

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- (5030) WOOD STAIRS

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 all labour, materials, and equipment to fabricate, deliver and unload and install wood stairs as per drawings. In accordance with CMHC, the Ontario Building Code and all other authorities having jurisdiction.
2. Work performed in accordance with the architectural drawings and brochures. The Contractor is to submit shop drawings for approval by the Owner prior to manufacturer of stairs. The Contractor shall supply all required measurements, templates stair openings, etc., when so directed by the Owner.
3. The Contractor shall ensure that all stairs are to be installed plumb, level and square to the walls that will receive drywall leaving an equal reveal from top to bottom of the stairs.
4. Circular stair to have open cut stringer with exposed caps on inside curve of stair.
5. Main stairs to have stringer, treads and risers:

Stringers - oak veneer on circular stairs not less than 1-1/2” actual thickness
 - paint grade pine on straight stairs / winders

Treads - lumber or plywood to be carpeted not less than 1” actual thickness

Risers - particle board not less than ½” thick.
6. Standard basement stairs are to be open riser, No. 1 spruce stringer and spruce tread.
7. Oak stairs are to be delivered with protective coverings. Co-ordinate with Site Superintendent with delivery.
8. Stairs shall not be installed prior to roof shingle completion.
9. Prices as noted include delivery and installation.
10. All stair openings to be measured prior to stair fabrication.
11. Supply site with rough opening layout for stairs.
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.

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 : _____