

VALECRAFT HOMES LIMITED

SCHEDULE 'B'

A-18 A: CERAMIC TILE B: QUARRY TILE

Revised: April 1, 2019

Contractor to supply all labour and material to do all Flooring and Tile, to include but not necessarily be limited to the following items. All work to be carried out in accordance with the General Conditions of the contract, the site specifications (Schedule B of Agreement of Purchase and Sale), drawings, and product schedule, to the satisfaction of the **Builder** and/or his representative, and to all codes and authorities having jurisdiction.

CERAMIC WALL TILES:

1. This Contractor shall supply and install ceramic wall tiles as indicated **on the Interior Colour Selections provided by the Builder** to all bathtub wall enclosure and sunken Roman tubs to a minimum height of 16" (406mm) above the top of tub lip. This Contractor shall install a plastic **edge capping (Schluter) to properly** finish the edge of the tiling. **The Schluter** shall color match to the wall paint color (i.e. almond edge or beige wall or metal.)
2. Roman sunken tub skirts and decks shall be done with tiles as indicated on colour selection charts. The edge capping shall color match to the wall paint color (i.e. white, almond edge, beige wall or metal.)
3. This Contractor shall ensure that the design patterns as requested by the **Builder** are adhered to in all **cases except for a deletion as may be seen on the Interior Colour Selections provided by the Builder.**
4. If any of the above selections are discontinued for any reason, **the Builder** is to be notified in writing and a new colour and/or pattern selection at a similar price point shall be provided **by the Contractor and approved by the Builder/Purchaser** to replace it.

CERAMIC FLOORING AND FLOOR QUARRY TILES:

5. This Contractor shall supply and install quarry tile of approximately 12" x 12" with a schluter at thresholds in all areas designated on the **Builder's** plans.
6. This Contractor shall supply and install quarry **tile of approximately 12" x 12" as a fireplace surround (single tile around the face of fireplace) unless otherwise specified or deleted as per the upgrades and Interior Colour Selections provided by the Builder.**
7. This Contractor shall supply and install "Fiber rock sheathing underlay" stapled down at no more than 203.2mm (8") o/c. Full 4' x 8' sheets are to be used wherever possible.
8. All products and installation procedures shall comply to the manufacturer's specifications and with the Ontario Building Code.
9. This Contractor shall install the style and colour as per the Interior Colour Selections provided by the **Builder.**
10. This Contractor shall **do all his** own cleaning and preparatory **work to lay** tiles.
11. This Contractor shall report any defects in material or application of subfloor to the Site Superintendent prior to installation of underlay.
12. In finished basement bathrooms, flooring tiles to be installed over "Ditra sheathing underlay".
13. All upgraded flooring tiles to be installed over "Ditra System".
14. All grouts used to be **Power Grout. Floors to be Delorean Grey 934 and Walls to be Standard White 931.**

GENERAL:

15. It shall be the responsibility of this Contractor to verify with the **Builder's** Site Superintendent for any special instructions or changes prior to commencing any installation.
16. All tiles are to be applied using setting and grouting methods as per the Manufacturer's specification.

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17. All trimming to be done to minimize the number of cut joints around openings.
18. All holes in ceramic are to be drilled.
19. This Contractor shall take all means necessary to protect all bathtubs and shower stalls against damage during the installation of ceramic. They are not to use bathtubs or showers as storage bins for his supplies. Anyone found working over a tub or shower without covering it or found storing supplies in these units will be back charged the cost of the fixture if damaged or a minimum of \$150.00 for cleaning and buffing of the fixture.
20. This Contractor shall guarantee all materials and workmanship for a period of (1) one year from date of occupancy.
21. This Contractor shall remove all cartons and/or debris generated by these installations daily. This waste material shall be deposited into a waste disposal container supplied by the Builder.

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