

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- (3100) EXTERIOR TRIM

Without limiting the generality of this agreement this Contractor is to "SUPPLY ALL" necessary labour, material, equipment, tools transport, insurances, [permits if required] etc. to carry out and complete the above works on the above named project, in accordance with, plans and specification provided, municipal requirements, C.M.H.C. and any other governing authority having jurisdiction, as and when required by the site superintendent, and including but not limited to the following:

All exterior trim and paneling shall be securely fastened with galvanized or aluminum flat small headed nails, countersunk into the wood surface. All joints between trim shall be neatly cut and sealed and all exposed ends shall be sanded smooth. Trim shall be scribed to brick surfaces where necessary.

- 1) All exterior trims to be supplied and installed by this contractor as per plans and brochures
- 2) Staccato panel throughout where indicated
 - Painted trim to window as per plans
 - Built up window and door heads as required, c/w vapor barrier strapped to exterior sheeting
 - Decorative louvered vents, porch posts, arched window headers, half rounds, railings and other architectural details by this contractor.
 - Install only false windows as shown on plans.
 - Galvanized Ardox finishing nails to be used on all external trim work as per manufacturers specifications.
 - Panels over 2nd storey windows to be aluminum [by others]
 - Plane and/or sand exposed swan edges.
 - All shutters are aluminum supplied and installed by others
 - Victoria Trims supplied and installed by this contractor
 - Exterior railings and posts to be supplied and installed by this contractor. Dentil boards installed directly on brickwork by this contractor. This contractor to install back-up boards for aluminum corner posts , window wraps and frieze boards.
 - Caulk and fill gaps and packing as required.
 - Hardi panel and trim to all box/bay windows and doors
 - Trim to all windows and corners where required.
 - Facia, frieze boards , crown mouldings, gable trims and window wraps in aluminum as per drawings
- 3) In conjunction with Hardi Siding Installation, Supply and install all required flashing and caulking, including but not limited to butt joints, windows and doors, frieze board terminations and corners.
- 4) All exterior trim and paneling shall be securely fastened with galvanized or aluminum flat small headed nails as per manufacturers specifications (including building paper where required). All joints between trim shall be neatly cut and sealed and all wood edges to be sanded smooth. Trim shall be scribed into brick surfaces where necessary.
- 5) All workmanship and material to conform to the requirements of the authorities having jurisdiction, the Ontario Building Code and the requirements of C.M.H.C.
- 6) Minor changes to plans as a result of Owner or purchaser requirements shall be carried out at no charge provided information given prior to starting framing.
- 7) 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.
- 8) 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.

- 9) 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 : _____