

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

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

**SCHEDULE”B”- SCOPE OF WORK- (3010) WINDOWS & EXTERIOR DOORS**

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) Supply of silver sand, all-vinyl windows, steel insulated doors, sidelights, screens, vinyl-clad exterior door frames, wrapped film, vinyl exterior frames for garage doors and patio doors, grilles, gable windows, round, octagonal louvers, etc., as per plan. All vinyl casement windows on the front elevations and for the side and rear as per plans. Any exterior wood to be shop primed before delivery
- 2) Windows to meet Energy Star requirements and specifications and to be in accordance with current O.B.C. and N.B.C. standards in effect at the time of signing and meeting all requirements for residential occupancies, for natural lighting, natural ventilation and as means of egress in case of fire. All windows shall be designed to shed water.
- 3) Thermopane glazing to windows in all living areas and wood for all windows and doors to be treated with a clear wood preservative. All glass for windows and doors to meet Energy Star requirements. (Energy Star Rated)
- 4) Supply of insulated metal doors on front door, side door, side garage door and door from the garage to the house, as per working drawings & brochures. Door frames to be vinyl-clad. Metal doors with Thermopane glazing including weather stripping and pre-drilled supplier’s standard drilling, and pre-drilled for dead bolt to all entry doors( includes both slabs on a double front entry). Note: all garage to house man doors and garage to rear yard are standard. All double entry doors to have flush bolts on non-operating panels .House to garage man doors can be wood framed with wood brick moulding instead of vinyl framed All garage to exterior doors to be fire rated with 2 hinge closers where needed by current OBC
- 5) Delivery of all windows and doors to individual lots as directed by site. Delivery and installation of all window screens as directed by site.
- 6) Provision to Owner of rough size openings at time of contract execution.
- 7) Pre-installed jamb extension on windows and frames to suit exterior walls composed of 2x4” with ¼” aspenite or 2x6” with ¼” aspenite or 2x6 with 7/16” aspenite as prescribed in architectural drawings. Jamb extensions all to be of one size throughout every model type, which shall be the widest available.
- 8) Supply of glass or decorative curved top panels, where shown on drawings above windows and doors, and noted by both Owner and Contractor.
- 9) Brick mould at all wood windows / doors suited for exterior walls of 2x4 studs plus ¼” aspenite sheathing. (No brick mould in box out bays).
- 10) Discrepancies between the working drawings and brochures provided shall be brought to the attention of Tony Weiler and/or Ray Di Donato in writing at the time of quotation. Any reworks resulting from these discrepancies shall be performed at no additional charge.
- 11) 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.
- 12) 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 Taron guidelines.
- 13) 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.
- 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 : \_\_\_\_\_