# GREENPARK HOMES

TIBURTINO BUILDUP CORP.

# Scope of Work -

\*All contractors awarded work are responsible for providing the agreed upon site(s) and head office with all insurance information and all health and safety information prior to commencement of any work onsite.

**Windows**

1. All windows manufactured in accordance with OBC
2. Supply and install.
3. Front entry 8’ double door, metal insulated, as per elevation
4. Main level provide quote for kitchen garden door as per plan. For the 3 panel doors also provide quote with 2 operational doors.
5. For walkout conditions provide same doors as per plan.
6. Provide garage door frames as per plan.
7. Insulated garage man door, flat slab, self-closure chain
8. Jamb depths to be 8” overall for 2” x 6” exterior wall framing
9. Glass to be low E with Argon gas
10. Glass protection film on exterior of glass for all windows and doors

**Concrete and Drain**

1. Supply and install all necessary materials in accordance with OBC.
2. Excavate for sanitary, storm, and water laterals in common trench from property line to foundation, backfill included with 3” HL6, 4” PVC pipe included
3. Pre-sewer includes backfill
4. Connection of weeping tile to storm lateral, cleanouts in cold room.
5. 4” PVC pipe connections run for all plumbing stacks laid out by plumber.
6. Supply and install floor drain at furnace location
7. Supply and deliver/install 5” HL6 gravel material below basement slab
8. Supply, deliver/install and trowel min. 3-4” of concrete.
9. Supply and deliver/install min 5” of HL6 gravel material for garage.
10. Supply and install rebar in large grid pattern in garage
11. Supply and install 2 grade beams (8” x 8”) in garage
12. Supply and install with trowel finish min 5” of 32MPa C2 concrete with fiber mesh added for garage area
13. Form and pour any porch area with 10m rebar 12” on center, min 5” of 32MPa C2 concrete, smooth finish
14. Form and pour front entry steps as per grade.
15. Install Styrofoam for walkout condition.
16. Install 2/3-piece bathrooms in basement as per plan.
17. It is the responsibility of the contractor to ensure basement floors are level and ready to accept the installation of laminate flooring.

**Stairs**

1. Supply and install oak stairs from main floor to 2nd floor.
2. Supply and install oak stairs from main floor to basement

**Roofing**

1. All flashing, downspouts, aluminum and soffits to be completed by the roofing contractor.
2. Supply and install a self-sealing shingle. limited lifetime Laminate shingle – BP MOSTIQUE or better
3. Supply and install roofguard synthetic underlay (where required) including metal roof sections.
4. Supply and install all roof and washroom vents.
5. Roof cut outs for plumbing stacks to be accounted for.
6. Supply and install 1/8” protect board mechanically fastened to flat roof areas with 2 ply torch down bitumen (supply and install of scuppers and any flashing required)
7. Supply of any boom to complete any work listed above.

**Masonry**

1. Supply and install all materials as specified in our exterior colour scheme.
2. Provide pricing for both Max size and Modular brick.
3. Package deal, contractor to include any and all materials to complete the job onsite including but not limited to any steel lintels (straight or curved), keystones, pier caps, concrete sills, coping, door thresholds, flashing, sand, brick ties, polycrepe, construction paper, nails, mortar colours labour and any machinery or equipment required.
4. All exterior colours for each lot are to be coordinated with site supervisor prior to commencing of work.
5. Provide all Precast material included in the package (including municipal addresses).

**Stucco**

1. Supply and install all stucco material according to the designated areas labeled on working drawings.
2. Supply and install all moldings required as per architectural drawings
3. Supply and erect and scaffolding required to complete the work
4. Boom lift supplied by contractor.

**Electrical**

1. Supply and install a 200 amp panel
2. Supply and install 10 main floor pot lights per house.
3. Supply and install decora plugs and switches
4. Supply and install shower pot light for all shower stalls.
5. Every washroom to have a ceiling fixture and wall light above the mirror (except powder room ceiling fixture only)
6. Provide plug for gas stove
7. Supply and install A/C disconnect (if required)
8. Supply and install GFI at front and rear with interior switch.
9. Supply and install exterior light fixtures
10. Supply and install hydro panel and meter base.
11. Supply and install one electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
12. Price to include finish basement as per Plans and O.B.C – PROVIDE SEPARATE PRICE FOR BASEMENT

