

**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-(2020) ROUGH CARPENTRY**

Without limiting the generality of this agreement this sub-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. Installation as per plans of wood beams, joists, trimmers, wall plates, cross bridging, 5/8" T&G subfloor, engineered floor systems, laddered flush beams as shown on drawings or as instructed by Owner, double joists under all parallel partitions, steel posts and beams (welding by others), sunken floors where applicable, all plumb, level and square. Fix 2x6 to top of steel beam with Hilti gun or equal for joists toe nailing as required by local building inspector. All joist hangers to be nail and glued to prevent floor squeaking and movement
2. Internal partitions, external walls and knee walls. Installation of 7/16" aspenite sheathing to all 2x6 exterior walls, and necessary air barrier (supplied by others) to exterior walls except 2x6 walls separating house from garage which are to be 1/4" aspenite only, all plumb, level and square. Mid-height blocking installed on all required partitions. Basement stairs to be framed as per drawings.
3. Level subfloor prior to framing of first floor partitions with proper shimming. Notify Owner if more than 1/4" of shimming is required. All necessary packing and shimming with cedar shingles. Prove 1/2" polystyrene gasket between sill plate and foundation wall, and tyvec or equivalent at subfloors as required.
4. Polyethylene vapour barriers to heads, end and base of walls and partitions at exterior locations.
5. Temporary wind bracing or external walls and removal on completion of frame. Temporary double stud supports for all porch roofs and over hangs as required and same for supports as required by concrete contractor for any flat work
6. Install roof trusses and/or roof framing complete with 3/8" plywood or 7/16" aspenite sheathing and ridgeboard. Plywood panels to be nailed to underside of rafters to maintain attic ventilation. Contract includes all loose framing as indicated by truss layouts.
7. Where change in truss direction occurs, install nailing battens at 24" oc to allow ceiling drywall installation in a continuous direction.
8. Joist beams, trimmers and roof trusses to be No.1 and No. 2 grade spruce as permitted by OBC and CMHC. Joists to be cut-back at bearing points to prevent ridging in floors.
9. Valance boxes, bulkheads, dropped ceilings including double ceiling in garage or overhangs having habitable rooms above to allow for extra insulation and void space. Framing and strapping for ducting, ladder blocking to brick veneer, blockings for drywall, blockings for decorative vents, sliding doors, shelf supports, tubs and showers, interior railings and straightening of studs. Framing required for installation of freeze board, crown moulding, etc. Framing for fireplaces and niches. This contractor is responsible for installation of all fire proof drywall and fire and smoke stops in between all units in attic spaces, wall partitions and basement and garage areas and behind all mechanical piping and tubs and showers where required
10. Exterior framing and sheeting to be neatly cut and trimmed to size of the window / door frame and vapour barrier stapled to exterior sheathing.
11. Install door and window frames using screws and remove suppliers bracing on completion of framing and counter sink nails. (window and door frames by others.)
12. All rough hardware, nails, butts and washers for holding down bolts and joist hangers where drywall is to be applied. Ring nails to be used on all flooring.
13. Install only sleeve for ducted dryer vent through hoists and miscellaneous metal flashings, including G1 flashing at top foundation wall where sunken subfloor.
14. Back framing to garage door frame ready to receive hardware.
15. Fabricate temporary arches for bricklayers as required by site superintendent.
16. Install sub fascia board – 2x6 (aluminum soffits and fascia by others.)
17. Provide all necessary hoists, lifts or machinery required.

