

SCOPE OF WORK (SCHEDULE – A)

CONCRETE & DRAIN

Supply all labour, material, equipment, permits, and pay taxes and fees necessary to complete this scope of work, as per Project plans, specifications, in the accordance with the requirements of the National & Ontario Building Codes, Tarion and all other authorities having jurisdiction. Work to be completed as and when required by the Site Manager and include, but not limited to the following:

It is the sole responsibility of the Subcontractor to check with the Contractor’s Site Manager prior to starting any house to verify the Contractor’s exterior colour designations and check instructions regarding structural changes, upgrades and colours. The Subcontractor accepts responsibility for any errors by not doing so.

NOTE: THIS SCOPE OF WORK SHALL NOT BE MARKED UP, MODIFIED, AND/OR CHANGED IN ANY WAY. CROSSING ITEMS OUT OR ADDING ITEMS IN SHALL AUTOMATICALLY DISQUALIFY YOUR PROPOSAL FROM CONSIDERATION.

1. This Subcontractor will remove all its own waste material and rubbish to a container provided on site by the Contractor. Failure to do so will result in an automatic backcharge.
2. Sub - contractor shall check-in with the construction office upon each arrival to the site.
3. All plans, diagrams and related information necessary and needed by subcontractor’s forces to be supplied by Subcontractor’s Head Office.
4. The Subcontractor shall ensure a sufficient number crews working on site at all times to satisfy Site Manager’s schedule.
5. This Subcontractor shall supply all labour, materials and equipment necessary to complete all concrete and drain work as per subdivision engineer’s servicing plans and house siting/grading plans
6. Excavation of one common trench for drains and water trenches from property line into complete basement. Sanitary and storm drain work to be performed as directed by Contractor either prior to foundations (pre-sewer) or after foundations and backfill
7. Supply and install 4” P.V.C. sanitary drain laterals from property line to basement. (No minimum setbacks, per site grading plans). (Locations as per diagrams). Backfill and protect pipes with 6” of ¾ Clear stone. Clean-outs, fittings, gratings, and traps as required
8. Supply and install 4” P.V.C. storm drains laterals from property line to basement. (No minimum setbacks, per site grading plans). (Locations as per diagrams). Backfill and protect pipes with 6” of ¾ Clear Stone. Clean-outs, fittings, gratings, and traps as required. Make connection to weeping tile system left by others to main storm system.
9. Completion of Walk-Out/Look-Out Basement Conditions shall be standard to contract where applicable.
10. Foundation Drains are to discharge over splash pads onto sodded areas via sump pumps. Discharge pipes to be located at 0.3m above finished grade. Connection to storm drains and/or sewer is NOT permitted.
11. All necessary hand excavation, backfill and grading as required inside and outside of basement.
12. All interior drains and sanitary lines connected to plumbers stacks (90 degree footing elbows at stacks supplied by plumber). Drip/priming lines for air conditioner, laundry tub, and condensate line from furnace to drain be supplied and installed as required.
13. Formwork to be stripped within 48 hours of pouring. All formwork wood material shall be supplied by Contractor but it is the Subcontractor's responsibility to ensure that material when stripped be cleaned free of nails, etc. allowing for re-use. Used material shall be maintained in accordance with Site Manager’s instruction and re-used as needed. No new material shall be used without prior consent by Builder's Site Manager.
14. **Basement Concrete Floor**
 - Check sub-grade and ensure it’s ready, install 5" depth of crushed limestone. **(Note do not start if sub-grade is not ready and contact site manager)**
 - **Contractor to supply and install stone for base on walkout and walk-up conditions**
 - Prior to pouring basement slab, Trade contractor to check with contact site manager for location of mechanical room and any optional rough-in bathrooms.
 - Pour 3" of 25 MPa after 28 days concrete ensuring a smooth and level finish except near floor drains where concrete shall be tapered to floor drain in order to prevent ponding on basement floor.
 - Steel posts to be set plumb prior to concrete pour.
 - One solvent weld floor drain per house located specifically within 5’ feet of the Furnace in an accessible and visible location.
 - Contractor to supply and install Styrofoam on walkout and walk-up conditions

- (3) piece rough in basement bathroom optional on this site
- (3) piece rough in basement bathroom to be installed at NO COST for Model Homes Lot 91,92,93.
- Install Complete Sump Pits (Excluding Pump) in Basements as required or as instructed by the Site Supervisor.

