

**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 - (6010) DRYWALL**

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) ½" drywall to main and second floor walls with studs at 16', 19.2" or 24" c/c as applicable, media niches, art niches, picture niches, window seats and shelves, main floor ceilings and to garage ceilings and overhangs with habitable rooms above. Low walls, pass thru's and hallway swing door closets to be trimmed by others. Main floor archways, closets with sliding doors in bedrooms, mud rooms or laundry rooms to be finished in trim by others. Use 54" wide board on 9'0" ceilings, and double ¼" board on curved and rounded walls. All kitchens to have bulkheads above upper cabinets. 5/8" fire code X drywall will be applied to wood stud party walls and between garages.
- 2) 5/8" drywall OR ½" controlled density board to 24" c/c ceilings. All drywall to be applied with 32mm drywall screws, spacing as per manufacturers specifications, with metal corner beads as required.
- 3) Ensure that at all horizontal rim/joist headers the drywall is installed in such a way that it properly bridges the beam so as to minimize cracking. Locate vertical joints at least 12" from jamb lines of opening.
- 4) Gas-proof garage walls and/or ceilings as required with drywall to meet current OBC. Drywall behind bulkheads and basement joist cavities and attic party wall trusses supplied and installed by others but fireproof taped by this contractor
- 5) Drywall to be screwed with minimum number of nails and joints to be filled, taped and sanded to a smooth surface (3 coats of drywall cement) ready to be primed. Joints in walls and ceiling board shall be filled with durabond and taped with compound and feathered out to a minimum of 12" and sanded.
- 6) Insulate behind bathtubs, electrical outlets and all openings and external walls.
- 7) "Prest-On" drywall clips to first and second floor ceilings as required. Ceiling board not to be fastened within 16" of an interior partition.
- 8) "Prest-On" drywall clips to all wall corners as required.
- 9) Waterproof drywall to tub recesses, ceilings and steps to ensuite tub. Dense shield 60" high in all separate shower stalls (not to be screwed on nailed within 12" of base); balance to be waterproof drywall including ceiling. Waterproof tape/compound and galvanized screws are to be used. Place ½" drywall on top of shower stall rubber membrane (cut out for floor drain) before applying drywall to shower stall walls.
- 10) Space between all exterior doors, window frames, and rough framing shall be fully spray foam insulated.
- 11) R14 batt insulation with 6 mil vapour barrier to all exterior walls on main and/or second floors with 2x4 framing. R22 batt insulation with 6 mil vapour barrier to all exterior walls on main and/or second floors with 2x6 framing. Where wall is within 4'0" of lot line, insulation to be mineral fibre with mass of 1.22kg/m<sup>2</sup>. All party walls to be sound insulated with roxul safe and sound r12 or equal all as per current OBC requirements
- 12) R60 insulation (Climatizer Cellulose or Owner approved equal) with 6 mil vapour barrier on all roof ceilings, overhangs, R32 batt insulation to eaves, to dropped ceiling above tub recess, and to sloped / cathedral ceilings and R31 spray foam to garage ceilings, vertical heat runs and porches with habitable rooms above and insulated as per current OBC. Caulk and seal all items penetrating the vapour barrier.
- 13) R20 blanket insulation to external walls of basement as per 2018 OBC or current
- 14) California texture spraying of ceilings throughout expect in bathrooms, and main or second floor laundries.
- 15) Use of metal corner beads where required and plastic beads in all stand alone showers. Wood casing trim to all windows (by others).
- 16) All basements stairways to be finished, drywalled and taped to basement floor including basement lobby as per plan.

- 17) All ceilings for semis and singles are 9' high on 1<sup>st</sup> floor and 8' high on 2<sup>nd</sup> floor , unless shown otherwise on plans. All towns are 8' high on 1<sup>st</sup> and 2<sup>nd</sup> floor unless otherwise shown on plans
- 18) All fire separations and taping and or fire stops and sealing as required to each unit including attic spaces and ring joist areas and party walls as per current OBC requirements
- 19) The Contractor will perform a check-out and will walk and inspect every room in the unit using an illuminating device paying close attention to the intersections of wall corners, walls/ceilings, stair openings, archways, plugs, switches and light boxes, bulkheads, media niches, curved arches, round walls and smooth ceilings areas. This check-out to be completed upon completion of taping. Where directed by Site Superintendent and/or where ceiling and wall stud lines require joints in wall board shall be feathered out sufficiently to correct minor deflections.
- 20) When directed by the Owner, and once the tile and interior trim is completed, the Contractor shall be responsible to complete all repairs, filling and sanding of all deficiencies that occur between the first check-out and this second check-out. All work to be left ready for painting.
- 21) All drywall waste to be removed from the job site.
- 22) 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.
- 23) 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.
- 24) 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 : \_\_\_\_\_