

# VALECRAFT HOMES LIMITED

## SCHEDULE 'B'

### A-14 INTERIOR TRIM:

Revised: **April 1, 2019**

Contractor is to supply all labour and material to do all "INTERIOR TRIM" work, to include but not necessarily be limited to the following items. All work to be carried out in accordance with the General Conditions (Schedule "A") 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.

### INTERIOR TRIM:

1. This Contractor shall supply and install all hollow core raised panel **80" Cambridge** style interior doors complete with **Fairfax 26D** Satin Chrome passage set unless stated otherwise in Series specifications or on plans. Privacy sets are to be used on all rooms containing a water closet and on the entrance door of all Master Bedrooms. All closet swing doors shall have "dummy" hardware and "bullet catches" on the door tops.
2. This Contractor shall supply and install ½" x **4-1/8" Nivaga** style baseboard throughout and 5/8" x 2 ¾" