

**SCOPE OF WORK (SCHEDULE – A)**  
**STUCCO- WALL CLADDING**

---

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.**

**SECTION A: MOBILIZATION**

- 1) All costs associated with mobilization, transportation, machinery floats, etc..., are included in the contract price.
- 2) If long term storage is required onsite the sub-contractor shall work with the site supervisor to ensure materials / items being stored are done in such a manner that does not interfere with the Contractor's activities on site.
- 3) All rented items required to complete the work outlined herein is included in the contract price.
- 4) All ladders, planks, walkways, scaffolding, lifting equipment, as well as all tools, hardware, tackle and materials required to complete the scope of work contained herein is included in the contract price.
- 5) This Sub-Contractor must visit the site prior to commencing work. Any site conditions that could potentially effect, or hinder the progress or quality of this Sub-Contractor's work as per the Drawings, Directions, Site Instructions, or Governing Building Codes and Construction Standards must be reported to the Contractor in writing. If work commences and no such issues are raised by the Sub-Contractor, then it will be mutually agreed that the Subcontractor has accepted the site conditions “As-Is”.
- 6) All work to be completed as per Contractor’s schedules, and as instructed by the Contractor.

**SECTION B - MATERIAL / EQUIPMENT & HANDLING**

- 1) The Sub-Contractor will provide, care for, and manage all materials and equipment required to perform their scope of work in its entirety. This includes: Ensuring that equipment is in good working order, materials necessary to complete their work as per the Contractor’s schedule is delivered and available on time, safe guarding against theft, vandalism and damages, and that operators/drivers of equipment requiring specific licenses are properly trained and licensed to do so.
- 2) The Sub-Contractor shall be responsible for all material handling including but not limited to: Loading, Unloading, Delivery Coordination, Quality Control Measures, Hoisting, etc...
- 3) All materials are to be used as they are delivered. On-site storage and Stockpiling are not permitted. As such any Issues which may arise as a result of site logistics, weather, theft, or any damage to stored or stockpiled materials shall be the sole responsibility of the Sub-Contractor.
- 4) The Sub-Contractor shall ensure that all material deliveries are carried out without obstructing the flow of traffic through the job site. Roads must remain accessible, and clean to all parties working/visiting the job site at all times. In the event that this is not possible, and the Sub-Contractor is required to obstruct the road to receive any of their deliveries, the Site Superintendent must be notified prior to the delivery taking place. Failure to notify the Site Superintendent of any potential road obstructions could result in the denial of service where the Sub-Contractor may be instructed to cease delivery operations immediately.
- 5) All materials and equipment brought to the job site by this Sub-Contractor shall be insured by the Sub-Contractor.
- 6) All equipment brought to the job site by this Sub-Contractor must have all required documentation with it and available upon request. Including: Ownership, Insurance, maintenance logs, operator information and license, etc...
- 7) All waste, garbage, and debris generated buy this Sub-Contractor's work / activities shall be disposed off by the Subcontractor in the areas designated by the Site Supervisor. This shall be the sole responsibility of the Subcontractor. Any clean up, or debris removal work that must be completed by the Contractor on behalf of the Subcontractor shall be backcharged accordingly.

- 8) It is the Subcontractor's responsibility to ensure that all products supplied be installed precisely per the manufacturer's specifications and requirements and suggestions. Any variance from these requirements should be discussed with the Builder before any installation. Any costs which arise due to Subcontractor's negligence of the above aforementioned shall be solely his responsibility. **THE SUBCONTRACTOR MUST ENSURE TOTAL KNOWLEDGE OF THE PRODUCTS BEING USED**

#### **SECTION C - WINTER PROTECTION (SEASONAL ITEMS)**

- 1) All winter heat shall be supplied by this Contractor (if required). Should the Sub-Contractor at his own expense agree to Supply winter heat (propane/heaters) to the Contractor, the Sub-Contractor is required to maintain a log book of all propane bottles used by the Sub-Contractor for submission to the Contractor upon request.
- 2) Tarping, covers, etc.. shall be the responsibility of the Sub-Contractor and included in the contract price, where and when required unless otherwise agreed in writing by the Contractor. Should the Contractor agree to provide tarping, covers, etc to the Sub-Contractor the Sub-Contractor must coordinate all installs and dismantling/removal.
- 3) Weather conditions do not constitute a reason for delays in work. It is expected that in the event of "lost days" due to weather conditions, that the Sub-Contractor will make a valid and verifiable effort to ensure that the Contractor's schedules are not compromised by way of Weekend Work (when permitted), Overtime, and/or introducing additional labour/crews to "catch up" and make up for any lost days.