15. **Garage Floor**

- R10 Rigid insulation to be applied vertically to 4'-0" below basement slab to all foundation walls areas where the basement slab is within 2'-0" of exterior finished grade and for look-out or deck conditions, where the slab is within 2'-0" of finished grade.
- Prior to installation of R10 Rigid insulation, clean top of footing of any gravel and debris with a broom
- Ensure that underlying stone is level to accept the styrofoam insulation
- R10 Rigid insulation should be installed as tightly as possible to all walls.
 - **For ENERGY STAR (Optional)**
 - R10 Rigid insulation to be applied to all areas where the basement slab is within 2'-0" of exterior finished grade. For look-out or deck conditions, where the slab is within 2'-0" of finished grade, the entire slab within that defined area must be covered with R10 underslab insulation
 - At service penetrations, cut R10 Rigid underslab insulation as tightly as possible around penetrations.
 - Tape around the penetration using Tuck Tape.
 - All R10 Rigid insulation joints and seams to be taped using 3M Tuck Tape.
 - Seal R10 Rigid insulation to top of footing and existing concrete pads using an acoustical caulking sealant.
 - Inspect R10 Rigid insulation for any tears, or other deficiencies and ensure these areas are either replaced or taped if feasible.
 - Patch any tears, or holes with a replacement piece of R10 Rigid insulation and seal area with caulking and 3M Tuck Tape.
 - Walk around application and ensure all materials are installed as required.
 - Clean up all excess materials

16. **Garage Floor**

- Install 5" depth of crushed limestone sloping from back garage wall to front. Levelling work to be shovel handwork only.
- Supply and install 6 x 6 x 9/9 wire mesh in garage concrete slab.
- Supply and install 8"x 8" grade beams - two (2) for single car garage, three (3) grade beams for 2 car garage, five (5) grade beams for tandem car garage, 12" deep
- 1 control joint to be included to separate tandem garage from front garage bays
- 4-10mm rebars running from side to side of garage located at approximately where a car's wheels would sit
- 6x6x9/9 wire mesh
- Subcontractor guarantees garage slabs against any settlement for eighteen (18) months after closing date on each unit provided the settlement was caused by factors within the Subcontractor's control.
- Rebars shall be set into concrete foundation walls at beam pockets prepared by forming subcontractor.
- Pour 4 inches of concrete of 32 MPa concrete at garages. (5% to 8% air entrainment).
- Smooth finish garage concrete floors.
- Supply styrofoam blocks to form out grade beam pockets and coordinate locations with Forming subcontractor at Forming stage (Forming contractor to install).

17. **Porches and Sills**

- Minor levelling prior to pouring slab. (If required). Minor handwork only.
- Porches to be formed with plywood decking over cantinas on all models.
- Forms to be stripped and re-used (if possible) after curing and all exposed concrete to have a clean smooth finish
- Provide 3" end bearing on foundation wall
- Form, pour and strip porches and sills including supply and install grid of reinforcing 10mm rebar at porches. Rebar shall be wire-tied at all intersections with each other and carefully placed into walls for proper support. Overlap rebar by maximum of 6" inch spacing and wire-tie bars together at both ends. If required, provide standard to contract concrete stairs for front porch steps (maximum 6 risers)
- Pour 6" concrete at 32MPa 75-100mm Slump & 5% to 8% air entrainment.
- Form porches with 1% slope for proper water run-off and 2" drip overhang.
- Smooth or Broom finish all porch concrete as per Site Manager's instructions. DO NOT start until instructions are received.
- Supply and install concrete door sills with smooth finish for all exterior doors including balcony doors as required. Sills and thresholds to have slight slope for water run-off and 2" drip overhang. Door house to garage standard.

18. **Cold Cellar:**

- Form and strip plywood forms supplied by Contractor.
- Flooring (as per "Basement Concrete Floor" specifications).
- Floor drain required as per plan.

19. **Camera Inspection:**

- Provide a camera inspection of storm and sanitary service sewer lines from the house clean out to the main sewer line.
- Provide a DVD of the inspection and a written inspection report for each lot.
- Any blockages, damages, or back slopes are to be marked above ground and reported to the site supervisor at time of inspection.
- Make any necessary repairs to the sewers required within 48 hours of the inspection and make good the area of repair, and re-inspect with the camera after repairs are done (at their cost).
- Flush out the sewer line as and when required

20. **Passive Venting System (if required):**

Due to the presence of organic material throughout the site a passive venting system must be installed beneath each house/unit. The two stack system shall allow continuous venting of gases potentially trapped beneath the basement slab.

21. There shall be no float charges or minimum units required under this contract.

22. Permits and inspection fees, above the standard municipal building permit obtained by the builder, necessary as a result of the Subcontractor's activity shall be the responsibility of the Subcontractor.

23. Excavation work performed in ground conditions such as quick sand, frozen ground, shale, rock or high ground water table will be extra to contract and costs for such to be agreed and confirmed in writing between Builder's Project Manager and Subcontractor's Foreman. Frozen ground will be extra to contract only if machine is required to rip the ground prior to excavation.

24. All work guaranteed for a two years period from occupancy by Contractor's Purchaser.

25. Finishes caused by poor workmanship are the sole responsibility of the Subcontractor.

26. All pricing to include changes to building code (where applicable) as per code change summary attached. This code change summary shall form part of this scope of work where and as applicable.

