**Schedule “B”**

**Scope of Work**

The following spec is an outline of requirements for Insulation and is to be considered the minimum requirements. The scope of work included herein forms part of the Contractor Agreement between Phoenix Homes and Contractor.

1. 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; and

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

1. The Contractor shall ensure that he has a competent supervisor on site at all times to ensure all the materials required are supplied and they are properly incorporated into the building structure in a timely manner as construction of the house proceeds.
2. Notwithstanding the following specifications below, all materials and labour shall conform to the 2012 Ontario Building Code specifically Component Package A1
3. The Contractor shall supply and install R-22 fibreglass batt insulation to all exterior frame walls.
4. The Contractor shall supply and install R-20 fiberglass below joists on exterior basement walls to a depth of 8” above the finished floor.
5. The Contractor shall install R-60 blown-in fiberglass insulation in all attic spaces with Raft-r-mate installed between each truss. R-31 batt insulation at all overhangs and roof truss heels (R 40 batt insulation where blown-in insulation is not possible).
6. The Contractor shall supply and install R-40 fiberglass batt insulation or equivalent rigid insulation in all garage ceiling drop areas where heated areas exist above. The insulation is to be protected with Super-6 Mil poly vapour barrier on the “warm side” and Tyvek damproofing membrane and Tyvek tape on the outside area as per the Owner and City of Ottawa Building Department requirements.
7. The Contractor shall supply and install a super-6 Mil vapour barrier on the “warm side” for all areas receiving insulation.
8. The Contractor shall spray foam the beam inside and outside of the garage. The Fireplace bump outs and any rims to receive spray foam as well.
9. The Contractor shall supply and install insulation and vapour barrier (prep work) immediately prior to the installation of all fireplaces, bathtubs and showers when such fixtures are adjacent to an exterior wall. The insulation of these areas is to be applied immediately upon the completion of framing “backing” or as directed by the Site Superintendent.
10. The Contractor shall insulate all bay and bow windows “seats and heads” as required and will foam all window and door openings.
11. The Contractor shall supply acoustical caulking at all junctions between exterior walls and sub floor, junctions between exterior headers and jacks and vertical double studs, further any gaps between framing members and holes drilled in exterior walls by the mechanical or electrical contractors if fiberglass is not appropriate.
12. The Contractor shall report to the Owner’s Site Superintendent any deficiencies with the framing of the units, which could affect the quality of his insulation job. No further work is to be performed to this area until such time as the Site Superintendent has addressed these concerns.
13. The Contractor shall confirm with the Site Superintendent that all City and Hydro inspections are in place prior to beginning his phase of the work.
14. The Contractor warrants that all methods and materials provided by his forces shall be equal to or better than the Ontario Building Code requirements.
15. The Contractor shall endeavor to provide a clean and safe work place during his operation in accordance with the requirements of Worker’s Compensation and the Owner’s Safety Policy.
16. The Contractor shall place all waste materials generated by his forces in one area as designated by the Owner. Should the Contractor fail to do so, the Owner shall clean the Contractor’s debris and the Owner shall back charge the entire costs to Contractor.
17. The Contractor shall carry a minimum liability insurance of Two Million Dollars while on the Owner’s site. This policy shall name jointly the Owner and Contractor for coverage. Confirmation of this policy must be submitted to the Owner before work is to commence.
18. 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 – all to be provided prior to start of any work on site.
19. The Contractor will complete the attached registration of Contractors form and return to Phoenix prior to start of any work on site.
20. The Contractor or his agent shall be available for meetings with City of Ottawa inspectors and the Owner, if required.
21. 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 and Tarion
22. 1st lift should be included in base price.