

**SCHEDULE - A**  
**SCOPE OF WORK**

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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 by 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 Sub-Contractor (if required). Should the Contractor at his own expense agree to Supply winter heat (propane/heaters) to the Sub-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 himself 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 Superintendent. 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 Contractor's 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**

- 1) Supply all necessary prefinished aluminium siding, soffit, fascia, eavestrough and downpipes. Colours and combinations to be as per the exterior packages listed in Schedule "D" of this agreement. All aluminium to be Heavy Duty standard. No low gauge materials to be used. All work to be solid and true, free of dents and waving.
- 2) Roof overhang Soffit to be heavy duty perforated/vented aluminium .38-.44 mm.. Soffit overhangs to be as per architectural plans.
- 3) Porch Soffit to be heavy duty "Simulated 5" tongue & Groove" aluminium .38-.44 thickness mm. Install aluminum flatstock where porch beams and gable boxes are not trimmed all 3 sides.
- 4) J-Mould, 44-.48mm installed at junctions of wall and soffit overhangs. All arched windows to have flexible J Trim. J Trim and Cladding to be 1 piece where siding meets 1" X 4", 1" X 5" or 1" x 6" cladded boards,

- 5) Supply and install all necessary aluminium flashing, trims and cap flashing over all windows, bay windows, and doors. Aluminum capping over sliding patio door. Flashing and trims shall be one piece, and, must overhang windows and doors by a minimum of 1/4" and be caulked.
- 6) Aluminium Fascia, .44-.48 mm, to be 6" wide. All fascia to have lip at top. Fascia height to suit architectural plans and elevations as required.
- 7) Eavestrough to be 5" wide. Downpipes to be 3". Pipes for main roof to work independently of garage roof. Increase size of eavestrough and downpipes if Municipality requires all rainwater to drain to the front of the house. Continuous eavestrough across side gable roofs as per plans.
- 8) Frieze band to be Aluminium Colonial cornice Profile, (min 6") locations as per architectural plans. Colonial frieze to have Continuous Spruce #2 or better Backing installed behind aluminium profile.
- 9) Dentil trim to be Polyurethane "Heritage FB-05, 5.5" . Dentil to be screwed to wall. Mitre all joints and corners. Glue joints and corners with PL Premium Adhesive. Ensure trim is tight to wall, glue to wall if required.
- 10) Rainwater down pipes to be located and installed plumb in accordance with locations approved by the Municipality, in accordance with municipal drainage standards governing the site and as per Site Manager's instructions. For surface drainage conditions, include 90 degree elbow and 3' kickoff pipe, terminating 6" above grade allowing water to drain onto splash pads. Downpipe to be fastened to walls with minimum two or more anchors, No downpipes to drain or spill on to driveways or walkways. Should this condition exist, report the condition to the Site Manager prior to any installation. It is understood and included that some homes may require more than (4) downpipes.
- 11) Where Possible no downspouts shall be installed at the front of the house, especially where they may drain onto the driveway or near the front porch/entrance or path of travel between the driveway and the front porch/entrance.
- 12) Downpipe elbows to be installed separately after sodding is completed. NOTE: Elbows are to be colour matched to aluminum colours,
- 13) Shutters to be Vinyl, Raised Panel. Style, and profile of each shutter shall be as per the architectural plans. In the event that the style or profile can not be accommodated the Sub-Contractor shall submit to the Contractor a sample of a proposed alternative for acceptance by the Contractor in writing prior to installation.
- 14) Caulk all vertical joints between vinyl, aluminium and dissimilar material. Caulking to include joints at fascia, windows and at brick. Caulking colour to match aluminium.
- 15) Supply and install moisture repellent breather-type Tyvec overlapping joints a minimum of 6 inches to 12 " as required taped with Tuck tape or equivalent to and wherever designated aluminium or previously designated siding or/and trim installed. Tyvec to be tied in properly with Tuck tape or equivalent to Tyvec left by masonry trades. No siding to be installed until Tyvec installation has been inspected and verified by Site Manager.
- 16) Supply all bolts, nuts, anchors, washers, sheet metal screws, tape, fasteners and related hardware. Use only metal hangers.
- 17) Complete all necessary cutting and patching, and caulk around work by others which penetrates the siding and soffits. Install and build in any sleeves or fixing devices supplied by others. When required, install and caulk all exhaust vent caps resting against vinyl or aluminium on exterior walls. (Exhaust vents supplied by others.) Cut out & caulk all exterior potlights at soffit,

- 18) All colours to match exactly as per the Contractor's exterior colour packages listed in Schedule "D" Exterior Finish package. No substitutions are to be allowed period. There shall also be no variations of colour. Colours and shades of vinyl and aluminium products shall be consistent throughout each home
- 19) Supply, install and maintain all necessary scaffolding and safety features during installation. Provide all necessary equipment to complete all siding, eaves trough, soffit and fascia work, including, sky jacks, lifts, cherry picker or boom trucks. Note: Wherever required, Zoom Boom shall be used for installation. Any costs associated with the Zoom Boom are included in the standard contract price.
- 20) All nails to be placed in the top nailing slots of each panel and nailed at 16" O.C. minimum.
- 21) Siding and soffit work shall be supplied and installed per on site measurements and conditions at standard contract prices without additional cost.
- 22) Safety straps to be removed once work is completed in all areas where subsequent trades will no longer need them.
- 23) Walk out Deck Conditions and Front Walk Out Grade conditions standard to contract price.
- 24) Trim and moulding work around miscellaneous windows (if any) of corner conditions standard to contract.
- 25) All banding (i.e. Brick, Concrete, etc...) Shall be included in contract prices.
- 26) Sub-Contractor agrees and acknowledges that all work undertaken on this project shall conform and match with the displays in the Sales Office, Model Homes and sales brochures.