27. Subcontractor to have foreman on site at all times to supervise their employees.

26. This Subcontractor agrees with, and shall comply with the following "Project Rules". Non-compliance shall result in remedies allowed by the Contractor under this contract. "Rules" included but not limited to are as follows:

- a) Cross concrete at designated ramps only;
- b) Access Roads to the Project site shall not be obstructed in any way, and, at all times roads shall be clear to allow fire trucks to enter the site and access all fire hydrants;
- c) No storage of building materials on the access roads.
- d) No parking on driveways or graded yards;
- e) No pets are allowed on the project at any time;
- f) The consumption of illegal substances or alcohol will not be tolerated and is cause for immediate termination;
- g) All trash must be placed in bins provided;
- h) Do not set tools, materials, trash etc. on countertops, vinyl or ceramic areas;
- i) Portable toilet facilities are provided for your convenience, use of facilities in house is prohibited;
- j) Absolutely No Smoking permitted in houses.
- k) No eating or drinking in homes after drywall.
- l) Once floor surfaces have been finished with carpet, linoleum, vinyl or hardwood, outdoor footwear shall not be worn in the home.
- m) Overnight camping out at the Home and adjacent lands is prohibited.
- n) Loud or excessive noise from a radio or any other electronic device and profanity are prohibited.

ABSOLUTELY no additional work is to be performed for potential, homebuyers without express written approval from Contractor's main office. The Subcontractor clearly understands and agrees that none of the Subcontractor's forces, directly employed or contracted, including suppliers, shall deal with the Project's purchaser's regarding any business activity. Any requests of additional work or modifications made by a purchaser directly to the subcontractor shall be reported immediately to the contractor's head office and dealt with through the Contractor. The Subcontractor further understands and agrees that should the Subcontractor's forces engage directly with a purchaser, the Subcontractor will be terminated and be responsible and reimburse the Contractor for all monies lost by the Contractor as a result of such direct activity, as calculated by the Contractor.

Work is to proceed in accordance with work schedules as provided by the Contractor.

It is agreed by both parties of this contract that the terms and conditions of the Tarion New Home Warranty Program shall be included and form part of this contract. As such, this Subcontractor agrees to make them-selves familiar with the quality standards required by them under this program.

The Subcontractor is to submit one package per lot of all operating and service manuals for equipment and fixtures installed. Packages to be delivered to Site Office. Final payment will not be authorized until package is received.

27. **Service Requirements:**

The Subcontractor agrees to comply fully with the Contractor's pre-delivery inspection notification process as follows:

- (a) The pre-delivery inspection by the homeowner will be conducted approximately two (2) weeks prior to occupancy of the unit;

- (b) The Contractor will provide written notification to the Subcontractor of any deficiencies noted in the pre-delivery inspection, which are the Subcontractor's responsibility to repair. Such notification shall be provided by the Contractor in accordance with Article Seven of the Agreement; and
- (c) The Subcontractor agrees to respond to the Contractor within 24 hours of receipt of such notice and agrees to rectify any and all deficiencies forthwith and in any event prior to occupancy of the unit, failing which the Contractor may, at the Subcontractor's expense, attend to such rectification (either itself or through another Subcontractor). All expenses of such rectification together with an administrative charge of \$150.00 shall be deducted from any monies owing to the Subcontractor.
- (d) Should approval be granted by the Contractor allowing the Subcontractor to rectify such deficiencies after occupancy by the Contractor's Purchaser, it is the Subcontractors' sole responsibility to contact the purchaser and schedule appointments to rectify such deficiencies. Further, the Subcontractor shall be responsible to have the Contractor's service completion forms signed by the purchaser indicating the purchaser's acceptance of the work. Should the Subcontractor fail to honour or attend appointments made with the purchaser, the Contractor shall immediately remedy the matter and proceed as described in paragraph (c).

Hot Work Operations:

All Subcontractor's working with "Hot Work Operations" shall ensure that

Combustible Material: All portable combustible material must be removed a minimum of 20 feet away from the working area and adjoining areas.

Flammable Liquids or Vapours: Drums, tanks or other containers or explosive liquids or vapours must be cleaned and cleared of flammable or explosive liquids or vapours before work is done on them.

Pre-Operation Precautions: When feasible, work area should be wetted down.

Spark Control: Sheet metal guards, asbestos blankets and similar protection must be provided to prevent hot metal and sparks from falling on combustible material which cannot be moved.

Fire Protection: If the areas in which hot work operations are being performed are presently under operative sprinkler protection, the sprinklers in that area must be operative during welding or cutting operations. Suitable fire extinguishers or hand hose must be maintained near the operations, an extra person must be provided in the welding or cutting team whose sole responsibility is to watch for sparks and promptly use the extinguishing equipment.

Post-Operation Precautions: After work, a thorough check must be made for smouldering fire in out-of-the-way places, and guard patrol protection must be maintained for a minimum of four hours.

Other: During the course of construction, where a propane gas heater or other open flame heating device is used; the device will be positioned on fire resistive dry wall board, tied off to a wall or floor with not less than three (3) feet of clear space surrounding it.

"Hot Work Operations" means:

- (a) The process whereby one or more of the parts to be joined is heated near or above its melting point and the heated surfaces are caused to flow together;
- (b) The process of applying heat to red heat the spot to be severed, gouged or pieced, and the metal is burned in a jet of oxygen;
- (c) Grinding operation that generates sparks;
- (d) Torch-on roofing operations;
- (e) Roof tarring operations.