SCOPE OF WORK: PAINT

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 products and methods in the Paint Specification. All documents are read together.

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Hughston Homes
Builders

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Contents

Article 1 Purpose and Relationship to Other Documents....2
Article 2 Plan Documents and Applicable Requirements....3
Article 3 Scope of Work Included....3
Article 4 Work Not Included / By Others....4
Article 5 Standards Compliance....4
Article 6 Trade-Specific Obligations....4
Article 7 Application Coats (Minimum)....5
Article 8 Model Homes....6
Article 9 Warranty and Service....6
Article 10 Acceptance and Acknowledgment....7

ARTICLE 1 Purpose and Relationship to Other Documents

This Scope of Work defines the painting and finishing Work 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 Paint Specification. In the event of a conflict, the order of precedence stated in the Master Subcontractor General Requirements 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.

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)
- Architectural Plan
- Design Sheet, Buyer Contract Addendums, and Change Orders
- Product Manufacturer Requirements and Recommendations
- Site Plan (where applicable)

In addition, the Work shall comply with applicable FHA and VA Minimum Property Standards, the CONTRACTOR's specifications, the Paint Specification, and all applicable state and local codes, ordinances, and statutes.

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 Paint Specification. The Work includes, but is not limited to:

Exterior

- All exterior siding, fascia, soffit, trim, and block/foundation walls, including shutters and accent pieces.
- Cementitious accent panels.
- Cedar siding, trim, and accents, pre-sealed or pre-stained on all faces, edges, and end cuts before installation, per the Paint Specification.
- Front entry door, garage service door, and overhead sectional garage door, per the CONTRACTOR color schedule.
- Exterior door trim, including muntins and mullions, in a color to match the doors.
- Hand railings and ornamental/wrought iron (primed by others).
- Paint and reinstall shutters where applicable, installed with a 1″ × 2″ backer on the rear track per the manufacturer's instructions.
- Prime and paint all fascia boards prior to roofing.
- Window returns, painted to match the adjacent wall.
- Caulk all exterior outlets, dryer vents, meter boxes, returns, hose bibs, irrigation timers, stucco bead, windows, and trim bands.

Interior

- Interior walls, ceilings, door jambs, wood trim, railings, and stairs.
- Interior doors (six sides), casings, trim, wood caps, and bumper jambs.
- Bath and nook walls and ceilings, mantle stock, and miscellaneous interior trim, including paint-grade cabinetry.
- Horizontal trim, built-ins, mantles, and the mud cubby, finished with the block-resistant product in the Paint Specification.

- Interior shelves of linen and other closets and pullman, per Plan Documents.
- Fireplaces, chimneys, fireboxes, facings, and mantels, per Plan Documents.
- Finished interior of garages.
- Stain all stain-grade wood, including stairs, handrails, and balusters (smooth to the touch and uniform in finish). Staining is a buyer option per the selection sheet.
- A fine line of caulk at the intersection of pre-finished cabinets and the drywall.

Preparation, Cleanup & Service

- Surface preparation and caulking (latex-base caulk only).
- Touch-up of pre-manufactured items.
- Cleanup of rough and finish work.
- One-year warranty and service work per Article 9.
- Orientation walk-through requests.
- Hold all required licenses and insurance.

ARTICLE 4 Work Not Included / By Others

Full wall sand of the drywall is performed by the drywall subcontractor. The SUBCONTRACTOR shall verify surface readiness and notify the Superintendent in writing of any unacceptable surface before painting.

Kitchen and master-bath cabinets are pre-finished by others; cabinet stain and lacquer are not furnished by the SUBCONTRACTOR.

Hand railings, ornamental iron, metal exterior doors, and roll-up garage doors are primed by others; the SUBCONTRACTOR applies the finish coats.

Factory-finished products and items that the Plan Documents or the Superintendent designates not to be painted are excluded.

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 Paint Specification and the reference standards cited therein, including the applicable Master Painters Institute (MPI) standards, and to FHA and VA Minimum Property Standards. Where a requirement of this Scope of Work and the Paint Specification differ, the more stringent governs.

ARTICLE 6 Trade-Specific Obligations

Paint six (6) sides of all doors, interior and exterior, before weather-stripping. The SUBCONTRACTOR is responsible for the full replacement cost of any door not painted on all required sides.

Reinstall all hardware, re-hang all doors and bi-folds, and restore any item removed by the SUBCONTRACTOR to its original condition within 24 hours. Replace all door sweeps and weather-stripping, except the front-door weather-stripping, which shall be stored in the attic access.

The paint types and number of coats specified are minimum acceptable applications. Provide additional coats as necessary to achieve full, uniform coverage at no additional cost, such that no tape, joints, brush lines, or drywall discoloration shows through. Material shall be applied at the manufacturer's published spread rate and shall not be over-spread to stretch coverage.

