

**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- (5020) INTERIOR TRIM**

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:

**GENERAL:**

- 1) All trim to be finger jointed paint grade pine. (MDF) 4 ¼” baseboard and 2 ¾” casing
- 2) Front entrance door, side or rear entrance doors and door between house and garage are to be metal insulated doors (supplied by others). To be adjusted by this contractor before first trim begins. All necessary finish hardware supplied and installed by this contractor. Note: All garage to house doors are standard and included and garage to exterior where shown on plans . These doors are to have hinge closers supplied and installed by this contractor. All double front doors to have a deadbolt and knob on each door slab
- 3) Each house to receive 4 keys for final locks . All final keys to be given to Tony Weiler on site
- 4) Install all necessary miscellaneous hardware and door bumpers in stainless steel finish.
- 5) Supply and install attic hatch complete with R32 insulation and weather stripping.
- 6) All nails and screws to be counter sunk and filled. Minor repairs etc. as required to window and door frames. Fill, sand and glue all joints, nail heads, cracks and blemishes of completed trim work, so as to make ready to accept paint.
- 7) All work must be completed in a workmanlike manner and left to the satisfaction of the site superintendent and smooth finish to accept paint / stain finishes.
- 8) Linen closets to have 4 shelves made with 12mm particleboard with plastic edge mold.
- 9) Clothes closets to have 12mm particleboard shelf with plastic edge mold and hanging rod. Provide center bracket where shelf and rod exceed 1.2 m.
- 10) All closets to be finished with fully trimmed openings complete with hinged double swing doors ( smooth 2 panel ).
- 11) Provide automatic hinge door closer where required. Steel insulated doors from the house to garage, and garage to exterior shall be equipped with a passage set and dead bolt. Deadbolts to come with 4 keys
- 12) 2 panel smooth interior doors together with jamb and casing shall be pre-cut, assembled door package.
- 13) Doors shall be installed to provide proper clearance for selected floor finishes.
- 14) Door shall have warranty against warping in excess of O.N.H.W.P. or C.M.H.C. limitations.
- 15) Provide all necessary trim for the proper finishing of landing and stairs to drywall and under railing nosing at stair openings and underside of stair stringers in oak trim. Trim around half rounds and rounds as per plan with solid pieces.
- 16) Pack out window and door frames to make flush with drywall where standard window jamb extensions are not adequate due to “furred-out” or “double walls” (as per plan).
- 17) Cap and trim all low walls and look-throughs. Plant ledges, all niches and window seats to be MDF.
- 18) Space between patio door frame and wood frame shall be insulated before casing applied to exterior.
- 19) Work shall conform to C.M.H.C. local and Ontario Building Code requirements.
- 20) Provide and install temporary locks as required by the site superintendent.
- 21) All tile, vinyl , hardwood areas to have baseboard installed at back trim stage.
- 22) Hardware as specified between garage and exterior where indicated.

- 23) Oval pine handrail and support to basement stairs as required.. Heavy Oak decorative hand rail from 1<sup>st</sup> to 2<sup>nd</sup> floor with supports matching the hardware colour
- 24) Defective material shall be immediately replaced.
- 25) All archways and openings to be trimmed not dry walled.
- 26) columns as per plan. Supply and install of all interior solid wood
- 27) Supply and install of any trim required around showers.
- 28) 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.
- 29) 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.
- 30) 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 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.

Specifications.

- 800 series doors
- 2 ¾" casing (colonial)
- picture framing to windows.
- 4 ¼" baseboards (colonial)
- Interior doors – Troy P.B. or equivalent
- All exterior doors (including double front doors and basement walk out doors) – Ball knob and dead bolt.to each panel of door

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 : \_\_\_\_\_