

**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- (4010) HEATING & AIR CONDITIONING**

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) Review and confirm accuracy of owners heating design and layout for gas forced heating system, including accurate heat loss calculations according to Owner's plans, O.B.C., all standards and to all local municipalities having jurisdiction.
- 2) Gas furnace vented directly to the exterior complete with starter box assembly.
- 3) Supply and install gas fire forced air High efficiency furnace complete with all controls and a HRV complete with all ducting to the exterior. All as per current OBC
- 4) Gas piping and all venting including connection of furnace and hot water heater ( tank or tankless), including side wall venting for HWT and leave "T" for the fireplace if needed.
- 5) All necessary duct work, grilles, registers, merv 11 filter or better etc. All duct work and pipes in garages, basements and 1<sup>st</sup> and 2<sup>nd</sup> floor to have all joints taped. All registers and grills to be supplied and installed by this contractor
- 6) All necessary duct work to vent dryer to exterior including supply of dryer vent cap. If laundry is not located near an exterior wall, all necessary duct work and lint trap is also included. Also, provide duct work for venting of exhaust fans at all main and second floor laundries which do not have natural ventilation.
- 7) Supply and install duct work insulation and sleeves for all bathroom and washroom exhaust fans (fans by others) to exterior complete with wall face caps. Kitchen fans are by others and venting is by this contractor with 6" diameter vents with wire mesh. All pipes to exterior to be taped and sealed at ring joist
- 8) Thermostats to be supplied and installed by this contractor including temporary thermostats if required and HRV controls
- 9) All necessary design work layouts, calculations, etc. are to be included as required by municipality for permit issuance. Layouts to be approved by the Owner prior to installation of the work.
- 10) Cold air returns are to be installed in walls rather than floors.
- 11)
- 12) Preliminary balancing of system prior to occupancy and final balancing during first cold weather following occupancy at purchaser's request. Includes balancing of HRV
- 13) All workmanship and material to conform to the requirements of H.R.A. and the requirements of the Municipality have jurisdiction.
- 14) Remove all debris from units to the satisfaction of the site superintendent.
- 15) Cut wall plates to be renailed and reinforced with steel plates (cleats) at time of rough in. All penetrations thru exterior wall or ring joist to be taped and sealed
- 16) This Contractor shall meet with, at or before second subfloor, both the framing and plumbing Contractors and the Site Superintendent, to co-ordinate the best use of space. This is to be done through planning of joist placement, agreement of box locations, routes to be taken, vent locations, etc., when building the first of any one model, with the understanding that all future models will be constructed in a similar manner.
- 17) Provide sufficient heat runs to all rooms over garages, porches or other similar locations and provide a minimum of one extra heat duck blowing heat inside the floor cavities. Ductwork and unheated areas shall be wrapped with insulation by this contractor, with insulation supplied by this contractor.
- 18) All duct work to be sized for future AC installation.
- 19) Supply and install any temporary heating hookup as required by site.

- 20) **COVER ALL FLOOR OPENINGS** during construction so as to prohibit entry of construction debris into ductwork.
- 21) All vents shall be located so as not to detract from the appearance of the home. Under no circumstances shall exhaust, or other vents, be installed on the front and/or upgraded flankage elevations. All exterior **surfaces** (building envelopes damaged by installing venting shall be repaired and/or sealed to original condition to prevent air infiltration through wall assembly.
- 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 , 12 and 24 month reports, rectified within 10 working days. All warranties as per Tarion guidelines. It is the responsibility of this contractor to provide 24 hrs after hours service for any emergency no heat calls
- 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 : \_\_\_\_\_