed method in the Drywall Specification); inside closets and pot shelves finished to a first-class condition.

Finish walls to Gypsum Association Level 4; ceilings smooth, spray-applied; no textured or acoustic surfaces. Finish the garage to match the rest of the house.

Caulk around all pipes and vents and fill gaps and holes before final inspection; leave window frames, doorjambs, and finished surfaces free of mud; provide additional coats as needed to achieve the required finish at no additional cost; re-do any tape that photographs through the finish.

Sanding, Pick-Up & Clean-Up

- Sand all walls and ceilings evenly and smooth before paint (or bear the cost of repainting); perform touch-up under halogen or permanent lighting and return to stick-sand after the painter’s PVA primer.
- Perform the drywall final pick-up before the final municipal/in-house inspection and final paint; after the finish trades, patch or repair minor damage, defined as damage under 3″ in diameter and/or up to three (3) holes, at no extra charge (more than three holes are chargeable); remove switch plates and outlet covers within 5′ of any area being corrected before work.
- Clean up all drywall debris, boxes, and fasteners daily; haul scrap to the dumpster or place mud residue in drywall boxes and discard; scrape, wash, and (if needed) pressure-wash floors; scrape and hose garages; and remove all texture/joint muck from the site.
- Mask heater registers, windows, boxes, and fixtures to protect them from over-spray and taping cement; protect tubs, showers, doorjambs, laundry boxes, and garage doors.

ARTICLE 4 Work Not Included / By Others

Wet-area tile backer (Dens-Shield / cement board) at tub and shower surrounds is furnished and installed by the tile trade, not by this SUBCONTRACTOR.

The siding company completes exterior porch and patio ceilings; the framer provides draft stops, chases, and pre-drywall framing.

Others perform insulation and the insulation inspection; the SUBCONTRACTOR shall not stock or hang drywall until the insulation inspection has passed and the building is weather-tight. The SUBCONTRACTOR shall replace insulation that has fallen prior to drywall and notify the CONTRACTOR and is responsible for any walls rocked without insulation or an insulation inspection.

The painting subcontractor applies the PVA primer coat; this SUBCONTRACTOR returns after priming to stick-sand and touch up as required. Framing, and any framing corrections (for example, studs out of plane by more than ⅛″), are performed by the framer and flagged to the Superintendent before board is hung.

The continuous air-seal caulk bead along the garage side of the sill plate (an air-barrier / firewall detail) is provided by the insulator, not by this SUBCONTRACTOR.

Any scope boundary not addressed in this article, which is encountered by the SUBCONTRACTOR, shall be confirmed with the Superintendent and Purchasing in writing before the SUBCONTRACTOR proceeds with any work affected by the said scope boundary.

ARTICLE 5 Standards Compliance

All Work shall conform to the Drywall Specification and the reference standards cited therein, including ASTM C840 (application and finishing of gypsum board), ASTM C1396 (gypsum board), ASTM C1047 (accessories), ASTM C475 (joint compound and tape), the Gypsum Association GA-216 and GA-214 (recommended specifications and finish levels), and the applicable manufacturer instructions, and to FHA and VA Minimum Property Standards and the applicable fire-resistance requirements of the residential code. Where a requirement of this Scope of Work and the Drywall Specification differ, the more stringent governs.

ARTICLE 6 Trade-Specific Obligations

Delivery & stocking: stock drywall only after all close-in inspections, including insulation, are complete or as approved by the Construction Manager. Provide the Superintendent a spray date on the day of stocking and comply with that schedule; lead time before stocking shall be no less than three (3) days; loading and stocking are the SUBCONTRACTOR’s responsibility under all circumstances.

Place dead loads over bearing walls and run board perpendicular to the joists; do not stock in any manner that concentrates load on walls or floors, no single pile greater than 12″ high and no more than two (2) stacks per room, providing temporary support where required; never lay drywall flat on a structural wood floor; set board on wood blocking over concrete to

prevent moisture wicking; do not drop board; and properly cover any board exposed to weather. On two-story homes, reinstall upstairs windows in the same manner once stocking is complete; the SUBCONTRACTOR is responsible for windows or doors damaged during stocking.

Conditions & protection: do not start if the building is not fully protected from the elements or has not passed insulation inspection; notify the Construction Manager immediately if the building is not ready. Ensure heating, ventilation, and dehumidification equipment is operational at the end of each day for ideal drying, and return thermostats to 68°F when leaving. Use extreme caution around tubs and shower pans, set no scaffold, ladder, or material in any tub, and do not remove tub protection.

Coordination: perform a drywall prelim and wall-planning walk; bring any studs out of plane by more than ⅛″ to the Superintendent for correction by the framer before hanging. Do not cut, drill, or notch trusses or I-joist chords; cut I-joist webs only per the manufacturer's hole schedule; report any framing damage immediately; and remain responsible for any nails or damage to plumbing pipes or electrical wiring.

Cleanliness: follow the pack-in / pack-out rule, remove all unused and waste material daily; broom-sweep all buildings clean daily; leave no debris in wall cavities or crawlspaces; and scrape all floors clean of joint compound on completion. Do not wash tools or equipment in the home's sinks or tubs. Clean any over-spray on brick, tile, or adjoining surfaces at the SUBCONTRACTOR's expense.

