

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- (3050) MASONARY

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) Supply, erect and dismantle scaffolding that may be required. Scaffolding must conform to standard scaffolding as set out in Construction Safety Association’s publication “Access Structures”, pages 22 to 27. Masonry work to be cleaned down at end of each working day. Power wash and/or acid clean if necessary.
- 2) Supply labour and miscellaneous materials and Brick and stone to complete all masonry work as per plans and specifications. Brick to be : refer to price sheet. Brick , stone and all precast including a 12”x12” engraved address stone supplied by this contractor.
- 3) Supply all required concrete block, sand, cement, nails, wall ties, starter strips, building paper, 23 mil reinforced poly flashing.(all poly to be run thru at outside corners and not bunched and bent around the corner to prevent outside corner of foundation cracking and or popping) Solid block under beam pockets per code requirements.
- 4) Prices include any necessary add-mixtures, including coloured mortar.
- 5) Supply and install brick, block, keystones, door sills, precast sills, headers, banding, capping, window surrounds, quoins and pre-cast sills (as per plans) – joints in windows are to be centered and raked out for caulking (note; caulking by others).All engraved address stones (one per dwelling) supplied by this contractor. Address civic numbers supplied by builder
- 6) The top course of texture brick below roof soffits is to be reversed.
- 7) Build in all door frames, window frames, anchor bolts, sleeves, inserts, loose steel, etc.
- 8) All required steel lintels and beams (unless noted otherwise) will be supplied by others. This contractor is to take delivery of and be responsible for steel lintels.
- 9) Brace all walls and piers during construction.
- 10) Masonry contractor is responsible to protect glass and other building components from mortar dropping and will supply poly for the same.
- 11) Recess joints for front elevations (approx. ¾” in depth). Sides and rear to be tooled joints.
- 12) Protect and leave broom. Clean all roofs etc. where masonry work is carried out over or above.
- 13) Masonry work to be cleaned down immediately after scaffolding removed
- 14) Ensure full mortar joints and provide all weep holes as required.
- 15) Leave ½” space between sill and brick mould.
- 16) Install galvanized flashing (supplied by others) over front porch, bay windows, top of foundation wall at 1st floor sunken areas and, all other areas as required.
- 17) Brick on end soldier courses over windows and / or doorways located on front elevations only as per plan, shall be built to project ¾” from the general face of the wall.
- 18) Provide accent brick as required for quoins, headers and arches. All as detailed in construction drawings.
- 19) Fireplaces indicated are GAS (by others) but this contractor will provide wall jog (sloped top) so that the fireplaces sit flush with interior wall surfaces.
- 20) Brick height to be underside second subfloor as detailed on plans. There will be brick over ground floor windows on sides and rear and brick [soldier] course over the same on front elevations all as detailed on the construction drawings.

- 21) Any debris or garbage from this trade to be cleaned up and placed as per site direction.
- 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 : _____