No additives shall be added to any paint under any circumstances.

Provide a homeowner touch-up kit for each lot consisting of one (1) labeled quart of each interior color, delivered to the Superintendent at the jobsite. Each container shall be labeled with the Lot #, Paint #, color / manufacturer, and area used. (Kitchen cabinet stain and lacquer are not included.) Labeled quarts are supplied through the Sherwin-Williams labeling program; the corresponding addendum to the supply agreement must be executed before this program is used.

Provide three touch-ups at no additional cost: (1) "Final Paint" after carpet installation; (2) a blue-tape touch-up at the Homeowner Orientation walk-through; and (3) a touch-up at the 30-day warranty service.

Restore any concrete or cement surface to its original appearance wherever paint is spilled or dripped.

Keep all supply and return ducts and grille openings free of paint and residue.

Place soiled rags, paint waste, and other combustible materials in self-closing metal receptacles, and remove them from the jobsite when directed by the CONTRACTOR.

Remain responsible for any "flashing" of paint, including in touched-up areas, and return one time during the first year to caulk interior trim, stairs, ceramic tile, and other items that crack due to settlement.

ARTICLE 7 Application Coats (Minimum)

The following are minimum applications; methods (spray, back-roll, and the like) and products are governed by the Paint Specification. Prime raw wood only, factory-primed wood does not require an additional primer coat.

Walls: at least two (2) coats to full coverage. Ceilings as specified.

Interior doors and vertical trim (pre-primed): two (2) coats of semi-gloss enamel, no additional primer. Where the wood is raw, prime first, then apply two (2) finish coats.

Horizontal trim, built-ins, mantles, and the mud cubby: two (2) coats of the block-resistant semi-gloss specified in the Paint Specification (Solo), so the finish does not remain tacky where weight is applied.

Bath and nook walls and ceilings, and paint-grade cabinetry: finish coats per the Paint Specification; wet-area walls receive the mildew-resistant product.

Base and base shoe: semi-gloss; caulked and puttied. Base or base shoe adjacent to enameled surfaces shall be enameled.

Hand railings (pre-primed): two (2) coats of semi-gloss enamel. Raw wood railings: one (1) coat primer / undercoat plus two (2) finish coats.

Exterior wood: two (2) coats of exterior stain and/or paint, including shutters; first coat fully dry before the second.

Factory-primed cementitious siding (Hardie): two (2) coats of exterior acrylic latex per the Paint Specification, no additional primer.

Cedar: pre-seal or pre-stain all faces, edges, and end cuts before installation; finish per the Paint Specification.

Beams, exposed trim, and starter steps (where applicable): two (2) coats solid-body stain.

Metal exterior doors (primed by others): one (1) coat exterior acrylic per the Paint Specification, per color schedule.

Overhead and roll-up garage doors: finish with the multi-surface acrylic semi-gloss specified in the Paint Specification; protect garage-door hardware. If interior garage-door hardware is over-painted, apply one (1) coat black oil-base paint.

Wrought iron and ornamental metal: two (2) coats exterior latex gloss enamel, black.

ARTICLE 8 Model Homes

Model home materials are handled through the Sherwin-Williams rebate program. Pricing is the same at the time of purchase, and the SUBCONTRACTOR does not need to identify a model home when ordering.

Maintain model home(s) to “First Time Quality,” defect-free, at no additional cost, for as long as the model(s) remain in service (excluding catastrophic or insurable damage).

Complete any repairs, replacements, or product changes arising from CONTRACTOR product-offering revisions at no charge for as long as the model(s) remain in service.

ARTICLE 9 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 to inspect the item, and shall remediate, replace, or repair the defective item within ten (10) business days

of the CONTRACTOR's notice. Any delay in remediation beyond ten (10) business days must be approved in writing by the CONTRACTOR. A repair or replacement does not extend the warranty period.

If the SUBCONTRACTOR fails to correct defective workmanship, materials, or damage within ten (10) business days of 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 include damage caused or worsened by: owner negligence or improper maintenance or operation; alterations or additions by others; failure to comply with manufacturer warranty requirements; materials or work supplied by others; normal wear and deterioration; the owner's failure to act timely to prevent or minimize loss; insect damage; accidents, riot, or acts of God (including fire, explosion, smoke, water escape, windstorm, hail, lightning, falling trees, flood, mudslide, sinkhole, earthquake, and changes in groundwater level); incidental relocation expenses; and appliances, fixtures, or equipment covered by a manufacturer warranty.

ARTICLE 10 Acceptance and Acknowledgment

By signing below, the SUBCONTRACTOR acknowledges that it has reviewed this Paint Scope of Work together with the Master Subcontractor General Requirements and the Paint 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