

SCHEDULE "A" TO CONTRACT #BEDPN-6055-20
INTERIOR TRIM – CODE 6055
PROJECT: GREEN VALLEY EAST - NORTH

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. To include all labour, material, tools, nails, sandpaper, screws, glue and all miscellaneous equipment and hardware.
2. Supply and install all interior smooth "2 panel" doors with colonial pine door packs.
3. **For Elevation C: Supply and install all interior smooth "5 panel" doors with colonial pine door packs.**
4. Supply and install all "Lever" hardware including bath, passage and lock sets all in brushed nickel finish.
5. Supply and install brushed nickel hinges and door stops throughout. **FOR ELEVATION C: Supply and install black or satin nickel.**
6. Front door lock set to be Brushed Nickel finish, with dead-bolt. All front door locks to be master-keyed. Side door garage-man door (both are optional) locks to be Brushed Nickel Finish keyed alike. **FOR ELEVATION C: Supply and install black or satin nickel.**
7. Supply and install metal closet rods with brackets and wire mesh shelf, as per plan.
8. Supply and install cold cellar doors, sweeps, weather stripping and hardware.
9. Supply and install Aristocrat 2 3/4" MDF casing to windows and doors in the models. Supply and install colonial 4" Aristocrat baseboard in all floor areas for the all models with colonial door stop to all tiled and hardwood areas throughout.
10. **For Elevation C: Supply and install step bevel 2 3/4" Aristocrat MDF casing to windows and doors. Supply and install step bevel 5 1/2" Aristocrat baseboard in all floor areas with colonial door stop to all tiled and hardwood areas throughout.**
11. Supply and install all OAK necessary trim and moldings to stairs and stairwells.
12. ALL INTERIOR COLUMNS TO BE INCLUDED IN THIS CONTRACT.
13. Supply and install for garage to house doors and door closer, where applicable.
14. ALL OPEN TO BELOW/ FINISHED AREAS IN BASEMENT LANDINGS TO BE INCLUDED IN THIS CONTRACT.
15. Supply and install attic access doors complete with insulation as required. Including weather-stripping where necessary.
16. Include any miscellaneous trim required for completion of work. All miscellaneous hardware is also included (ie. door bumpers, door chains, etc.).
17. Handrail to basement stairs to be supplied and installed.
18. Supply and install all necessary trim to complete the interior and exterior of all patio doors.
19. The subcontractor will return to make all necessary adjustments to doors when required for a period of (1) one year.
20. Adjust steel entrance doors as required.
21. Adjust door sweeps on entrance doors to meet threshold.
22. All colonial door stop to be supplied to painter 48 hours prior to installation (for priming)
23. ~~Fill all gaps in trim with ddp.~~ Fill all mitres, cuts & copes made and/or installed on-site by carpenters. *on key*

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24. Provide all door hardware and door closing mechanisms as required from all garage to house, and house to side yard steel entry doors.
25. Supply wood glue to all wood joints.
26. Supply and install trimmed archways and passthroughs as per plans.
27. Prior to paint touch-ups at completion of each unit, this contractor to re inspect the house for any minor deficiencies such as cracked trim, missed trim shrinkage, etc. and make good any such deficiencies.
28. All nails, screws and/or staples to be countersunk.
29. Subcontractor to pick up and remove all debris and garbage related to his work and deposit in builders bin.
30. Owner will not be responsible for damage or stolen materials unless installed on house.
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32. Owner will NOT be responsible for damaged or stolen materials unless installed on house.
33. Subcontractor to pick-up and remove all debris related to his work and deposit into builder' bin.
34. No substitutions of any material or equipment without written authorization from builder.
35. 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.
36. Subcontractor shall replace all ramps, temporary railings, handrails, guardrails, covered openings etc. that their forces remove because of completing their work. If the above procedure is not adhered to, the subcontractor will be immediately removed from the job site and any cost/damages incurred will be back charged to the subcontractor at builder's discretion.
37. It is the subcontractor's 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 or at the site trailer. Each subcontractor will receive a code to access the portal.
38. It shall be the responsibility of this contractor to ensure that there is sufficient labour, materials and equipment as required to proceed with the builders construction schedule. (10 Single units per week).
39. 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.)
40. 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.
41. The latest revisions to TARION, O.B.C. and N.B.C. will be in effect on this project.