#### **SECTION D - GENERAL CONDITIONS AND WARRANTY**

- 1) **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.
- 2) Work is to proceed in accordance with work schedules as provided by the Contractor.
- 3) 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 themself familiar with the quality standards required of him under this program especially the Tarion Performance Guidelines.
- 4) All work must conform and be carried out in accordance with the Ontario Building Code, Local By-Laws, Tarion, CMHC, and as per all Plans, Drawings, Diagrams, Instructions, and Specifications provided.
- 5) All work is to be carried out in accordance with the Contractor's schedules. No exceptions.
- 6) All workmanship and Materials shall be warranted for a period no less than 2 (Two) years from the date that the home is occupied by the Contractor's client **NOT** date that the work was completed. The Tarion Warranty Corporation shall govern. Any items/deficiencies deemed Warrantable either the Contractor and/or the Tarion Warranty Corporation shall be the responsibility of this Sub-Contractor to correct.
- 7) All shop drawings associated with this Sub-Contractor's work must be submitted to head office prior to commencing work.
- 8) The Contractor reserves the right to inspect all vehicles (at his own discretion) entering or leaving the job site.
- 9) All Sub-Contractors must sign in and out at the Contractor's construction office prior to commencing any work or before vacating the job site.
- 10) Site parking will be controlled by the Site Superintendant. Parking of personal shall only be permitted in designated areas. Any damages caused to personal[y] owned vehicles or equipment shall not be the sole responsibility of the Sub-Contractor.
- 11) It is understood that all Completion Slip numbers will be issued by the site construction office once a week and picked up at the site office on the Contractor's designated day only. Subcontractor must submit to the site office a written request for completion slips one week prior to the Contractors issuance. Written request is to indicate the lots or items completed and declare that the work is 100% complete according to the contract. The request must be signed by the Subcontractor's foreman. Completion slips will not be faxed to the Subcontractor. (For "Supply Only"

contracts, site administrator will issue completion slip numbers to the supplier's office upon verification of the goods delivered.)

**SECTION E - MATERIALS, INSTALLATION AND PERFORMANCE STANDARDS**

**GENERAL**

- 1) Deficiencies in the substrate shall be rectified prior to commencing any work.
- 2) The work of others shall be protected to ensure the stucco work does not stain or otherwise damage them.
- 3) Flashing work by others shall be installed prior to commencing any work.

**MOISTURE BARRIER**

- 4) Sheathing board joints exceeding 3.2 mm (1/8 inch) shall be pre-treated with fibre mesh tape. Under no circumstances shall board joints exceed 6.4 mm (1/4 inch).
- 5) A continuous, uniform coat of moisture barrier shall be applied to the substrate, and allowed to dry. Minimum dry thickness shall be 1.6 mm (1/16 inch).
- 6) Moisture barrier and transition membrane shall be positively lapped for drainage.
- 7) Supply and install transition membrane on all base and vertical flanges of all window and doors and other penetrations within stucco areas. Refer to details attached.
- 8) Supply and install 1½” white PVC window head flashing sealed with transition membrane to all window and door headers within stucco areas. Refer to detail PUCCS RMC-1(01) attached.

**STARTER STRIPS**

- 9) Back wrapped starter strips to be used at all termination points and shall be either adhesively or mechanically fastened to the substrate at locations indicated on details attached. Refer to detail PUCCS RMC-1(08) and (08A). Ends shall be butted tightly together, and sealed at termination points and corners.
- 10) Moisture barrier shall be applied to the interface of the starter strip and the substrate to effectively prevent water from breaching it, and to direct water into its trough.

**WRAPPING**

- 11) Insulation shall be wrapped at all terminations and at all expansion joints.
- 12) Wrapping shall encapsulate exposed insulation board edges with mesh-reinforced base coat.
- 13) Wrapping shall extend a minimum of 65 mm (2½ inches) behind the insulation.
- 14) Wrapping shall not block the drainage path on the backside of the insulation.

