

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 - (2040) ROUGH LUMBER

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:

A. SCOPE OF WORK

1. Supply, deliver and unload to the site as and when required by the Site Superintendent, all rough lumber in accordance with the architectural drawings.
2. All materials shall conform to the requirements of CMHC and the Ontario Building Code and any other authorities having jurisdiction over the work.
3. **Materials**
 - a) Studs, joists, plates, beams (LVL) and rafters – No. 1 and No. 2 structural grade spruce or engineered joist as per plans and shall be identified by a grade stamp. All studs to be S. Dry. All joists to be kiln dried.
 - b) Floors – 5/8" Aspenite T & G.
 - c) Roofs – 3/8" Plywood or 7/16" aspenite as directed by owner of Tice River with roof clips
 - d) Sheathing –, 7/16" aspenite behind siding and brick work.
 - e) Subfloor adhesive , all hangers , nuts and washers , anchors and plywood and or sheathing roof clips
 - f) Tyvek air barrier or equivalent
 - g) 3 1/2 " sill gasket
 - h) 12" poly for interior patricians
 - i) Mold and moisture resistant Fire code drywall and smoke stop material for all party walls and fire separations
 - j) Supply 2 sets of engineered floor layouts stamped by a qualified structural engineer . Supply all engineered floor layout drawings as required by builder to obtain permits and also for builder to obtain engineer stamped drawings
4. No re-manufactured lumber will be accepted on site.
5. Waferboard, plywood, tentest , fire resistant drywall and other sheathing materials shall be legibly identified on the back face of the material indicating the manufacturer and grade.
6. Fascia and freeze board and window trims to be 2x6 throughout.
7. Ceiling heights for detached homes and semis to be 9' and towns are to be 8' on the 1st floor all plans are to be 8' on the 2nd floor throughout, unless otherwise noted
8. All extra studs as required for stud straightening and backing before drywall.
9. All miscellaneous material as required for strapping, bulkheads, and finishing of basement stairway, etc.
10. 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.

B. SCOPE OF WORK – ENGINEERED TRUSSES

1. Supply all labour, material and equipment to fabricate, deliver and unload roof trusses and LVL beams as per drawings. In accordance with CMHC, the Ontario Building Code and all other authorities having jurisdiction.
2. Provide all truss hangers and associated hardware, including required LVL beams and girder trusses including hangers for beams and girders.
3. Submit two sets of truss engineering, stamped by a qualified structural engineer. Supply all engineered truss drawings as required by builder to obtain building permits and also for builder to obtain engineer stamped blueprints
4. Trusses designed and engineered to meet the following:
 - a. All required loading, including the snow load requirements for the site.

- b. Maximum 3-1/2'' bearing requirements.
 - c. Municipal requirements and regulations.
5. Overhangs as per drawings.
 6. Truss spacing at a maximum of 24'' O.C. (as per Approved Truss Engineering).
 7. Whereas the co-ordination of truss layouts with architectural plans are relied upon to obtain building permits and/or inspections, it is imperative that the Contractor identify to the Owner (by way of red-line drawings) all changes in his layout, beams and bearing points, from that which is reflection on the architectural drawings.
 8. All corner sets for single and/or multiple roof pitches. All roofs for porches and overhangs and garages to be done in trusses
 9. 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.

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 : _____