

Mona v Oxford Homes

Subcontractor Scope of Work

#	Subcontractor	Trade	Phase / Lot #s	Total Units	Date	Scope of Work
1	Gary's Grading	Grading	1/7-28, 2/29-48, 3/49-69	63	10/15/2004	Rough pulls and finish grading per plans and spec's. Includes city walkways and parkways. No import, export or compaction of soils are included
2	Gary's Grading	Grading	4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	61	2/27/2005	
3	Gary's Grading	Grading	8/1-24, 9/25-44, 10/45-66	66	6/5/2005	
4	Conroy Concrete	Concrete	2/29-48, 3/49-69	41	6/22/2004	Furnish concrete foundations complete per plans and specifications, including sand , vicuña, wire mesh, rebar, embedment for hold downs, anchor bolts, and Shear Max strong wall anchors
5	Conroy Concrete	Concrete	4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54	31	11/29/2004	
6	Conroy Concrete	Concrete	6/6-13, 6/20-22, 7/23-32, 7/1-5	27	3/3/2005	
7	Conroy Concrete	Concrete	8/1-24, 9/25-44, 10/45-66	66	6/4/2005	
8	Conroy Concrete	Concrete	11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	64	1/6/2006	
9	USA Construction	Concrete	Phase 1, lots 2 through 5 Models and 7 through 28 production		3/26/2004	Furnish concrete foundations complete per plans and specifications and our (Vineyards Phase 1 Revised Sequence Sheet dated 2/27/04) including sand, Visqueen, wire mesh, rebar, embedment for hold downs, anchor bolts and Shear max strong wall anchors.
10	Fran Framing Inc.	Framer	1/2-5(models), 1/7-28	26	4/1/2004	Scaffolding and fall protection as per OSHA requirements. Hip and ridge boars supplied and installed by framer per plans and exhibits.
11	Fran Framing Inc.	Framer	4/42-51, 4/55-60	16	12/21/2004	
12	Fran Framing Inc.	Framer	5/17-19, 5/33-41, 5/53-54	15	2/27/2005	
13	Fran Framing Inc.	Framer	6/6-16, 6/20-22, 7/23-32, 7-1-5	30	6/1/2005	
14	Fran Framing Inc.	Framer	8/1-24	25	9/12/2005	
15	Fran Framing Inc.	Framer	9/25-44	20	10/30/2005	
16	Fran Framing Inc.	Framer	10/45-66	22	1/11/2006	
17	Fran Framing Inc.	Framer	11/30-33, 11/47-63	21	2/20/2006	
18	Fran Framing Inc.	Framer	12/15-29, 12/41-46	21	3/31/2006	
19	Fran Framing Inc.	Framer	13/1-14, 13/34-40	22	6/6/2006	
20	Fran Framing Inc.	Framer	2/29-48, 3/49-69	41	9/16/2006	
21	Rooster Roofing	Roofing	Phase 1 lots, 2 through 5 Models and 7 through 28 Production Homes		4/25/2004	Furnish and install Eagle 50 year Class "A" Standard flat and/or low profile concrete tile per manufactures specifications over 1-layer SBS modified tile underlayment & anti ponding foam. Secure roof jacks at all pipes and projections (jacks provided by others). Paint pipes and projections (when paint is provided by others @ the time of roofing). Secure all hip, ridge and rake tiles with mastic and nails. Install wind clip at first course of eaves. Mud balls at all hip and gable ends. Weather block at all hip tile, ridge tile and all horizontal roof to wall intersection. At Patio Roof only Furnish and install GTA modified torch down roof system. Sheet metal to be supplied and installed by others. Hip and ridge boards supplied and installed by others.
22	Rooster Roofing	Roofing	2/29-48, 3/49-69	41	4/12/2004	
23	Rooster Roofing	Roofing	4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54	31	12/23/2004	

