



## **MCH Paint Specification**

### **A. Purpose of this Document**

This document defines both MCH's and contractor's responsibilities as they relate to the paint phase of construction. It is intended as a checklist that will define MCH's standard of quality and professionalism. The painting contractor's work will not be considered complete until all specifications contained herein are fully met.

### **B. Relationship to other Documents**

Additional information and/or requirements regarding Painting Contractor may be defined in the following documents. In no case shall the painting contractor proceed with the contractor's work without MCH consent if the contractor believes that conflicts exist between these phase specifications and the following documents:

1. MCH Master Subcontractor Agreement
2. MCH Paint Spec Checklist
3. MCH Safety Violation Form

### **C. Safety Requirements, General**

1. Painting Contractor is required to have a competent person that is able to verbally communicate with MCH Project Manager on site at all times. A competent person is one that can identify safety hazards and has the authority to stop work until known hazards have been eliminated before proceeding.
2. Contractor's employees and contractors must adhere to all Federal and State Occupational Safety & Health (OSHA) Regulations.
3. All accidents and injuries must be immediately reported to the MCH Director of Construction.
4. Any and all penalties assessed against MCH due to safety violations of Painting Contractor shall be the liability of the Painting Contractor and subject to reimbursement and possible additional fines from MCH. MCH may issue verbal and/or written warnings, with fines, for safety violations that MCH employees identify on its job sites on which Painting Contractor provides Work, Materials and/or Supplies. In addition, Painting Contractor shall comply with all MCH procedures and policies relative to safety violation enforcement and fines. Additionally, Painting Contractor acknowledges receipt of these procedures and policies.
5. If a safety device must be removed, the contractor must take immediate remedial measures to protect all workers from the hazard. The devices must be replaced as soon as the work is completed, or a permanent safety device has replaced it.

### **D. Safety Requirements, Specific**

1. Personal Protective Equipment (PPE) must be worn as applicable and required at all times while on MCH job sites.

- A. Safety glasses/goggles are to be worn when sanding
  - B. Proper work boots are to be worn at all times
  - C. Hearing protection is to be worn when cutting or drilling.
  - D. Gloves are to be worn when working with sharp objects
  - E. Respirator is to be worn when sanding or working with solvents or soldering.
2. Fall protection will be a daily responsibility and priority for the Painting contractor. If contractor is working 6' or more off the ground, fall protection must be utilized. If painting contractor removes any safety rail it will be his responsibility to reinstall.
  3. Painting contractor may only construct and use OSHA approved scaffolding

#### **E. Warranty in Labor and Materials:**

The contractor shall guarantee workmanship and materials provided by the contractor to be free of defects and deficiencies for one year minimum. If any part of the work is found to be incomplete, incorrect, deficient, or cause damage to other work, the contractor will be responsible for all material and labor costs and damage incurred.

#### **F. Specifications, General:**

Paint Contractor must adhere to all MCH Jobsite and Safety Rules and Regulations.

- Follow posted working hours
- No food or drink allowed in house
- Paint Contractor will be required to paint any MCH field built closet/pantry shelving
- Paint Contractor will be required to stain stair treads and railing if needed.
  - Sample must be signed off by MCH Director of Construction prior to stain being completed
- Shiplap - Sheen to be flat unless otherwise noted
- Paint Contractor will be required to touch up any factory painted exterior doors and windows.
- Front Door
  - Paint will be "Fine Paints of Europe" unless otherwise noted
  - Stain will be "Sikkens" unless otherwise noted
- Daily maintenance of the job site to include:
  - House to be broom swept. Trash in the house and on the property to be disposed of on a daily basis at a minimum. All trash to be put in the dumpster on site

#### **G. Specifications, Interior, Detailed:**

Painting must be completed in conformance with all specifications contained herein. It is the responsibility of the Painting Contractor to proactively protect their work, the project property, and adjacent properties. The Painting Contractor is expected to supply all labor, tools, and equipment to Paint the house according to the plans and specifications.

Responsibilities include the following at a minimum:

