**SCHEDULE ‘B’**

**CONTRACT SPECIFICATIONS For**

**Ceramic Tile, & Hardwood & Laminate Flooring**

The Contractor shall provide all materials, equipment, tools and labour to do a complete installation of ceramic flooring, bathtub ceramic wall tiles, ceramic shower surrounds including, but not limited to, the following:

Contractor has visited the site, reviewed the project drawings and is aware of site constraints relating to completion of these works. The project drawings show extent of various building materials and locations. Schedule B details the scope of the works to be completed by the Contractor. If there is any conflict in the contract documents, the order of priority shall be contract, specifications, drawings, then other written documents. Furthermore, the following conflict rules shall apply:

* specifications shall prevail over general conditions;
* supplementary conditions shall prevail over general conditions;
* figured dimensions shall prevail over scaled dimensions on the same drawing

- larger scale drawings shall prevail over smaller scale drawings of the same date.

**The Contractor shall ensure that he has a competent supervisor and his best workers on site at all times to ensure all the materials required are supplied and they are properly incorporated into the building by his workers in a timely manner.**

The Contractor shall supply and install floor tiles including Ditra underfloor system. The Contractor will inspect all floors and advise if there are any concerns with it not being suitable for the intended floor finish - prior to installing the finished flooring. Failure to do so will absolve the Owner from any costs incurred by having to remove and re-install laminate and hardwood flooring or ceramics.

The Contractor will inspect the drywall walls prior to installation of his materials and advise the site super of any concerns prior to installation of ceramics. Contractor to fully wipe grout to avoid rounded inside 90 degree corners at tub and ceiling. Contractor to supply all color coded caulking to Phoenix Homes as required.

The Contractor agrees to adhere to the work schedule as set out by the project site supervisor.

The Contractor shall ensure that the Manufacturer’s installation procedures are followed, and that methods, material and installation comply with the current Ontario Building Code.

The Contractor shall provide, to the Owner, a full warranty equal to the Owner’s obligations under Tarion Warranty Program.

Contractor to sand and screw all subfloors and identify any concerns with Site Superintendent. Contractor to clean, scrape and remove all drywall mud, glue, framing nails etc prior to finished flooring install.

Contractor to clean an area approved by finish foreman and store all excess flooring materials such as open boxes of grout, ceramic, hardwood and LVT.

Contractor shall protect all shower bases, tubs, windows to avoid damage by their install. All repairs deemed to be as a result of the install will be at the Contractors expense.

The Contractor shall remove all excess materials and debris etc., from the units to an area as directed by the Site Superintendent. **Failure of the Contractor to remove his debris shall cause the Owner to back charge to the contractor all costs associated with the cleanup.**

**The Contractor shall confirm all colours and products with the Site Superintendent prior to installation.**

Contractor to complete materials installations as per Manufacturer installation instructions.

All ceramic tile work is to conform to the current Ontario Building Code and City of Ottawa requirements.

The Contractor shall supply all ceramic wall tiles as per the Owner’s drawings and colour selections, complete with all sills and porcelain fixtures as required.

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**Optional Laminate and Hardwood Flooring:**

The Contractor shall supply and install *laminate or Hardwood flooring (TWELVE OAKS) as per selection made by the home purchaser,* as per the Owner’s drawings.

The Contractor shall ensure that the Phoenix Design Centre samples of laminate, hardwood and ceramics are current and available for completion of the project.

The Contractor shall provide, to the Owner, a full warranty equal to the Owner’s obligations under Tarion Warranty Program.

The Contractor shall remove all excess materials and debris etc., from homes to an area as directed by the Site Superintendent. **Failure of the Contractor to remove his debris shall cause the Owner to back charge to the contractor all costs associated with the cleanup.**

**The Contractor shall confirm all colours and products with the Site Superintendent prior to installation.**

The Contractor shall maintain a Two Million Dollar insurance policy jointly named while on the Owner’s site.

The Contractor shall insure that all his employees and/or agents comply with the Owner’s Safety Policy and Worker’s Compensation regulations while working on the Owner’s sites.

The Contractor shall provide to the Owner, a WSIB certificate of clearance from Worker’s Compensation, confirmation of the legal name for the Contractors’ company, HST number for the company and proof of insurance for the Contractors’ company and the attached registration of Contractors form – all to be provided prior to start of any work on site.