

TICE RIVER ESTATES INC. – Legacy - Stage 4 Phase 1 TOWNS/SEMIS/SINGLES

Dated: April 25 2019
Expires: **Project Completion**
Contract #:
Contractor:

SCHEDULE "B" - SCOPE OF WORK - (3030) SIDING

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:

SIDING

- 1) Installation of aluminum, fascia, soffit, windows header and vinyl siding.(aluminum fire rated siding where required by OBC) and roof flashing as required
- 2) Sheathing paper or tyvek behind all installed vinyl and or aluminum siding as per OBC requirement. It is the responsibility of this contractor to ensure the house is water tight . after brick is installed ie installation and sealing of flashing and installation of sheathing paper or tyvek to all walls .
- 3) Pre-finished aluminum continuous vented soffit, fascia, 5" trough, 3" downpipe and shutters. Vinyl horizontal or vertical siding as indicated on drawings or brochures.
- 4) Matching trim with coloured nails and screws as required.
- 5) Drip caps over window and doors as required. Aluminum panels over 2nd storey windows and ground floor windows and doors below roof soffits as required. Provide aluminum to all gaps at window and door headers as required first and second floor. Installation of any glass panels as required by the elevation (supplied by builder) . All panels to be installed with flashing and sealed to prevent any leaks
- 6) "J" mould shall be used at junction of wall and soffit overhang.
- 7) Roof returns in pre-finished aluminum flatstock.
- 8) Large aluminum soffit at front porch areas.
- 9) All trough returns. Downpipes to extend to splash pads for surface drainage or into rainwater leaders as applicable. All lots without rainwater leaders will have a downspout provided for installation after landscape 3' pcs of downpipe to be left tied on to downpipes for future installation after grading.
- 10) Pre-finished aluminum or vinyl shutters throughout to approved standard colours/selections shall be made to the shape and sizes shown in the architectural plans and specifications, and shall be securely fastened to the house exterior facing and shall be 2" shorter than window depth.
- 11) Aluminum wrapped fascia board and garage door frames and any detailing in front of house gables.
- 12) Supply and install only Victorian trim elements as indicted. Include aluminum corner "posts" and freeze boards and window and door trim as per plan in aluminum including supply of owner approved lumber.
- 13) Vinyl fish-scale or cedar shake siding as per working drawings and brochures.
- 14) Pick-up and deposit waste in bins.
- 15) Matching caulking at openings in aluminum work at junctions of aluminum panels over 2nd storey windows and ground floor windows and doors below roof soffits. Also, at any junctions of aluminum siding. Colour to match siding using standard colours.
- 16) Remove all safety straps as directed and return all metal rings to Owner
- 17) Supply and install 8" coloured porch posts and coloured railings in aluminum as per elevation.
- 18) Supply and install all exterior trims accent corner, freeze boards, window borders, etc.
- 19) Colours to be selected by the Owner for each unit from approved Manufacturer's standard range.
- 20) Supply and install all prefinished metal roofs to bay windows, as per architectural plans or brochures.
- 21) Supply all thru wall flashing (pre-finished) as required by brick layer.
- 22) Discrepancies between the working drawings and brochures provided shall be brought to the attention of Tony Weiler and/or Ray Di Donato in writing at the time of quotation. Any reworks resulting from these discrepancies shall be performed at no additional charge.

- 23) 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.
- 24) 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.
- 25) 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 : _____