Prior trades & inspections: check work previously done by other trades and report any discrepancies in writing before covering it; do not install drywall over faulty work, belongings, trash, or debris. Monitor the SUBCONTRACTOR's own inspections, have the completed Work ready per the schedule, coordinate inspection with the Construction Manager and the building official, make any corrections the next day, and complete the CONTRACTOR's punch / final checklist. Do not damage the work of prior trades; the SUBCONTRACTOR is responsible for the cost of repairing any damage to building finishes resulting from its delivery or installation.

ARTICLE 7 Drywall Work Requirements (Minimum)

The following are minimum field requirements; materials, finish-level definitions, and detailed methods are governed by the Drywall Specification. Provide additional measures as necessary to meet the specified finish at no additional cost.

Thickness: ½″ gypsum board at walls; ⅝″ at all ceilings and throughout the garage; ⅝″ Type X (or equal) at the garage/dwelling separation and any rated assembly.

Board layout: hang the long dimension perpendicular to framing; loosely butt and neatly fit panels; do not place butt ends against tapered edges; stagger joints on opposite sides of a partition; hold board ½″ to ⅝″ off the floor; and neatly cut openings for outlets, fixtures, and piping to a snug fit covered by plates and escutcheons without additional taping or caulk.

Fasteners: fasten the board with screws, approximately 6″ o.c. at edges and in the field (about seven (7) screws per stud on walls and eight (8) per ceiling truss); maintain a minimum ⅜″ edge distance; seat fasteners to dimple the paper without breaking it, and do

not overdrive. Fasten corner bead with nails. Omit fasteners within 8″ of an interior wall/ceiling corner (floating-corner method) to control cracking, except where a rated or structural assembly requires them. (Hughston's Georgia & Alabama product line does not use shear walls; where a plan indicates one, fasten per that plan.)

Corner bead, by corner type: paper tape at inside corners and 45° angles (no flex bead); non-corrosive metal bead at outside square (90°) corners; plastic bead at outside bullnose (rounded) corners, installed per the manufacturer. Check bead for straightness with a level; hold corner bead 1/16″ down from the lid on high and rake walls and ½″ up from the floor to prevent popping during settlement.

Finish: deliver a smooth, defect-free surface ready for trim and paint using the three-coat system, walls to Level 4 and ceilings smooth (spray-applied), with no texture; the garage finished to match the rest of the house. Sand under halogen lighting to a uniform surface with no visible screen marks; hand-sand corners and window returns; and take care not to scuff or burr the face paper. Mechanical finishing tools are not permitted except taping tools such as banjos and bazookas.

ARTICLE 8 Warranty and Service

The SUBCONTRACTOR warrants its workmanship and all materials furnished or installed against any patent or latent defects, faults, or damage, from the date of final completion of the Project until one year after the date of Final Closing, "Final Closing" meaning the closing of the sale that transfers title of the Home to Edgar Hughston Builder, Inc. to any purchaser. Warranty work and any travel expense incurred to remedy defects within the warranty period are at the SUBCONTRACTOR's expense.

Upon notice of a warranty item, the SUBCONTRACTOR shall, no later than 5:00 p.m. the following business day, contact the homeowner to schedule an appointment, and shall remediate, replace, or repair the item within ten (10) business days of the CONTRACTOR's notice. Any delay beyond ten (10) business days must be approved in writing by the CONTRACTOR, and a repair or replacement does not extend the warranty period. Hughston's standard includes one (1) scheduled return visit within the first year to address drywall service work, hairline cracks, nail/screw pops, shadowing, bad seams, corner bead, and any ceiling sag exceeding ¼″ in 8′-0″. Excessive touch-up indicates a poor finish and is not acceptable to the CONTRACTOR.

If the SUBCONTRACTOR fails to correct defective workmanship, materials, or damage within ten (10) business days of the CONTRACTOR's notice, the CONTRACTOR may, at its option, use other subcontractors to correct it at the original SUBCONTRACTOR's expense. The SUBCONTRACTOR agrees that the CONTRACTOR may capture amounts owed by withholding funds or back-charge upon demand.

Warranty exclusions follow those stated in the Master Subcontractor General Requirements, including damage caused or worsened by owner negligence or improper maintenance; alterations or additions by others; materials or work supplied by others; normal wear, shrinkage, and settlement beyond the stated tolerances; and accidents or acts of God, and appliances, fixtures, or equipment covered by a manufacturer warranty.

ARTICLE 9 Acceptance and Acknowledgment

By signing below, the SUBCONTRACTOR acknowledges that it has reviewed this Drywall Scope of Work together with the Master Subcontractor General Requirements and the Drywall Specification, and unconditionally agrees to comply with all of them in their entirety as part of the Master Subcontract Agreement.

SUBCONTRACTOR	CONTRACTOR: Edgar Hughston Builder, Inc. (d/b/a Hughston Homes)
_____ Authorized Signature / Date	_____ Authorized Signature / Date
_____ Printed Name / Title	_____ Printed Name / Title
_____ Company Name	_____ Company Name