



Framing Scope of Work

Master Framing Scope of Work (READY-FRAME® System)

1. SCOPE OF GENERAL CONTRACT

The Framing Contractor (hereafter "Contractor") shall furnish all skilled labor, competent supervision, tools, equipment, fasteners, temporary bracing, scaffolding, and incidental materials necessary to completely assemble and install the Builders FirstSource READY-FRAME® package in accordance with the engineered plans, manufacturer requirements, local building codes, and Kit Culture construction standards.

This is a turnkey framing labor scope based on a precision-manufactured building system designed to eliminate field errors and optimize structural performance.

2. READY-FRAME® RESPONSIBILITIES & LOGISTICS

All Kit Culture homes utilize the Builders FirstSource READY-FRAME® system. The Framing Contractor acknowledges that all framing members are pre-cut, labeled, and bundled for systematic installation. Labor associated with organizing, identifying, assembling, and installing the READY-FRAME® package is included within this Scope of Work.

2.1 MATERIAL HANDLING & CARE

- **Receive and Inspect:** Contractor shall receive and inspect all READY-FRAME® bundles and component packages immediately upon arrival at the jobsite.
- **Quantity Verification:** Verify all material quantities and manifests before breaking bands or beginning active work.
- **Weather Protection:** Protect all framing material from inclement weather, ground moisture, and precipitation using proper dunnage and covers throughout construction.
- **Bundle Organization:** Maintain READY-FRAME® bundle organization and sequential numbering throughout the construction process.
- **Structural Coordination:** Coordinate the framing sequence precisely with the truss package deliveries and engineered design details.

2.2 QUALITY CONTROLS & FIELD DIRECTIVES

- **Precision Assembly:** Assemble all precut framing components strictly according to the specific READY-FRAME® identification markings and layout plans.
- **As-Labeled Installation:** Install all framing members exactly as labeled to ensure load-path continuity.
- **Discrepancy Reporting:** Report any missing or damaged material immediately to the Kit Culture Project Manager before proceeding with installation.
- **Field Modifications:** No field modifications, cutting, ripping, or altering of precut members are permitted without explicit written approval from Kit Culture.

CRITICAL LOGISTICAL PROVISION

No additional compensation, change orders, or secondary labor charges will be approved for assembling, sorting, or reorganizing READY-FRAME® materials. All logistical handling is fully inclusive within the base trade contract.

3. COMPREHENSIVE FRAMING OPERATIONS

The Contractor is responsible for the complete execution of all structural framing operations, including but not limited to the following assemblies:

- **Sill Plates:** Installation of sill seal gaskets, pressure-treated sill plates, layout verification, and anchoring per local code.
- **Floor System & Rim Boards:** Setting of engineered I-joists, floor trusses, structural rim boards, and mid-span blocking lines.
- **Floor Sheathing:** Application of subfloor adhesive and complete fastening pattern of sheathing panels with specified offset margins.
- **Exterior & Interior Walls:** Framing and erection of all structural exterior envelopes, interior partitions, and load-bearing walls.
- **Engineered Beams & Headers:** Hoisting and fastening of multi-ply LVLs, glulams, headers, and point-load posts down to foundations.
- **Truss Installation & Roof Framing:** Setting, alignment, spacing, and bracing of engineered roof trusses or conventional rafter framing.

- **Roof Sheathing:** Installation of roof panels with required H-clips, expansion spacing, and structural nailing schedules.
- **Exterior Details:** Installation of fascia backing, outlookers (dropped-gable detailing), blocking, and gable overhang tracking.
- **Fire Safety:** Complete installation of code-required fire blocking and draft stopping at all vertical and horizontal plenum intersections.
- **Openings:** Framing of all window and door rough openings precisely matching manufacturer specifications.
- **Stairs & Porches:** Framing of all stairwells using precision-cut stringers, landing platforms, and exterior porch/patio structural roofs.
- **Garage Assemblies:** Framing of garage walls, overhead portal frames, and wind-bracing components.

