**SCHEDULE ‘B’**

**SCOPE OF WORK**

**HEATING & VENTILATION**

The Contract shall provide all materials, tools, and labour to do a complete Heating & Ventilation job as per lot specific drawings and construction summary including, but not limited to, the following:

1. The Contractor shall provide heat loss calculations and system designs required by the City of Ottawa, as well as a layout plan for each model.
2. The Contractor shall supply and install a 96% high-efficiency gas furnace, complete with light up, as required to provide heating for the unit design.
3. The Contractor shall supply and install an HRV with 75% minimum efficiency that conforms with Package “A1” of Table 3.1.1.2 A. from the 2017 SB-12 of the OBC.
4. The Contractor shall install all necessary ductwork for warm air supply and return air as required by all applicable codes and good design practices. (Duct sizing capable to accommodate future A.C.). All bedrooms to be serviced by the return air system.
5. Cold air return shall be “high wall” on bedroom and living levels where possible. Cold air returns are to be installed in all bedrooms, where possible.
6. Deflectors to be installed where a supply duct is under cabinetry.
7. Warm air supplies shall be protected with screening installed at the elbow below the boot to eliminate debris from entering the system during construction.
8. The Contractor shall provide professional duct cleaning to ensure the ducts and mechanical equipment are free and clear of all construction debris.
9. The Contractor shall provide gas piping for furnace and Hot Water Tank plus 3 extra “T” connections in the required size of gas line. Venting to be current code including TSSA code using system 636 PVC.
10. The Contractor shall install (rental) tankless water heater (c/w condensate drain). Water lines and electrical by others.
11. The Contractor shall supply and install the furnace thermostat (White Rodgers 1F80-0471 Single Stage Blue Programmable.)
12. The Contractor shall supply and install the dryer vent and leave at least 4” of exposed pipe on the inside of the unit.
13. The Contractor shall supply and install ducting and wall caps for bathroom and supply a 6” venting for kitchen fans with steel vent outlet.
14. The Contractor shall remove all waste materials generated by his employees and agents from the units to containers as directed by the site superintendent. This “clean-up” shall be performed immediately upon request of the site superintendent. Should the Contractor fail to remove his waste material, the Owner shall dispose of the waste material and charge all costs back to the Contractor.
15. The Contractor shall attend to all service issues in a prompt manner as directed by the Owner’s service department. Should the Contractor fail to satisfy the Owner’s service requirements within 30 days of notification of deficiencies, then the Owner shall complete the repairs and charge all costs back to the Contractor. It is the Contractor’s responsibility to notify the Owner’s service department of completed service items.
16. The Contractor shall balance the system in accordance with the Owner’s direction.
17. The Contractor shall provide, upon demand, to the Owner, a certificate of clearance from Worker’s Compensation.
18. The Contractor shall provide to the Owner a warranty on labour and materials equal to the Owner’s obligations under the Ontario New Home Warranty Program.

The Contractor shall carry, at all times while working on the site, liability insurance jointly naming the Owner for a minimum of two million dollars.