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24	Runaway Roofers	Roofing	6/6-13, 6/20-22, 7/23-32, 7/1-5	27	2/26/2005	Furnish and install Eagle lite 50 yr. Class A standard flat/ low profile concrete tile per manufactures spec's over 1 layer SBS modified tile underlayment and anti ponding foam. Secure roof jacks (provided by others) to all pipe penetrations, install paint (provided by others) to all pipes and jacks. Secure all hip, ridge, and rake tiles with mastic and nails. Install wind clips at first course of eaves, mud balls at hip and gable ends and weather block all hip tile ridge tile, and horizontal roof to wall intersections. OTA Modified torch down supplied and installed at patio roofs. Sheet metal supplied and installed by others
25	Runaway Roofers	Roofing	8/1-24, 9/25-44, 10/45-66	66	8/28/2005	
26	Runaway Roofers	Roofing	11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-40	64	5/4/2006	
27	JMY Enterprises	Plumbing	11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	64	4/9/2006	Supply and install plumbing and sanitary system per plans, spec's, and exhibits (including Tubs & Showers). Above slab water pipes to be Aquapex Wirsbo pipe.
28	JMY Enterprises	Plumbing	8/1-24, 9/25-44, 10/45-66	66	4/10/2006	
29	JMY Enterprises	Plumbing	6/6-16, 6/20-22, 7/23-32, 7/1-5	30	4/11/2006	
30	JMY Enterprises	Plumbing	2/29-48, 3/49-69, 4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54	31	4/12/2006	
31	Plenty Plumbing	Plumbing	Phasse 1, lots 2 through 5 Models and 7 through 28 production homes		3/7/2004	Trench plumbing filled by others. Furnish and install a plumbing and sanitary system complete per plans specifications, exhibits and our (Vineyards Phase 1 Revised Sequence Sheet dated 3/23/04). Aquapex "Wirsbo Water" piping over head above slab. Moen will supply fixtures for models.
32	Parady Electric	Electrical	1/2-5(models), 1/7-28	26	4/1/2004	supply and install all material, labor and equipment for all electrical circuitry, fixtures, breakers, and wires per plans and spec's
33	Parady Electric	Electrical	2/29-48, 3/49-69	41	10/12/2004	
34	Parady Electric	Electrical	4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	61	2/18/2005	
35	Parady Electric	Electrical	8/1-24, 9/25-44, 10/45-66	66	6/4/2005	
36	Parady Electric	Electrical	11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	64	2/20/2006	
37	Ami Air Conditioning	HVAC	2/29-48, 3/49-69, 4/42-51, 4/55-60	57	10/19/2004	All materials, labor, equipment, for providing and installing heating and air conditioning systems
38	Ami Air Conditioning	HVAC	(models)1/2-5, 1/7-28	26	10/20/2004	
39	Ami Air Conditioning	HVAC	5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	45	3/4/2005	
40	Ami Air Conditioning	HVAC	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	130	10/25/2005	
41	Interstate Insulation	Insulation	3/49-69, 4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	82	2/24/2005	

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42	Interstate Insulation	Insulation	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	130	12/1/2005	Furnish and install R-38 unfaced bats in attic, R-13 unfaced bats in exterior and firewalls (including attic exterior and firewalls). Visqueen and R-13 bats at knee walls (plans 1-4). R-38 Blown insulation for cathedral and living room ceiling attics, 8ft up from low side. Polyseal per title 24 at all plans.
43	Stacey Stucco	Stucco / Plaster	2/29-48, 3/49-69, 4/42-51, 4/55-60	57	10/21/2004	Including scaffolding, furnish and install lath and stucco per plans and spec's (standard 3 coat plaster system with square corner aid, and bithuthane at all horizontal stucco surfaces, milcor at garage doors and single color finish coat with lace texture). Provide and install 17 ga. Wire and class D paper with weep screed at foundation line. Mask and cover doors and windows. Excludes clean up and hauling of excess plaster only.
44	Stacey Stucco	Stucco / Plaster	5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	45	3/3/2005	
45	Stacey Stucco	Stucco / Plaster	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	130	10/7/2005	
46	Proper Plastering	Plaster	Phase 1, lots 2 through 5 Models and 7 through 28 production homes		5/5/2004	Furnish and install lath and stucco per plans, specifications, includes 3 coat plaster system finished lace texture with a single color finish, 17 ga. Wire over 60 min class D paper, square corner aid, weep screed at foundation line, window/ door masking & covering, scaffolding, bituthene at all stucco horizontal surfaces. Excludes clean up and hauling of excess
47	Fat's Fireplaces	Fireplaces	(models)1/2-5, 1/7-28, 2/29-48	46	4/8/2004	Supply and install Fireplaces with glass doors, flu kits, air kits, terminations at pre-constructed frames with gas supply, fire wall GWB, insulation, chases fully trimmed, and head outs.
48	Fat's Fireplaces	Fireplaces	3/49-69, 4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54	52	11/12/2004	
49	Fat's Fireplaces	Fireplaces	6/6-13, 6/20-22, 7/23-32, 7/1-5	27	4/15/2005	
50	Fat's Fireplaces	Fireplaces	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	130	10/30/2005	
51	Glass Goddess	WDW, SGD, Mirrors, Shower Enclosure & Wardrobe Doors	2 through 5 - Modelas and 7 through 28 production homes		2/29/2004	Windows Low E & Family Room. Slider, Bathroom mirrors, Master Shower Enclosures. Install Windows and Slider Doors. Vinyl wardrobe doros.
52	Glass Goddess	WDW, SGD, Mirrors, Wardrobe & Closet Doors	2/29-48, 3/49-69	41	9/14/2004	Furnish to job and install: Capital vinyl windows and SGD's with low-E glass, bath mirrors, vinyl wardrobe doors and shower enclosures. see contract for pricing on: wardrobes, showers, mirrors. * Items calculated per pricing sheet on contract
53	Glass Goddess	WDW, SGD, Mirrors, Wardrobe & Closet Doors	4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	61	2/26/2005	
54	Glass Goddess	Window and SGD Supply	8/1-24, 9/25-44, 10/45-66	66	6/5/2005	