- Prime house with premium high build drywall primer in TBD color(flat sheen) including garage and elevator shaft immediately after drywall skim coat is sanded.
- Complete review of all associated documents with MCH Project Manager prior to start of the project.
- Review all wall, ceiling, and trim colors with MCH Project Manager.
- Review all wall, ceiling, and trim sheen finishes with MCH Project Manager.
- Walk house with MCH Project Manager to mark any trim that is too damaged to be repaired by painting contractor and this will be replaced by finish trim carpenter.
- All wood to drywall is to be caulked with Sherwin Williams Siliconized Latex Caulk
- All pre primed trim must still be sanded to be free of imperfections and wood grain.
- All nails in trim to be properly set and filled with non-shrink wood filler.
  - All wood filler is to be sanded and refilled if necessary.
- All areas that are not to be painted to be covered before addressing any paint. All floors to be covered with cloth tarps/ram board to prevent paint and dust from sitting/penetrating prefinished floors/decking. All countertops/surfaces to be covered and work area masked off/taped/zip walled off from rest of house to contain paint/debris/dust/etc.
- All walls in conditioned space to be pole sanded and lightly pointed up with drywall joint compound on all noticeable nicks, dings, gouges, etc prior to final coat
  - If using a sheen higher than flat any dings or nicks will need to be spot primed and entire wall refinished to eliminate flash in paint
- Ceiling paint to be Sherwin Williams Pro Mar Interior Latex Ceiling Paint
  - Sheen will be **Flat**
  - Ceiling to be sprayed and backrolled – Two coats
- Wall paint to be Sherwin Williams Emerald Interior Acrylic Latex Paint
  - Sheen for all walls outside of bathrooms to be **Flat**
  - Sheen for bathroom walls to be **Satin**
  - Walls will be one coat after first trim and return at final paint for the second coat.
- Trim paint to be Sherwin Williams Emerald Urethane Trim Enamel Paint
  - Sheen will be **Satin** unless otherwise noted
  - Trim will be sprayed no exceptions
  - First coat to be sprayed after first trim and second coat will be at final paint.
- Daily maintenance of the job site to include:
  - House to be broom swept. Trash in the house and on the property to be disposed of on a daily basis at a minimum. All trash to be put in the dumpster on site

#### **H. Specifications, Exterior, Detailed:**

Painting must be completed in conformance with all specifications contained herein. It is the responsibility of the Painting Contractor to proactively protect their work, the project property, and adjacent properties. The Painting Contractor is expected to supply all labor, tools, and equipment to Paint the house according to the plans and specifications.

Responsibilities include the following at a minimum:

- Exterior paint all exterior synthetic trim material including all Rakes, Frieze, Soffits, Crown, Corbels, Band Boards, Columns, Risers, Fascia, Brackets, Window trims, Door Trims, Covered Porch Ceilings, Light Blocks, Etc.
- Walk house with MCH Project Manager to mark any trim that is too damaged to be repaired by painting contractor and this will be replaced by Siding Contractor.
- Review all exterior paint colors with MCH Project Manager prior to work starting.
  - This includes confirming inside corner trim painting white or matching siding.
  - This includes confirming light, dryer vent, range hood vent, and bathroom exhaust fan termination blocks painting white or matching siding.
- All nail/screw holes to be filled with premium grade exterior synthetic substrate filler
- This to be sanded and spot primed to eliminate flashing from filler absorbing paint inconsistently
- All trim should be caulked with Sherwin Williams MAXFLEX Acrylic Urethane Elastomeric Sealant
- All trim shall be painted with Sherwin Williams Emerald Rain Refresh Exterior Acrylic Latex Paint
  - All trim will receive two coats of paint
  - Paint can be rolled or brushed

## **I. Responsibilities**

### MCH Responsibilities

1. To supply the most timely and accurate information possible.
2. To provide regular supervision and direction from the MCH Project Manager.
3. To provide the following plans / drawings / information:
  - a. Architectural & Structural Plans
  - b. Master Paint Schedule
  - c. Paint Colors Posted in Every Room
  - d. Bunk/Built In Drawings
4. Provide an adequate construction access and curb protection.
5. Notify contractor immediately of any color or sheen changes
6. Allowable working hours and community specific restrictions will be posted by MCH.
7. MCH Project Manager will do the final “blue tape” and walk with the painting supervisor.

### Painting Contractor's Responsibilities

1. To act in every way possible in an effort to protect and preserve their own work, work that has already been completed, the property and adjacent properties.
2. To comply with all OSHA regulations and requirements.
3. To check accuracy of all color and sheen selections with MCH Project Manager before proceeding and to conform completely to all labor and materials specifications.
4. Contractor is expected to meet MCH’s construction schedule as provided.
5. To complete and sign the Painting Checklist upon job completion, and submit attached to invoice with MCH Project Manager's signature.

6. To provide water source as necessary for cleaning spray guns, brushes, and rollers. Using water from adjacent properties is never an acceptable option.
7. To provide generator as necessary for sanders, spray guns, etc.
8. Contractor will respond and attempt to resolve customer service work, including Punch List items, within 24 hours from date of request and if necessary will attend to customer work before attending to new production work. Notice with explanation must be provided to MCH immediately if contractor cannot resolve service issues within 24 hours due to mobilization, weather, equipment failure, or other extenuating circumstances.
9. Contractor will submit a proposal for any additional work that is outside the original contract, and that proposal needs to be signed off by the homeowner prior to any of that work being completed.

Company: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Review Date: \_\_\_\_\_

Dustin Burkett  
Director of Construction  
302.217.2577  
[dustin@marniehomes.com](mailto:dustin@marniehomes.com)