**INSULATION**

- 15) Moisture barrier shall be applied in a continuous, uniform coat, at a minimum wet film thickness of 2 mm (1/12 inch), and the insulation shall be immediately adhered to it. Mechanical fasteners shall be used where necessary to ensure the insulation remains in contact with the wet adhesive. When used, fasteners shall be placed at the dimples provided on the front of the insulation board, seated flush with the insulation board face, and installed such that the fasteners penetrate a minimum of 25 mm (1 inch) into the sheathing.
- 16) The insulation shall be installed such that boards are butted tightly together, vertical joints are staggered a minimum of 75 mm (3 inches), boards are oriented lengthwise horizontally, and inside and outside corners are interlocked. Insulation board joints shall be offset not less than 150 mm (6 inches) from sheathing board joints. Insulation board joints shall not align with corners of through-wall penetrations such as windows and doors. Adequate space shall be left at termination and expansion joints to allow for wrapping and sealant. Gaps between boards that exceed 1.6 mm (1/16 inch) in width shall be filled with insulation material. Gaps at outside corners shall also be filled with insulation material.
- 17) Once the adhesive has dried, mechanical fasteners shall be installed where polyethylene-faced transition membranes extend more than 75 mm (3 inches) behind the insulation. Fasteners shall be placed at the dimples provided on the front of the insulation board and spaced no more than 305 mm (12 inches) apart. Fasteners shall be seated flush with the insulation board face (not countersunk), and must be installed such that the fasteners penetrate a minimum of 25 mm (1 inch) into the sheathing.
- 18) Once the adhesive has dried, the insulation shall be rasped to ensure the surface is plane, smooth, and free of ultraviolet radiation degradation. The minimum insulation thickness after rasping shall be 20 mm (3/4 inch) exclusive of the PUCCS groove, and 30 mm (9/8 inch) inclusive of the PUCCS groove.
- 19) Aesthetic reveals shall be cut as indicated on the architectural drawings. The minimum insulation thickness behind reveals shall be 20 mm (3/4 inch) exclusive of the PUCCS groove, and 30 mm (9/8 inch) inclusive of the PUCCS groove. Horizontal reveals shall be sloped to shed water. Reveals shall not align with insulation board joints. Reveals should not align with corners of through wall penetrations such as windows and doors.

**BASE COAT & FIBRE MESH**

- 20) Mechanical fastener heads should be covered with base coat, and allowed to dry, prior to coating the wall.
- 21) Where specified, impact mesh shall be embedded in base coat, and allowed to dry, prior to application of the reinforcing mesh. All areas that are treated with impact mesh shall also receive reinforcing mesh. Impact mesh joints shall be butted together, and not overlapped.

- 22) Base coat shall be applied continuously over the insulation and areas that have been treated with impact mesh, reinforcing mesh shall be immediately embedded into it, and the surface shall be rendered uniform and smooth.
- 23) Reinforcing mesh joints shall be overlapped a minimum of 65 mm (2½ inches).
- 24) Reinforcing mesh shall be double wrapped at outside corners, extending a minimum of 65 mm (2-1/2 inches) more than the insulation board thickness, on both sides of the corner.
- 25) An additional layer of reinforcing mesh shall be installed at a 45° angle to corners of through wall penetrations.
- 26) Minimum base coat thickness shall be 2 mm (1/12 inch). Base coat shall be allowed to dry prior to application of primer or finish.

#### **PRIMER & FINISH COAT**

- 27) Where specified, primer shall be applied to the reinforced base coat, and allowed to dry for a minimum of 4 hours prior to finish coat application.
- 28) Finish coat shall be applied, and trowel-applied finishes shall be floated, to match the approved texture.
- 29) Finish coat shall not be applied onto surfaces that are to receive sealant.
- 30) Temporary protection shall remain in place until sealant and flashing are installed.
- 31) Leftover materials and debris shall be removed from the jobsite.

#### **METAL FLASHING (SUPPLY AND INSTALL BY OTHERS)**

Stucco contractor is to ensure that all areas of concern mentioned in (32) to (37) below are addressed before the application of stucco.

