

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 - (6040) FLOOR & WALL TILE

Without limiting the generality of this agreement this Contractor is to "SUPPLY ALL" necessary labour, materials, equipment, tools, transport, insurance, (permits if required) etc. to carry out and complete the work on the above named project, in accordance with, plans and specifications 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:

FLOORING- SHEET GOODS:

- 1) Cushion flooring (Domco Custom Floor, Cambray, or equal) on and including ¼" Mahogany G.O.S. underlay to foyers, bathrooms, powder rooms, kitchens, ground floor laundry and other areas indicated on plans, including basement stair, mid landings, basement finished foyer, where applicable.
- 2) All sheet goods to be laid with minimum of seems. Plywood to be laid with joints staggered and shall be sanded smooth prior to installation of sheet goods.
- 3) Vinyl or rubber covered base at junction of standard tubs and floor tile.
- 4) Contractor will be responsible for the proper manner in which pattern lines in flooring are laid parallel to wall, discrepancies in this respect must be brought to the attention of the job superintendent prior to installation.
- 5) Plywood underlay to be securely stapled to the subfloor with approved staples at 6" centers. Joints between plywood to be filled with "Durabond" or other equal an approved compound and left smooth.
- 6) Wherever possible, plywood underlay and cushion flooring are to be installed prior to the installation of kitchen and vanity cabinets. Cushion flooring shall be glued to plywood underlay with approved adhesive to manufacturer's instructions and rolled to obtain proper adhesion to the underlay and to remove all air bubbles.
- 7) Contractor to be responsible for all necessary cutting and fitting into door/archway openings and ensure that sufficient material left available for the proper finish to adjoining and different floor finishes.
- 8) Remove all debris on the surface of the plywood underlay prior to installation of the cushion flooring.
- 9) Remove excess glue and trade marks from the surface of cushion flooring upon completion.
- 10) Nosing to all stairs to be metal, where applicable.

CERAMIC TILES: WALLS AND FLOORS:

- 1) Ceramic floor tiles from our standard selections (or equal) to be installed on scratch coat and wire lath or ½" plywood or fibre board under lay screwed every 1" on joints and every 4 " on the balance with a expansion gap between sheets all complete with grout to match floor tiles. Marble dividing strips or nosings to all openings at junction of other materials. Contractor responsible to use the proper underlay for the floor joist spans called for on the engineered blueprints . All floor tile will cover from wall to wall even under cabinetry. All grout joints to be 1/8"
- 2) Ceramic wall tiles 8 x10 or equal for purchaser's selection to tub and recess wall full height with brushed satin aluminum trim or colour matched vinyl to the edge or R.E. tile capping of same colour as selected wall tile. Shower walls to be full height tiles including ceiling on cement board and water proof drywall. Cement board and water proof drywall by others. Shower stalls to include marble jambs and sills with a ceramic baseboard under the marble sill on outside of shower. Colour matched to the wall tile mosaic tile floors of shower stalls to be on sand and cement and sloped floor to drain. Where a seat is shown, in a separate shower stall, supply and install a one piece section of marble on the top of the frame seat, colour to match jambs. Soaker tubs to include a ceramic skirt on the front and a 18" high surround above the tub and a removeable access hatch for Jacuzzi tubs
- 3) Ceramic accessories (paper holders, soap dishes, towel bars) as required.

CERAMIC INSTALLATION:

- 1) Ceramic tile will be selected from the sample shown on the Owner's list that is available from our Sales Center. This list will change from time to time and will be updated by the Owner as required. It is the responsibility of this contractor to be aware of the current availability and status of all types of tile in order to meet the requirements.

- 2) Ensure walls and floors are as required to receive specified tile or vinyl flooring, and perform any required cleaning and minor repairs / touch up. Ensure walls and floors are flat and smooth so that no raised edges, bumps, ripples, holes, etc. are visible or telegraphed thru finish material or cause it to seat improperly. Should the floor be out of level up to 1/4" over 8ft then the difference is to be made up with additional cement material. If the floor is out of level by more than 1/4" over 8ft then the contractor shall notify the Owner.
- 3) All ceramic and quarry tile work is to be wiped clean of grout residue to the satisfaction of the Owner after grouting has cured but before sealant work is carried out. Similarly, clean all other surfaces soiled in the process of this work.
- 4) Contractor shall carry out all required caulking around tubs, showers, fixtures, all tile edges, corners and where ever any other installed materials meet any other finishing materials. Colour of silicone to be confirmed by site, ensuring a smooth proper bead, continuous and watertight. Schedule all caulking work with the Owner.
- 5) Pour shower stall base concrete prior to drywall installation.
- 6) Ensure the work of other trades is protected from damage resulting from the work of this trade. Take all measures necessary and use extreme care and diligence to prevent any damage to bathtubs during the execution of this work. Remove all bits and pieces of tile and debris from within the bathtubs.
- 7) Do not stand in bathtubs without tubs being properly protected. Do not dispose of grout materials or wash down any grout clean up into the plumbing system. The complete cost of repair or remedy for any damage resulting from the work of this trade shall be back charged to this trade. Unless reported to the Owner prior to the commencement of work, any damage to bathtubs/plumbing fixtures will be the sole responsibility of this Contractor.
- 8) Ensure all selections of each colour and type provided for use within each unit are from one uniform production run. Where applicable, ensure that consecutively numbered portions of the run are used adjacent to one another. Completely remove and replace, at no additional cost, material containing variations in colour, texture, finish, sheen, thickness or other flaws.
- 9) This Contractor shall be responsible for forecasting his tile requirements for this site with the tile suppliers.

The Owner will provide the Contractor with the following information in order that he may properly prepare his forecasts:

- a) Detailed Production Schedules that provide the Contractor with information on projected installation dates on a lot by lots basis.
- b) Purchaser's Colour chart Reports and Options & Extras that provide the Contractor with information on the Purchaser's tile selections on a lot by lot basis and a summary report detailing changes to the colour charts or options and extras.

The material is not available or is out of stock, Contractor must notify Owner within two weeks of receipt of color selection order. After this time the Contractor shall be responsible for any costs that arise from the reselection process.

Notification shall be on a lot by lot basis and will indicate whether the title in question temporarily out of stock or permanently discontinued. This notification will be in writing, via fax, and will be addressed to Tice River Homes Attn: Sales Office.

- 10) Contractor agrees to delivery dates and material selections made by the Owner.
- 11) At the completion of each house the Contractor shall provide the Owner with minimum of 6 square feet or 12 pieces of floor covering or tiles (whichever is greater area) and a minimum of 1 square feet or 6 pieces of wall tiles (whichever is greater area) for every different type of color of tile or flooring used in the house. Tiles shall be packed in boxes send clearly marked indicating lot number and tile/flooring used in the house. Tiles shall be delivered to the Owner. Completion slip will not be issued until tiles are delivered.
- 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.

GENERAL:

Trash, garbage, is to be deposited in a location on site as directed by the job superintendent. 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.

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, purchase 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 : _____