

**TICE RIVER ESTATES INC. – Legacy - Stage 4 Phase 1A TOWNS/SEMIS/SINGLES**

Dated: April 25 2019  
Expires: **Project Completion**  
Contract #:  
Contractor:

**SCHEDULE”B”- SCOPE OF WORK- (3020) ROOFING**

Without limiting the generality of this agreement this Contractor is to “SUPPLY ALL” necessary labour, materials, equipment, tools, transport, insurance’s, (permits if required), etc. to carry out and complete the above works on the project. In accordance with plans and specification provided, municipal requirements, CMHC, and any other governing authority have jurisdiction, as and when required by Site Superintendent, and including but not limited to the following:

1. Roofing and sheet metal work to be according to architectural plans and current OBC
2. Supply and install BP , CRC or IKO decorative (cedar shake design) 210 lb. self-sealing fibreglass shingles and 235 lb. low slope shingles including flashing and, shall be installed to shed rain effectively. All shingles to have a 25 year manufacturer’s warranty. The manufacturer of shingles is to be ~~IKO~~ CRC or BP. Attach a copy of manufacturer’s warranty. All shingles to be installed to prevent wind damage and contractor must guarantee shingles have sealed at time of installation .i.e shingle tar tabs must not be contaminated with sand dust or dirt to prevent sealing . All shingles must be nailed in accordance to manufacturers specifications . Any exposed nail heads are to be sealed and caulked.
3. Supply and install eaves protection as per Ontario Building Code requirements. Supply and install ice and water shield as required. Supply and install pre-finished metal eave starter.
4. All roof valleys to be open metal valley construction.
5. Provide flashing at lower roofs as required for 2<sup>nd</sup> floor siding above. Pre finished flashing to chimneys and masonry walls to be 6’’ high and set 1’’ into masonry (groove by others), counter flashed and 4’’ headlap at steps also include all step flashing as required.
6. Supply and install Astro 45 roof and bathroom vents to rear elevation – flashed and caulked as required.
7. Supply and install all ~~galvanized~~ pre-painted iron counter flashings, as required for roofing works in accordance with colour schedules provided.
8. All shingle work is to be completed in accordance with colour schedules as provided.
9. Securely fasten with galvanized or aluminum small round head nails and caulk all galvanized metal flashing with Butyl caulking compound or other equal approved, coloured to match the surface to which applied. All exposed metal flashing or step flashings to be temporarily taped and sealed to make the house water tight until exterior siding is installed
10. Supply and install pre-finished metal roofs where required as per elevation.
11. All material or garbage produced by this trade to be placed as per site direction in the builders garbage . bin
12. The Owner intends to deliver a house of the highest standards facilitated by providing a clean house in which the Contractor may work. Work should not proceed and the Owner should be notified if the house is not delivered clean to the Contractor. While performing his work, the Contractor will maintain the house in broom swept condition, and garbage deposited at least once daily in one pile at the front and one pile at the rear of the unit, or in individual garbage bins when they are provided on the lot.
13. The rectification of any deficiencies noted on the Owner’s QA/PDI (Quality Assurance/Pre-Delivery Inspection) reports to the satisfaction of the Owner within one week of notification, and deficiencies noted on the Owner’s 30 day and 12-month reports, rectified within 10 working days. All warranties as per Tarion guidelines.
14. It is the responsibility of this Contractor to actively promote safety in the workplace. This is to be done by meeting with the Owner before construction begins and discussing procedures and expectations. It is then the responsibility of this Contractor to impress and enforce these expectations on all of his Contractors.

Contractor agrees also to adhere to the following additional rules and requirements:

- a) Contractor and Owner are to meet on site before any work commences to establish procedures by which this contractor is to ensure a safe working environment.
- b) All Vehicles are to travel only the designated construction route.
- c) All vehicles leaving this site are to stop and clean their vehicles in the designated area.
- d) Cross concrete at designated ramps only.
- e) No parking on driveways or graded yards.
- f) Consumption of alcohol , cannabis and/or illegal substances is forbidden on site.

- g) Adherence to local noise requirements.
- h) Do not set tools, materials, trash, etc., on countertops, ceramic, in tubs, or on hardwood. Do not use 2<sup>nd</sup> floor windows to access lower roofs and pass materials out of
- i) Portable toilets are provided in ample volume. Anyone caught not using the portable toilets will be removed from the site.
- j) If eating in a house under construction, all garbage will be removed and placed in appropriate containers.
- k) No smoking in the houses.
- l) Additional work is not to be performed for potential homebuyers. Work not approved will be removed and any expense incurred in returning the house to its original state will be charged to the Contractor.

NOTE:

- The Ontario Building Code and all other governing legislation over rides this scope of works, plans provided, purchasers extras/upgrades or any other specifications. Should there be any contravention in any of the aforementioned, the contractor shall immediately advise the owner in writing.
- Contractor agrees that all materials supplied within this contract, are at the sole risk of the contractor until installation is accepted by a signed completion certificate.
- Above specifications are acknowledged and are included in our quotation.

OWNER  
TICE RIVER ESTATES INC.

CONTRACTOR

Per \_\_\_\_\_  
Authorized Signing Officer

Per \_\_\_\_\_  
Authorized Signing Officer

Dated : \_\_\_\_\_

Dated : \_\_\_\_\_