- 32) Flashing is required at joints where PUCCS RMC-1 EIFS is expected to drain moisture to the exterior.
- 33) Flashing is required anywhere the exposed top edge of PUCCS RMC-1 EIFS does not have a minimum slope of 3:12 rise over run for runs up to 102 mm (4 inches) wide, or 6:12 rise over run for wider runs up to 305 mm (12 inches) wide.
- 34) Flashing is required to protect the exposed top edge of PUCCS RMC-1 EIFS underneath wood decks and other similar protrusions.
- 35) Termination of PUCCS RMC-1 EIFS at roof parapets shall be protected by a waterproof membrane and metal cap flashing.
- 36) Flashing material shall be corrosion-resistant.
- 37) Flashing shall be installed in accordance with the model building code.

#### **DECORATIVE ELEMENTS (MOULDINGS, SHAPES, TRIM, WINDOW SILLS, ETC.)**

- 38) Unless protected by metal flashing, the upward facing portion of a projection that is exposed to precipitation shall be sloped not less than 6:12 rise over run for projections up to 305 mm (12 inches) wide, or 3:12 rise over run for projections up to 102 mm (4 inches) wide.
- 39) Horizontal projections wider than 305 mm (12 inches) shall be protected by structurally supported metal flashing.
- 40) Horizontal projections shall be designed, consistent with governing codes and standards, such that these will not be configured or construed as roofing or loadbearing (pedestrian or otherwise).
- 41) Pre-manufactured decorative elements shall be applied after the base coat has dried, and before primer or finish are applied.

#### **AESTHETIC REVEALS**

- 42) Aesthetic reveals may be cut into the insulation layer provided the insulation thickness behind the reveal is not less than 20 mm (3/4 inch) exclusive of the PUCCS groove, and 30 mm (9/8 inch) inclusive of the PUCCS groove.
- 43) Horizontal reveals shall be sloped to shed water.

#### **MATERIALS**

##### **Moisture Barrier/Adhesive**

- DuROCK Polar Bear is a vapour permeable moisture barrier and adhesive that may also serve as an air barrier.

##### **Drainage Accessories**

- PUCCS starter strip used at horizontal terminations to facilitate drainage.
- 1½” white PVC flashing.

##### **Insulation**

- 2” DuROCK PUCCS insulation Type I Expanded Polystyrene (EPS).

##### **Base Coats**

- DuROCK Prep Coat base coat – a wet mix, water-based acrylic dispersion that is field mixed with Type 10, 20, or 30 Portland cement 1:1 by weight, applied by stainless steel trowel or spray equipment.
- DuROCK Prep Coat D base coat – a dry mix, acrylic polymer-based material that is field mixed with potable water, applied by stainless steel trowel or spray equipment.

##### **Mechanical Fasteners**

- Wind-Devil 2 by Wind-Lock Corp. high density plastic washers, 51 mm (2 inches) in diameter, used in combination with corrosion resistant screws that are suitable for the substrate.

##### **Alkali-Resistant Glass-Fibre Mesh**

- DuROCK Self-Adhering Fibre Mesh Tape for sheathing board joints, supplied in 76 mm (3 in) wide by 45.7 m (150 ft) long rolls.

- DuROCK Starter Mesh for Backwrapping – nominal 145 g/m<sup>2</sup> (4.3 oz/yd<sup>2</sup>) weight, supplied in 241 mm (9½ in) wide by 45.7 m (150 ft) long, and 965 mm (38 in) wide by 45.7 m (150 ft) long rolls.
- DuROCK 5 oz Reinforcing Mesh – nominal weight 200 g/m<sup>2</sup> (5.9 oz/yd<sup>2</sup>), supplied in 965 mm (38 in) wide by 45.7 m (150 ft) long rolls. The DuROCK logo appears on the mesh.

#### **Primer and Finish Coats**

- DuROCK Base Primer – water-based, colour-pigmented acrylic dispersion used as a primer for DuROCK Finishes, applied by roller, brush, or spray equipment.
- DuROCK Roll-On – water-based, colour-pigmented acrylic coating with a fine sand texture, used as a finish on decorative trim and mouldings, applied by roller, brush, or spray equipment.
- DuROCK Finishes – water-based acrylic finish available in several textures and numerous colours, used as a finish on trim and walls, applied by stainless steel trowel or spray equipment.

