



# Painting and Decorating Contractors of America

## PDCA INDUSTRY STANDARDS

### PDCA P4-09

## Responsibility for Inspection and Acceptance of Surfaces Prior to Painting and Decorating

### 1. Scope

- 1.1. The purpose of this standard is to establish responsibility for inspection and approval of surfaces prior to painting and decorating.
- 1.2. This standard is intended for use on construction projects where the Painting and Decorating Contractor applies paints, coatings or wallcoverings over a surface assembled, constructed and/or prepared by another contractor or trade not under the Painting and Decorating Contractor's control.

### 2. Significance and Use

- 2.1. The Contracting Entity is the final judge in all matters relating to the "Quality of Appearance" and acceptance of surfaces.
- 2.2. "Quality of Appearance" is a subjective term governed by the Contracting Entity and established by specification and reference standards. It is controlled by sample review and approval along with jobsite inspections and approvals.
- 2.3. The Painting and Decorating Contractor is not licensed, qualified, or obligated to render any final professional opinion regarding the "Quality of Appearance" of work performed by others.

### 3. Reference Documents and Standards

- 3.1. PDCA, Standard P1-04, Touch- Up Painting and Damage Repair- Financial Responsibility.
- 3.2. AIA, Document A 101- Standard Form of Agreement Between Owner and Contractor, 1997.
- 3.3. AIA, Document A 401- Standard Form of Agreement Between Contractor and Subcontractor, 1997.
- 3.4. The New Lexicon Dictionary of the English Language, Encyclopedic Edition, Lexicon Publications, New York, NY. 1988.
- 3.5. MPI, The Master Painters Glossary- Painting and Decorating Terminology, 1997 & 2004.

- 3.6. PDCA, Painting and Decorating Craftsman's Manual and Textbook, 1995, 8th edition.
- 3.7. PDCA, Standard P9-04, Definition of Trade Terms.
- 3.8. Merriam- Webster's Collegiate Dictionary, Tenth Edition, Copyright 1993.
- 3.9. Black's Law Dictionary, 7th Edition, Bryan A. Garner, 1999.
- 3.10. Webster's New World Collegiate Dictionary, 4th Edition, 2002.
- 3.11. FSCT, Coating Encyclopedic Dictionary, Edited by Stanley LeSota, 1995.
- 3.12. If there is a conflict between any of these references and this standard, the requirements of this standard shall prevail.

### 4. Definitions

- 4.1. **ACCEPTANCE:** An agreement, either by express act or by implication from conduct, to the terms of an offer so that a binding contract is formed. If an acceptance modifies the terms or adds new ones, it generally operates as a counteroffer. [Black's Law]
- 4.2. **CONTRACTING ENTITY:** The general contractor, owner of the property, construction manager, developer or other entity legally responsible for the agreement, or authorized agent of any of the above. [PDCA, P9-04]
- 4.3. **FINISH:** An entire paint or coating system; the texture, color and sheen of a surface. [Craftsman's]
- 4.4. **LATENT DAMAGE OR DEFECTS:** Damage to surfaces by causes beyond the control of the Painting and Decorating Contractor after the Painting and Decorating Contractor's work has been completed. Examples of such include, but are not limited to, building settlement, cracks, water damage, earthquake damage, nail and/or screw pops or expansion and/or contraction of substrate. [PDCA, P9-04]



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- 4.5. **OPINION:** 1) A belief not based on absolute certainty or positive knowledge but on what seems true, valid or probable to one's own mind; judgment. 2) An evaluation, impression or estimation of the quality or worth of a person or thing. 3) The formal judgment of an expert on a matter in which advice is sought. [Webster's]
- 4.6. **PAINTING AND DECORATING CONTRACTOR:** The individual or company contracted to apply paints, coatings, wallcoverings and other decorative finishes. [PDCA, P9-04]
- 4.7. **QUALITY OF APPEARANCE:** Aesthetics; conception of beauty, a particular taste for or approach to what is pleasing to the senses and especially sight. [Merriam-Webster's]
- 4.8. **SPECIFICATION:** A clear accurate description of the technical requirement for material products, or services, which specifies the minimum requirement for quality and construction of materials and equipment necessary for an acceptable product. In general, specifications are in the form of written descriptions, drawings, prints, commercial designations, industry standards and other descriptive references. [FSCT]
- 4.9. **SUBSTRATE:** A variant of substratum. In painting, any surface to be painted, including wood, concrete, masonry, steel, other metals, and various other materials or previous paints. A substrate can, therefore, be bare or covered. A previously unpainted surface sometimes is called the "original substrate." [MPI]
- 4.10. **SURFACE:** 1) The substrate to which paints, coatings, or wallcoverings are applied. 2) The finish obtained after the coating work has been completed. [Craftsman's]
- 4.11. **TACIT:** Not expressed or declared openly, but implied or understood. [Webster's]
- 4.12. **WARRANTY:** A guarantee or an assurance, explicit or implied, of something having to do with a contract, as of sale; esp., the seller's assurance to the purchaser that the goods or property is or shall be as represented and if not, will be replaced or repaired. [Webster's]

## 5. Standard Specification

### 5.1. Acceptance of Surface

- 5.1.1. The Painting and Decorating Contractor is required to inspect surfaces to be finished only to determine, by reasonable and visible evidence, that the finish will satisfactorily adhere to surfaces provided by others and will perform as specified.
- 5.1.2. The Contracting Entity has the responsibility to determine that a surface is complete and that the "quality of appearance" is such that it is ready for finish painting or wallcovering.
- 5.1.3. When the previous trade has completed its work and/or notification to proceed has been given, such action will be construed as tacit evidence that all work has been inspected, and that it is warrantable, completed and ready for finishing.
- 5.1.4. If "Quality of Appearance" of a surface, prior to finishing, is judged marginal or unacceptable by others conducting essential inspection, such alleged defective work must be corrected prior to priming and finishing so that all surfaces are made complete and ready for finishing. If the unacceptable work is not made complete and ready for finishing, the Painting and Decorating Contractor will halt work until directed to proceed. In such an event, the Painting and Decorating Contractor may be entitled to additional compensation as indicated in PDCA Standard P7.
- 5.1.5. Once finishing has begun, as scheduled or as directed, the correction of "Defects and/or Latent Damage" is considered "Damage Repair" as per PDCA, Standard P1-04, Touch- Up Painting and Damage Repair- Financial Responsibility.



### 6. Comments

- 6.1. The intent of this document is to ensure a higher level of quality by clarifying the responsibilities and obligations of the parties.
- 6.2. Quality of Appearance is achieved through quality control. Inspecting work in progress and taking necessary action at the appropriate time to make required corrections is imperative to ensure Quality of Appearance. This standard encourages periodic inspections and corrective actions.
- 6.3. Contracts that contain clauses making the Painting and Decorating Contractor responsible for inspecting the work of others often:
  - Result in a lack of required supervision and inspection by obligated persons prior to finishing
  - Encourage marginal and unacceptable work
  - Reduce overall Quality of Appearance of the finished product
- 6.4. This standard is a nationally recognized consensus document for the Painting and Decorating industry's work practices.
- 6.5. This standard clarifies areas of responsibility. Improved communication reduces misunderstandings.

### 7. Disclaimer of Liability

PDCA does not warrant or assume any legal liability or responsibility for the accuracy, completeness, or usefulness of any of the information contained herein.