

**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 - (6030) CARPETS**

Without limiting the generality of this agreement this Contractor is to "SUPPLY ALL" necessary labour, materials, 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 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 limiting to the following:

- 1) Contractor to supply and maintain current samples as requested by the Owner for display in the sales centre. The Contractor shall ensure that all shown samples shall be available for at least six months.
- 2) Supply and install standard carpet and underpad in all areas as indicated on the drawings and in accordance with the following, and as per sample on display at our sales centre.
- 3) Standard carpet to be 40oz .polyester on 10mm -4 lb pad, one colour for main areas and one colour for family room.
- 4) Supply and install all aluminum divider strips where carpets meet other flooring: colour to match carpet selection.
- 5) Carpet is to be laid so as to minimize seams. All seams to be straight and properly joined. The Contractor shall submit to the Owner a detailed seaming plan for each model. Submission of seaming plans shall not remove any responsibility from this Contractor for poor locations of the seams. Carpet shall be installed in such a way that seams are at a minimum and product appears to be seamless and to the satisfaction of the Owner. Where carpet meets other types of flooring this contractor to ramp or install a suitable nosing to accommodate differences in height between floorings
- 6) Carpet to be properly and adequately stretched on installation to ensure a smooth finish, free from wrinkles and bumps. Consistent pile direction to be maintained from all rooms into all recesses, hallways, stairs and closets and around all columns and fixtures.
- 7) Remove all loose pieces of face yarn with sharp scissors. Retain all larger pieces of remnant waste carpet (larger than 3'0" x 4'0").
- 8) Remove all cuttings from vent outlets.
- 9) All installations to be carried out by skilled trades people, experienced in residential installations of high quality material.
- 10) Ensure all materials 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, materials containing variations in colour, texture, finish, sheen, thickness or other flaw.
- 11) Prior to commencement of this work, the Contractor to inspect all units and the work of previous trades to ensure that all floors are ready to receive underpad and carpet, and include minor cleaning/scraping. If unable to complete repairs or cleaning, it is the responsibility of the Contractor to contact the Owner to have the repairs completed prior to the installation.
- 12) Carpet is to be installed in accordance with production schedule as provided by site superintendent.
- 13) All capping of stairs, rolled nosing and /pr special upholstery work is included in the price noted.
- 14) Carpet to be cut and trimmed to oak nosing at edge of open stairwell.
- 15) Carpet to first tread/riser o stairs with bullnose end shall be French capped.
- 16) Carpet at opening to basement stairs to be carried over nosing at top stair riser. Some models to have finished carpeted stairs to basement as per plan.
- 17) 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.

- 18) 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.
- 19) 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 : \_\_\_\_\_