3.1 SPECIALIZED TRADE ACCESSORY BACKING

Contractor shall install solid wood backing material for the following components prior to structural inspection:

- Appliance blocking (over-the-range microwaves, heavy wall ovens).
- Kitchen and bathroom cabinet mounting lines (upper and lower).
- Bathroom accessory brackets (towel bars, toilet paper holders).
- Heavy shower glass track backing.
- Wall-mounted stair handrail brackets.

3.2 ENVIRONMENTAL & SUB-TRADE INTEGRATION

- **House Wrap:** Application of house wrap / weather-resistive barrier (WRB) with integrated seam taping (if included in contract specifications).
- **Temporary Bracing:** Supply and maintain all required temporary structural wind bracing until permanent diaphragms are complete.
- **Sub-Trade Coordination:** Maintain strict layout coordination with plumbing, HVAC, and electrical paths to prevent unnecessary structural boring or field modifications.

4. STRICT WORKMANSHIP STANDARDS

Kit Culture retains a zero-tolerance policy for substandard structural execution. All framing must represent a precision-fit assembly matching the following criteria:

- **Plumb & Level:** All structural walls must be perfectly plumb, and floor planes perfectly level within a strict tolerance of $\pm 1/8$ inch over any 10-foot span.
- **Opening Tolerances:** All rough openings must be checked for square, level headers, and exact manufacturer dimensional tolerances.
- **Sheathing Schedules:** All wall and roof sheathing must be mechanically nailed strictly per the engineered fastening grid. No over-driving or skin penetration.
- **Crown Orientation:** Correct structural crown orientation must be verified; all crowns on joists, rafters, and headers must face UP.
- **Structural Bearing:** Ensure complete and proper bearing length for all beams, headers, and engineered joists onto structural pockets or columns.
- **Material Defect Control:** No split lumber, severely crowned, checked, or warped materials shall be installed. Defective components must be set aside.
- **Truss Bracing:** Temporary and permanent continuous lateral bracing (CLB) must be locked down per the engineered truss manufacturer specifications.
- **Hardware & Connectors:** All joist hangers, seismic straps, hold-downs, and hurricane ties must be fully installed and 100% nailed/screwed.
- **Cleanliness:** Framing spaces must be left completely clean, swept of all sawdust/scrap, and ready for municipal and third-party rough-in inspections.

5. FINAL INSPECTION & PUNCH-LIST

Before the framing scope is deemed substantially complete, the Contractor must conduct a collaborative walk-through with the Kit Culture Project Manager to verify the following milestones:

- ☐ Verify framing layout perfectly matches the approved construction documents.
- ☐ Verify all architectural structural hardware, straps, and connectors are completely installed.

- ☐ Verify all engineered detail sheets and structural component connections are verified complete.
- ☐ Verify all window, exterior door, and interior door rough openings are square and accurate.
- ☐ Verify roof truss installation and permanent lateral/diagonal bracing are secure.
- ☐ Verify all custom punch-list items and sub-trade backing blocks are completely executed.
- ☐ Ensure the structure is fully swept and ready for immediate mobilization of rough mechanical trades.

6. FRAMER ACKNOWLEDGMENT & SIGN-OFF

The Framing Contractor acknowledges that the Kit Culture READY-FRAME® package has been precision designed, computer-modeled, and component-manufactured specifically for the approved construction documents. Any modifications to framing members, structural studs, engineered wood beams, headers, chords, webs, or trusses require prior written approval from Kit Culture before any field alterations are made.

Unauthorized cutting, altering, or modification of engineered components will result in the Contractor absorbing all costs related to engineering re-certification, structural repairs, and associated sub-trade delays.

AUTHORIZED CONTRACTOR REPRESENTATIVE SIGNATURE	DATE
PRINTED NAME & TITLE	KIT CULTURE REPRESENTATIVE APPROVAL