

Memorandum of Agreement

between

Ann McDonald of 103 Ranelagh Village Dublin 6

&

Arkadiusz Krzyszton 41 Howth View Partk Donaghmede Dublin 13

In relation to the agreement for the paint works to be completed at f 103 Ranelagh Village Dublin 6

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1 Outline

This document sets out the terms and schedule of terms between both parties

2 Terms

The engaged contractor has been assigned to apply a high end quality paint finish. The contractor must have full accident and injury insurance in addition to public indemnity insurance before starting the project. The contractor must take good care to protect all furniture and windows and indemnify the owner in the case of any damages caused. The contractor must also provide evidence of insurance cover for any resource he brings on site.

The painting contractor must ensure that no paint damage occurs to onsite materials and that surfaces are cleaned adequately. Any second fix or carpentry/electric or plumbing works that blemish paint during the period of the works must be made good by the painting contractor.

The painting contractor guarantees not to obstruct passageways and makes every effort to comply with current health and safety legislation. Any supports including scaffolding must be used safely so as not to endanger oneself or the property. The painting contractor also provides guarantees not to give the key to any parties unknown to the owner or to sub contract the work to another painting contractor, and to return them to the owner on completion. One front door key will be provided

3 Schedule of works

4 Preparation

4.1.1 Stairs

Remove all paint build up including steps and risers to restore to a smooth finish

Sand Hand Rail back to wood and remove all scratches (if there are deep ones fill same)

4.1.2 Timber

Sand smooth to fine finish all picture rail skirting, architrave and wall panneling

Fill any cracks and sand smooth

4.1.3 Doors

Old doors and architrave surround to be sanded smooth and all cracks filled to a very fine finish.

5 of the doors are new and have no cracks

4.1.4 Walls

External Walls 4 coats of earthbourne

Internal Walls 4 coats of colour trend

fill any cracks and sand smooth

4.1.5 Ceiling cornice and center pieces

Clean first to remove all dust with a water a based solution

4.1.6 Radiators

Remove paint as is necessary to produce a smooth finish on old radiators only

4.1.7 Ceilings

Fill cracks and smooth to a fine finish with quality materials

4.1.8 External works

Remove loose plaster & clean and fill plaster cracks on plinth and inside of side wall along steps

Clean any loose paint on railing

Clean and fill all cracks around painted surface at Front door and its painted surround

4.2 Painting

4.2.1 Stairs

2-3 coats of eggshell

Handrail - varnish and apply the number of coats necessary to provide a great fine shiny unmarked finish

4.2.2 Timber

Apply 2-3 coats of eggshell paint to all architrave, rail, skirtings and wall panneling as is required to give a fine smooth fine finish

4.2.3 Doors

Apply including the front door, at least 2- 3 coats of paint to all doors as required to provide a smooth fine finish

4.2.4 Ceilings

4 coats to all ceilings

4.2.5 Walls

4 coats of earthbourne paint on the external walls

4 coats of colour trend on the internal walls

4.2.6 Radiators

Older radiators only to be painted

4.2.7 Wall Panelling in hall and landings

3-4 coats of paint to be applied sanding between coats

Smooth finish required

4.2.8 External works

Apply 2-3 coats of paint to the plinth

Apply 1 coat of paint on rail

Paint front door and surround with at least 2-3 coats of paint to produce a smooth fine finish

Clean and wash front garden area after paintworks

5 Materials

1. Painter to supply all filler, cleaner and sandpaper, detergent, vacuum plus protection equipment and any ladders or scaffolding required.
2. Owner will supply all paint and varnish
3. The supplied Paint will be Earthbourne on the interior of external walls, and colour trend on internal walls
4. Exterior paint for the plinth and rail gate will be dulux

6 Duration

The elapsed duration of the paint job must not exceed 5 calendar weeks from the start date of 12th February 2018.

7 Payment Terms

A sum of e4400 in total shall be payable to the subcontractor.

- The owner shall agree to pay the subcontractor 1,000 on completion of the preparation works including stairs.
- 1,000 on satisfactory completion of the upstairs and landing paint works
- The remaining e2400 on satisfactory completion of works.

8 Disposal of waste

The painting contractor must keep the premises clean and tidy as possible all dust and paint chips and put same in the black plastic bags provided. The owner will dispose of same.

Signed: Owner:

Date

Signed Painting Contractor:

Date
