

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- (5050) KITCHEN AND VANITY

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. Work to comply with CMHC, Ontario Building Code and local standards. All work will be in accordance with architectural plans and brochures.
2. Kitchen cabinets, built in pantries, breakfast bars, islands with base cabinets, phone desk c/w drawers, lazy susans, angled upper cabinets, vanities with drawers, dressing makeup table, countertops, all matching hardware and coordinated kickplates as per plans, attached listing of cabinet doors, plastic laminate countertops and layouts. Linen base cabinets to have matching wood veneer top. Kitchen drawers to have metal sides. Upper cabinets in kitchens with 8'0" ceilings to be 30" high. No blind corners in any cabinetry. Corner cabinets to have a piano hinge
3. Contractor to supply samples of cabinet doors and countertops of colour and style requested by the Owner for display in the sales centers.
4. Take field dimensions prior to fabrication and agree dimensions with job superintendent prior to drywall. All appliance dimensions to be confirmed by this contractor prior to fabrication
5. All countertops shall be post-formed arborite or formica including post-formed backspash and front rolled edge.
6. Cutouts in countertops for sinks and taps. It is this contractor's responsibility to secure correct templates. All cut outs required for electrical outlets by this contractor
7. Cutout in wall cupboard for exhaust vent outlet, all vents to be finished boxed in where required.
8. Vanity required in main, ensuite and powder bathrooms as per plans.
9. Purchaser's to have choice of style and colour from standard line samples.
10. Provide dishwasher opening as per location on plans, all units. Provide also gables at exposed ends of fridge space and valance at window locations. If a dishwasher gable is required on a peninsula or island end make it a hollow box gable to allow for the electrical outlet to be hidden inside
11. Touch up and final adjustment.
12. Each kitchen layout shall have a bank of drawers complete with roller system and backstops and cabinet uppers over refrigerator.
13. Cut and fit cabinet side, base or back around pipes and seal.
14. All cabinets to be straight and plumb and to be properly fitted to accommodate structural variances.
15. Install countertops and end splashes including scribing to the walls to a maximum of 1/8". If greater than 1/8" then bring to the attention of the Owner prior to installation of the countertop. Caulk countertops to wall.
16. All countertop-mitered joints shall be make with proper clap / screw glued or sealed to prevent the access of water. No warranty against water damage.
17. Spacing of cabinet and wall cabinets shall permit the proper installation of standard sized appliances. Owner to provide appliance specs. Standard fridge size will be 36"x72" unless otherwise provided
18. Vanity countertops shall be scribed to fit the wall placement prior to the installation of the side splash backs
19. Spacer filler piece to be installed to all upper wall cabinets to underside of bulkhead and skin to be laminated on at time of installation when bulkhead out of level.
20. All cabinetry shall remain the responsibility of the Contractor until installation is complete.

- 21. This contractor will be responsible for protection of all flooring and cleanup of any debris or garbage created by this contractor.
- 22. Supply working layouts to site superintendent.
- 23. 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.
- 24. 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.
- 25. 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 : _____