

**SCHEDULE "A" TO CONTRACT #BCHP5-6026-20**

**ROUGH CARPENTRY – CODE 6026**

**PROJECT: GREEN VALLEY ESTATES – PHASE 5**

**SCOPE OF WORK**

The subcontractor agrees to furnish all material, equipment and to perform all their work according to the scope. Work under this contract to include, but not necessarily limited to the following:

1. Install footing forms in accordance with plans and to the exact depth of level required. It is the responsibility of this subcontractor to ensure that forms are placed square and tight to excavation floor to avoid the use of extra concrete in footing.
2. Place steel columns and beams at proper levels.
2. Install foundation wall plates, shimming and pointing where necessary.
3. Supply and install sill gasket under wall plate.
4. Supply and install Tyvek as required.
4. Install floor joists and 5/8" subfloor level and true as per plans, if necessary making any required adjustments for any warpage and size variation in joists and level of foundation wall.
5. Install wood beams as per plans.
6. Install bridging, ribbon, joist blocks, spaces, joist anchors, roof clips and joist hangers.
7. Install all interior, exterior and wood / drywall party walls as per approved drawings and O.B.C and municipal requirements.
9. Supply all labour to fur out for ducts and pipes, valance, bulkheads and do all necessary cutting and trimming of all woodwork for all trades; fire stop all areas required.
10. Install framing for fireplaces
11. Install framing finished basement landings is to be included, optional or standard.
12. As per plans, Cathedral ceilings, Dropped ceilings, sunken/ raised floors, framing of balconies strapping of block party walls (where applicable) shall be included in this contract.
13. Lifting of roof trusses shall be the responsibility of this subcontractor, cranes extra.
14. Install poly of sufficient width under plates, sills, window and door frames and tops of partitions
15. Install all roof sheathing, 3/8" spruce and all necessary clips.
16. Install 2 x 5 sub fascia - ready to accept aluminum soffits and fascia.
17. Install roof trusses, including all conventionally framed areas, dormers and valley sets at proper spacing and secure as required.
18. Install exterior wall sheathing as per approved plans.
19. Install all necessary wall bracing including removal of same and safety guardrails to stair openings, and provide adequate number of temporary stairs between floors and ramps with handrail.
20. It shall be the responsibility of this subcontractor, prior to drywall application to straighten or replace any warped studs or truss chords which would cause humps in walls or ceiling; in addition, to straighten or replace warped floor joists prior to installation of finished flooring and to re-nail deficient areas.
21. H.S.T. not to be included.
22. This subcontractor shall provide sufficient materials and forces to proceed in accordance with construction schedule without delay (10 units per week minimum).

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23. Subcontractor to install all floor joists beneath tiled areas @ 12" o/c unless otherwise instructed by the site superintendent.
24. All alterations to floor plans are at no extra charge as long as subcontractor is informed prior to commencing on that unit.
25. All clean up of debris relative to subcontractors work shall be deposited outside each unit in 2 piles or as directed by the site superintendant.
26. This subcontractor agrees to rectify any deficiencies with 48 hours after notification of items.
27. This subcontractor is to supply his own adequate daily supervision to be responsible for material, labour and workmanship.
28. Assemble wood beams and columns, level and plumb. Shim beams where necessary using steel shim plates only.
29. Conventionally frame all roof areas as designated on truss drawings. Scabbing is included in the contract.
30. All arches to be framed with a least 3 inch clearance from abutting wall for trim work.
31. It will be this Subcontractor's responsibility to ensure all houses pass framing inspection to the complete satisfaction of all Authorities Having Jurisdiction.
32. This Subcontractor will remove all excess useable lumber from houses and carry to next unit. Clean up all scrap lumber from units and pile at front as directed by Site Superintendent (failure to do so will result in back charges).
33. Schedule and co-ordinate all work through site Superintendent. Note: no subletting is allowed without the Management contractor's written permission.
34. Owner will NOT be responsible for damaged or stolen materials unless installed on house.
35. Subcontractor to pick-up and remove all debris related to his work and deposit in bin provided by builder.
36. No substitutions of any material or equipment without written authorization from builder.
37. Subcontractor shall be responsible for any costs incurred by builder due to being removed from site in regards to noncompliance with the Ontario Health and Safety Requirements and all other safety standard agencies.
38. Subcontractor shall replace all ramps, temporary railings, handrails, guardrails, covered openings etc. that your forces remove as a result of completing your work. If the above procedure is not adhered to, Subcontractor will be immediately removed from the job site and any cost/damages incurred will be back charged to the subcontractor at builders discretion.
39. It is also your job foreman's responsibility to check the "Builders Portal" before any work is started on any house to check for any changes, upgrades or special instructions. The "Builders Portal" will be available to every sub-trade at any time online. Each subcontractor will receive a code to access the portal.
40. The subcontractor will comply with all safety regulations in effect through the completion of the project. Failure to do so will result in removal from site and a letter will be sent to all safety standard agencies. (Eg. W.C.B.)
41. The subcontractor shall be responsible to ensure that all trucks making deliveries to him do not track mud on the municipal roads when leaving the site. Any road cleaning attributable to this subcontractor will be back charged.
42. The latest revisions to the ONHWP, O.B.C. and N.B.C. will be in effect on this project.

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43. All labour and materials are to be guaranteed against defects in materials and workmanship for a period of two years.

A handwritten signature in blue ink, appearing to be 'K. Ayl' or similar, located in the bottom right corner of the page.