**Tile**

1. 12” x 24” GROUP 3 - tile in foyer, kitchen, survey, breakfast area, powder room, main level laundry
2. 12” x 12” GROUP 3 floor tile in all washroom’s (excluding powder room) as per plan.
3. 8” x 16” GROUP 2 wall tile for tub/shower enclosure(s) /separate shower stalls.
4. 12” x 12” group 1 tile on lower level bath floor and 8” x 10” tile on tub wall
5. Grout standards – Proma – White, Bone and Silver unless otherwise noted on colour chart.
6. All drop-in tubs to have acrylic skirt – NO TILE
7. Delete standard bathroom accessories - towel bar, toilet tissue holder, soap dish unless otherwise noted on the colour charts (extra to contract, provide quote for supply and install)
8. Supply and install of shower jambs for shower stalls including sill
9. Flooring installation to be straight lay unless otherwise specified on colour charts
10. Mosaic 2x2 tiles in all showers, as per plans.
11. PROVIDE SEPARATE PRICE FOR FINISHED LOWER LEVEL BATHROOMS.

**Mechanical**

1. Heating system designed in accordance with OBC part 9 requirements and energy
2. Standards compliance package A1
3. Heating system including all parts and labour guaranteed for a period of minimum 1 year after closing
4. Heating systems to be properly balanced upon complete installation
5. Supply (install by others) a programmable thermostat for heating and cooling
6. Supply and install of approved high efficiency furnace unit complete with all ductwork, registers and grilles
7. Basement to be finished – all registers to be low wall or according to hvac drawing.
8. Supply and install of any and all gas piping and venting of rental heating equipment
9. Any gas piping calculations to be the responsibility of the heating contractor.
10. Supply and install ducting for exhaust fans in all bathrooms including basement bathroom.
11. Supply and install 6” kitchen ducting for fan
12. Removal of any and all surplus material
13. Sealing of duct work with foil tape; square duct and take-offs and round pipe.
14. Supply and install of all pumps and equipment in order to properly guarantee the function of the mechanical equipment. (if necessary)
15. Supply 2 filters per house, to be delivered as site super request.
16. Supply and install HRV
17. Supply price for supply and install A/C , (not standard) (disconnect provided by electrician)
18. Supply and install gas line for BBQ and STOVE
19. PROVIDE SEPARATE PRICE FOR FINISHED BASEMENT

**Plumbing (Low flow plumbing fixtures including faucets, showerheads and dual flush toilets- Mandatory city requirement)**

1. NO shower bases throughout – all shower floors to be tiled
2. See attached for sinks and faucets
3. Rough in for dish washer
4. Supply and install main water service
5. Supply and install two exterior hose bibs
6. Standard laundry faucet and tub
7. Every toilet – see fixtures
8. Tubs – See tub schedule
9. Freestanding tubs in master ensuite
10. PROVIDE SEPERTAE PRICE FOR FINISHED LOWER LEVEL BATHROOMS/BAR.

**Drywall & Spray Foam**

1. All insulation and drywall to be supplied and installed in accordance with OBC – COMPLIANCE PACKAGE A-1
2. R22 batt insulation supplied and installs to all exterior 2 x 6 walls.
3. R60 blown insulation to attic over livable areas
4. Smooth ceiling throughout lower, main, and upper level.
5. Lower level exterior walls to be insulated and drywalled as per O.B.C. as per sketch.
6. ½” water resistant Dens Armour plus drywall to tub enclosures
7. ½” Durock cement board to full height shower stalls
8. ½” drywall to entire garage, taped , sealed at foundation.
9. Straight edge corner beads to all corners
10. Tape, fill and sand all drywall installed within living areas.
11. Remove and dispose of all scrap insulation and drywall debris.
12. One Check out scheduled by our site supervisor (including basement).
13. One Year end inspection and check out in each unit for a 2-year warranty period for all nail pops, shrinkage, settlement cracks and any other imperfections related to insulation or drywall
14. All spray foam in garage ceilings and box outs.
15. PROVIDE SEPARATE PRICE FOR FINISHED BASEMENT.

**Painting**

1. Dap and putty all nail holes and gaps from wood to drywall, including all baseboards and casings.
2. 1 primer coat, 1 finish coat + touch ups (touch ups scheduled by site supervisor)
3. Spray finish to all interior doors, casing and baseboards white – Birch White
4. Any exterior paint required, including, front porch and garage lintels, garage doors and entry doors to be done prior to closing.
5. Smooth ceiling on lower, main and upper level - Ceiling painted CC40 cloud white unless specifically requested by décor color charts
6. All interior walls to be painted Birch White unless otherwise instructed be décor center.
7. Properly clean, sand and fill holes in staircase and railing for staining/varnish
8. Stain all oak staircases and railings (where required) (2 SETS PER HOUSE) (iron railing standard)
9. PROVIDE SEPARATE PRICE FOR FINISHED BASEMENT.