18. Install all steel beams, supplied by others.
19. All sunken areas will be included in price.
20. All back framing, installation of stairs and windows, and exterior stairs to grade in garage and rear of house as required will be included.. Installation of temporary stairs from 1<sup>st</sup> to 2<sup>nd</sup> floor and 1<sup>st</sup> floor to basement is included. All temporary railings and guards to be installed as required for safety . Framers responsible to build and install house to garage steps and landing from pressure treated material if grading requires
21. Gluing of all subfloors to be included, glue supplied by others.
22. All basement stairways to be finished framed.
23. House will be considered finished when it has passed inspection and ready for drywall installation.
24. Cleanup of any framing debris to be the responsibility of this trade and will be placed as directed by site.
25. All warranties as per Tarion guidelines.
26. Framers is responsible to have house framing and rough in complete and ready to insulate and drywall

#### **ADDITIONAL REQUIREMENTS**

1. Contractor is responsible to ensure that all carpenters who will be working on this site at any time attend any information sessions held by the manufacturer of the Engineered Flooring System with regards to proper installation techniques.
2. Workmanship of the highest level such that all nailing will be well set to provide proper fastening and all cuts and corners will fit together properly. Contractor is to abide by the following examples of the required level of quality:
  - In terms of floors- not to be out of level by more than ¼” within 20’ span.
  - In terms of walls- not to be out of plumb more than 1/8” for every 9’ vertical measurement
3. This contractor is responsible for checking each house and repairing any deficiencies immediately upon completion of the house, before the Owner Frame Checks the house.
4. Any deficiencies reported through the Owner Frame Check are to be treated with complete urgency. It is the responsibility of the Contractor to ensure that repairs will be attended to within 24 hours, whether by the piece worker who constructed the house or an hourly wageworker. This Contractor is then responsible to check and ensure that repairs have been completed.
5. Deliver balance of material from finished houses to lumber compound.
6. It is also the responsibility of this Contractor to repair reasonable damages caused by others, such as holes in wall or roof sheathing.
7. This Contractor shall meet with, at or before second subfloor, both the heating and plumbing Contractors and Owner/Site Representative, to coordinate the best use of space. This is to be done through planning of joist placement, agreement of box locations, routes to be taken, etc., when building the first of any one model, with the understanding that all future models will be built in the similar manner.
8. This Contractor shall set aside time to review the lumber take-offs for each model and evaluate their level of efficiency, providing any suggestions to the Owner.
9. Upon building the first one of any model, this Contractor is responsible to set aside the time to talk each model and fine-tune the previous takeoffs, counting quantities and lengths used, such that any changes can be made which would further optimize the efficient use of lumber. This process will only be useful through the strict enforcement of the use of lumber as it is intended in the take-offs.
10. Lumber packages are to be stored (when necessary) in an organized and controlled fashion. Lumber packages are not to be opened until they are placed on the lot the package belongs to. Lumber packages are to be used ONLY for the houses that they are assigned to. Any additional material required is to be required from the Owner. It is the responsibility of this Contractor to ensure that all lumber is reasonably protected from severe weather elements. This Contractor will be held responsible for negligent use of materials.
11. Ensuring all lumber used on site is graded for the appropriate locations in each unit.

12. Supply and install of all nails required to complete this job. Install only all rough hardware, plywood clips, joist hangers and poly for vapour barrier to top plates, ends and base of walls and partitions where required.
13. Installation of temporary stairs and handrails as soon as second floor subfloor is installed, construction and installation of temporary ramps to each unit (perhaps several times), covering of all unprotected openings including stairwells and cold cellars and installation of safety straps (supplied by others) or other devices, all per Ministry of Labour requirements.
14. Ensuring the most efficient use of material through adherence to the Lumber Management Procedure and Optimum Value Engineering (O.V.E.) Program's "Framer's Handbook and Guide". Contractor will be held accountable for misuse of materials by his forces.
15. Taking delivery of all lumber and sufficient forklifts to unload all steel and lumber deliveries on site in a timely fashion. Loads are to be checked for accuracy, and if discrepancies are not reported it will be assumed that the carpenter is working with the appropriate lumber package.
16. Sufficient site foremen to competently supervise construction using proper framing techniques and to co-ordinate timely inspections with municipal building department. Contractor will prepare units for municipal framing inspection and actively participate in framing inspection walks to expedite successful results. It is agreed that there must be 1 foremen for this community.
17. 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.
18. 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.
19. 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 : \_\_\_\_\_