

**TICE RIVER ESTATES INC. – Legacy - Stage 4 Phase 1A TOWNS/SEMIS/SINGLES**

Dated: April 25 2019 **Project Completion**  
Contract #: Caulking  
Contractor:

**SCHEDULE "B" - SCOPE OF WORK - (3090) CAULKING**

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:

**EXTERIOR CAULKING**

- 1) Materials to be mono sealant flexible, non hardening of approved manufacturer.
- 2) Colour to match or blend with adjacent material.
- 3) Caulking shall be free of ridges, wrinkles, air pockets or embedded foreign material.
- 4) Caulking will be applied to the following:
  - a. Where wood and brick meet.
  - b. Where wood and concrete meet, excluding sill plate.
  - c. All doors and windows including doors between garage and habitable areas also patio door frames and sills and garage door frames.
  - d. All basement windows.
  - e. Perimeter of all mechanical vents and louvres, electrical outlets, fixtures and hose bibs.
  - f. Bottom of all windows where panes are located below.
  - g. Where aluminum and brick meet.
  - h. Gas proof garage including caulking to underside of drywall to plenum spaces of habitable areas over and to door frames and where drywall meets.
  - i. Caulk recessed mortar joint in stone sills (on joint when window over 1.2 M wide).
  - j. Caulking to porch slab where concrete meets brick wall.
  - k. Joints over 12mm to have styrene backing
  - l. All battens over siding both horizontal and vertical.
  - M. All joints between architectural panels and actual windows and around any architectural trims
  - m. Where brick meets lintels above windows and doors
- 5) All caulking application shall be warranted for a period of three years from the date of completion slip.
- 6) Remove protective film from windows.
- 7) 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.
- 8) 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.
- 9) 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 : \_\_\_\_\_