#### **IT SHALL BE THE RESPONSIBILITY OF THIS SUBCONTRACTOR:**

- To ensure familiarity with all stake-outs locations for underground utility lines and services prior to excavation and to assume full responsibility for any damages which might be caused on those lines. Stake-Outs to be called by Site Manager.
  - To ensure a solid footing base in his excavation, and where trenching is required for a stepping down of all or any part of the excavation below normal depth, he shall do so as per the Site Manager's instructions.
  - To ensure and protect all curb stops before and after excavation.
  - To pad curbs and sidewalks so as to eliminate the possibility of damage by machinery passing over.
  - To avoid removing or damaging surveyor's stakes, benchmarks or other reference points.
  - To avoid damage to buildings during the backfill or any grading stages. This includes during excavation
- If optional extra machine rates are needed, it is the Subcontractor's responsibility to verify with the Site Manager the start Time and have time sheets signed by the Site Manager at the end of each day.
  - **Subcontractor** to have foreman on site at all times to supervise their employees.
  - The Subcontractor is to supply enough labour, equipment, and material as required for the Contractor's schedule. Contractor shall dictate schedules and quantity of units to be completed at a time. Any costs associated with any delays caused by the Sub-Contractor including but not limited to delayed closing compensation, shall be backcharged to the Sub-Contractor in full plus any applicable administration fees.

#### **SECTION F – SITE RULES AND REGULATIONS:**

*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:*

- 1) Cross concrete at designated ramps only.
- 2) 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.
- 3) No storage of building materials on the access roads.
- 4) No parking on driveways or graded yards.
- 5) No pets are allowed on the project at any time.
- 6) The consumption of illegal substances or alcohol will not be tolerated and is cause for immediate termination.
- 7) All trash must be placed in bins provided.
- 8) Do not set tools, materials, trash etc. on countertops, vinyl or ceramic areas.
- 9) Portable toilet facilities are provided for your convenience, use of facilities in house is prohibited.
- 10) Absolutely No Smoking permitted in houses.
- 11) No eating or drinking in homes after drywall.
- 12) Once floor surfaces have been finished with carpet, linoleum, vinyl or hardwood, outdoor footwear shall not be worn in the home.
- 13) Overnight camping out at the Home and adjacent lands is prohibited.
- 14) Loud or excessive noise from a radio or any other electronic device and profanity are prohibited.

#### **SECTION G – SAFETY:**

- 1) The Subcontractor shall at all times ensure that the health and safety of their staff and crews are paramount. As such the Subcontractor must ensure that any necessary safety training (i.e. Fall Protection, Propane Safety, etc...) required by their staff is up to date and any documentation associated with any such training is on site while their workers are present.
- 2) Prior to commencing work the Subcontractor must provide to the Contractor a copy of their Health and Safety Book which must be kept on site at all times in the Contractors construction office. If the Subcontractor does not provide a copy of their Health and Safety Book to the Contractor as required under this contract, the Contractor may chose to terminate or suspend the Subcontractor and/or withhold payment until such time as the Subcontractor furnishes the Contractor with their Health and Safety Book.

- 3) The Subcontractor shall be required regular safety meetings (at the Contractors discretion) on site, as requested by the Contractor.
- 4) All Subcontractors working with **“Hot Work Operations”** shall ensure that;
  - i) **Combustible Material:** All portable combustible material must be removed a minimum of 20 feet away from the working area and adjoining areas.
  - ii) **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.
  - iii) **Pre-Operation Precautions:** When feasible, work area should be wetted down.
  - iv) **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.
  - v) **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.
  - vi) **Post-Operation Precautions:** After work, a thorough check must be made for smoldering fire in out-of-the-way places, and guard patrol protection must be maintained for a minimum of four hours.
  - vii) **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.
- 5) **“Hot Work Operations”** shall be defined as follows:
  - i) 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.
  - ii) 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.
  - iii) Grinding operations that generates sparks.
  - iv) Torch-on roofing operations.
  - v) Roof tarring operations.

#### **SECTION H – SERVICE REQUIREMENTS:**

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

- 1) The pre-delivery inspection by the homeowner will be conducted approximately two (2) weeks prior to occupancy of the unit.
- 2) 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.
- 3) 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.
- 4) 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).