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#	Subcontractor	Trade	Phase / Lot #s	Total Units	Date	Scope of Work
55	Glass Goddess	Window and SGD Supply	11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	64	2/23/2006	
56	Valley Sheet Metal Inc	Sheet Metal	1/2-5(models), 1/7-28	26	4/27/2004	provide and install: louvered base vents with screens, FHA vents, Roof dormers, Valley flashings, roof to wall flashing, z bar flashings, tile pan flashings, roof cricket saddles, Bath exhaust vents, dryer vents and flashings, backdraft dampeners, cleanout flashings, and use moistop flashing at all exterior penetrations.
57	Valley Sheet Metal Inc	Sheet Metal	2/29-48, 3/49-69	41	10/21/2004	
58	Valley Sheet Metal Inc	Sheet Metal	4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	61	3/14/2005	
59	Valley Sheet Metal Inc	Sheet Metal	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-40	128	10/7/2005	
60	Drywall Deluxe	GWB	1/2-5(models), 1/7-28	26	4/28/2004	Supply and install all material and labor needed for drywall, hang, tape, finish with garage.
61	Drywall Deluxe	GWB	2/29-48, 3/49-69, 4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22	45	10/11/2004	
62	Drywall Deluxe	GWB	7/23-32, 7/1-5	16	6/2/2005	
63	Drywall Deluxe	GWB	8/1-24, 9/25-44, 10/45-66	66	6/6/2005	
64	Drywall Deluxe	GWB	11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	64	2/20/2006	
65	Miller Masonry	Stone Veneer	All lots	259	4/3/2006	Supply and install exterior and fireplace stone veneer per plans and spec's
66	Cabinets Only Inc.	Cabinets	1/2-5(models), 1/7-28	26	4/24/2004	Furnish and install all Kitchen and bath (lower cabs) in oak or beech per plans and spec's with all mouldings, hardware and doors according to plans and spec's
67	Cabinets Only Inc.	Cabinets	2/29-48, 3/49-69, 4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22	45	11/23/2004	
68	Cabinets Only Inc.	Cabinets	7/23-32, 7/1-5	17	5/25/2005	
69	Cabinets Only Inc.	Cabinets	8/1-24, 9/25-44, 10/45-66	66	10/28/2005	
70	Cabinets Only Inc.	Cabinets	11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	64	4/9/2006	
71	Harry's Hardware	Finish carpenter & hardware	(models)1/2-5, 1/7-28	26	4/28/2004	Furnish and install all doors, door frames, moldings, all necessary hardware. Exterior (rabbet, finger jointed pine) door frames must have 12" moistop flashing and stucco molding. Exterior doors include weather stripping. Entry doors must be ThermaTru 6-panel fiberglass skinned. Garage man doors are steel skin flat panel doors. Interior doors are pre-fit framed with attached casing, 6-panel colonist hallow core doors. supply and install Closet Maid wire shelving and closet doors with hardware.
72	Harry's Hardware	Finish carpenter & hardware	2/29-48, 3/49-69, 4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54	31	12/10/2004	
73	Harry's Hardware	Finish carpenter & hardware	6/6-13, 6/20-22, 7/23-32, 7/1-5	27	7/17/2005	
74	Harry's Hardware	Finish carpenter & hardware	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	130	10/25/2005	