**Interior Railings**

1. Supply and install oak standard cap
2. Railing brackets to be black for handrail (where applicable)
3. Supply and install pickets where required (see schedule GP)
4. Supply and install oak nosing, height set to site supervisors instruction
5. Euroline 1 – Black WITH V-groove handrail.
6. Railing to basement included in price.

**Hardwood Flooring**

1. Supply and install prefinished stained 5” throughout first floor and second floor.
2. 8mm laminate throughout basement finished areas (excluding bathroom), as per model.
3. PROVIDE SEPARATE PRICE FOR LAMINATE IN FINISHED BASEMENT.

**Fireplace**

1. M2 wood mantel
2. 36” fireplace

**Trim**

1. Interior hardware quote as Halifax Square satin nickel lever.
2. Exterior satin nickel grip set with deadbolt on main entry door.
3. All closets to have wire shelving.
4. Supply and install 3 1/2” casing on all swing doors and 7 1/4” baseboards throughout.
5. Main level door and archway heights to be 8’, pre-hung
6. Upper level door and archways to be 7’, pre-hung.
7. Lower level interior doors to be 6’ 8” in height.
8. All archways to be trimmed unless otherwise specified on the colour chart
9. Stairs to be fully trimmed.
10. Carerra smooth doors throughout.
11. Doorstop supplied and installed on all tiled and hardwood areas, verify with color charts.
12. Supply and install French doors where applicable.
13. Fill and sand all joints and nail holes in all trim wood to wood, minimize gaps
14. Supply and dap all trim wood to wood.
15. All waste material to be piled in garage.
16. Supply and install metal insulated cold storage door.
17. PROVIDE SEPARATE PRICE FOR FINISHED BASEMENT.

**Garage Doors**

1. Supply and install of sectional wood roll up door, as per plan.
2. Any garage door opener on color chart to be supplied and installed by contractor.

**Kitchen**

1. Upgrade 3 cabinets standard in Kitchen.
2. Breakfast bar on kitchen island, as per model type
3. Upgrade 2 cabinets for all bathroom vanities on main and upper level.
4. Crown molding throughout kitchen.
5. Extended upper to be 41”.
6. Under counter light valence in kitchen.
7. Cabinet valence over kitchen window where applicable
8. Dishwasher space provided.
9. Kitchen to have any build up necessary to accommodate granite (refer to colour chart)
10. Countertops supplied by others throughout except lower level bar and lower level bathrooms.
11. Upgrade 1 cabinets in lower level bar and lower level bathroom.
12. Laminate counter top with top mount sink in lower level bar and lower level bathroom
13. White cabinet’s standard in the laundry base cabinet and one upper.
14. Standard hardware from Décor standard samples.
15. Supply and install of only Low Volatile Organic Compound (VOC) paints to be used.

**Countertops**

1. Granite/Quartz standard polished throughout main and upper level, with waterfall edge on kitchen countertop.
2. ¾” thickness, any build up required provided by kitchen manufacturer
3. Cut outs for under mount sinks to be polished.
4. Proper holes to be provided for faucets, properly coordinated with plumbing contractor
5. All material is a supply and install
6. Supply price for all basement bathrooms and basement bar separately (group 1 granite)

**Mirrors and Frameless Shower doors**

1. Supply and install flat plate mirrors in all washrooms (including lower level) above sink, 4” from edges, 4” off the counter top and 4” from the wall light, set on clips
2. Frameless glass showers in ensuite.
3. Framed shower doors in all other showers.
4. Wire shelving in all closets

**Cleaning**

1. Clean all exterior windows by removing and disposing of protective glass film, wipe all vinyl frames removing any dirt
2. Mop all tiled areas with clean mop
3. Mop all hardwood areas with clean mop using a safe cleaner to not damage material (any damage caused by cleaning materials will be held accountable to cleaning contractor)
4. Wipe and clean all trim
5. Clean all sinks
6. Clean all tub and shower enclosures
7. Vacuum all carpeted areas
8. Vacuum inside all cabinetry doors and drawers
9. Remove any excess debris from the home in the finished areas
10. Re-clean prior to closing
11. Supply any and all equipment to complete work
12. PROVIDE SEPARATE PRICE TO CLEAN FINISHED BASEMENT.