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Subcontractor Scope of Work

#	Subcontractor	Trade	Phase / Lot #s	Total Units	Date	Scope of Work
75	The Tile and Stone Experts	Tile	2/29-48, 3/49-69, 4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54	31	2/27/2005	Supply and install all needed labor materials and equipment for kitchen countertops using 6" x 6" daltile, with 6" splash and v-cap edge.
76	The Tile and Stone	Tile	6/6-16, 6/20-22, 7/23-32, 7-1-5	30	6/3/2005	
77	The Tile and Stone	Tile	8/1-24, 9/25-44, 10/45-66	66	2/20/2006	
78	The Tile and Stone Experts	Tile	11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	64	4/9/2006	
79	Millenium Cast Products	Bath Tops	1/2-5(models), 1/7-28	26	5/12/2004	Measure and manufacture cultured marble bathroom PULLMAN countertops, with 4" coved backsplash, oval bowls and 3 hole center set.
80	Millenium Cast Products	Bath Tops	2/29-48, 3/49-69, 4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54	31	11/12/2004	
81	Millenium Cast Products	Bath Tops	6/6-16, 6/20-22, 7/23-32, 7-1-5	30	6/2/2005	
82	Millenium Cast Products	Bath Tops	8/1-24, 9/25-44, 10/45-66	66	12/1/2005	
83	Millenium Cast Products	Bath Tops	11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	64	2/20/2006	
84	Smooth Surfaces	Kitchen Countertop	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-40	130	2/29/2006	Template Manufacture and Install Optional Granite Kitchen Countertops. See contract for group 2 & 3 prices
85	Preferred Painting	Paint	Phase 1, lots 2 through 5 Models and 7 through 28 production homes		5/3/2004	Paint interior of homes complete including priming walls and ceilings, one coat low sheen paint (full coverage) on walls and ceilings, all exterior wood full coverage on fascia and overhangs, prime and paint any exterior metal, paint inside of register cans black, paint all six sides of doors, provide paint to the superintendent for floor jacks (roofers, complete touch-up front doors with oil based paint. Sand, prep and paint the paint grade cabinets. Reference our (Phase 1 Revised Sequence Sheet dated 3/23/04 and The Vineyards Color Scheme Chart Revised dated 4/22/04.
86	Preferred Painting	Paint	2/29-48, 3/49-69, 4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54	72	12/1/2004	
87	Preferred Painting	Paint	ph. 6 and ph. 7 (assume 6/6-13, 6/20-22, 7/23-32, 7/1-5)	not specified (assume 27)	5/25/2005	
88	Preferred Painting	Paint	11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-40	64	3/4/2006	
89	A-Plus Designs	Flooring	(models)1/2-5, 1/7-28	26	5/30/2004	Furnish and install Ceramic tile, vinyl floors, carpet with pad and slip sheets per plan
90	A-Plus Designs	Flooring	4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	61	6/2/2005	
91	A-Plus Designs	Flooring	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-42	130	10/27/2005	
92	First Door	GRG Doors	1/2-5(models), 1/7-28	26	5/15/2004	Provide and install garage door assemblies per plans and spec's
93	First Door	GRG Doors	lot 2	1	7/15/2004	Add grg, door windows
94	First Door	GRG Doors	lot 3	1	7/15/2004	Add grg, door windows
95	Garage Doors Unlimited	GRG Doors	4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	61	4/14/2005	Provide and install garage door assemblies per plans and spec's

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96	Garage Doors Unlimited	GRG Doors	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-40	128	10/7/2005	
97	Larry's Landscaping	Landscape	All 259 lots	259	4/24/2004	Supply and install per plans and spec's all Front yard landscape, including Apache brown rock, fescu sod, concrete / curb edging around lawn areas, bark mulch in planters, complete automatic sprinkler sys., 1 gallon scrubs , 15 gallon trees.
98	Larry's Landscaping	Landscape	5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	45	7/31/2005	
99	Larry's Landscaping	Landscape	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-40	128	1/20/2006	
100	Evans Fence Co.	Wood Fencing & Wrought Iron Gates	Phases 1-13		10/13/2004	Install five foot Cedar Dog-eared Fencing, Double drive wrought iron gate with perforated metal including painting, and walk gate wrought iron with perforated metal including painting.
101	Number One Janitorial	Cleanup	models	4	8/16/2004	Final and touch up clean up, to ready for grand opening at all 4 model units
102	ASAP Cleanup Corp.	Cleanup	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-40	128	6/23/2005	Rough, finish and move in clean up
103	Aztec Cleanup	Cleanup	4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	61	3/1/2005	Rough, finish and move in clean up
104	No-More Termites	Termite	2/29-48, 3/49-69	41	9/16/2004	All labor, material, equipment, inspection reports, notices, filings, a one year warranty to the following lumber treatment to all framing up to 24 ft. high to be executed at the completion of framing.
105	No-More Termites	Termite	8/1-24, 9/25-44, 10/45-66, 11/30-33, 11/47-63, 12/15-29, 12/41-46, 13/1-14, 13/34-40	130	2/1/2005	
106	No-More Termites	Termite	4/42-51, 4/55-60, 5/17-19, 5/33-41, 5/52-54, 6/6-16, 6/20-22, 7/23-32, 7/1-5	61	2/27/2005	
107	Ty Construction Inc.	Site Management	All lots	259	11/19/2004	Dust and Traffic Control, Provide Water and Meter, per plans and Spec's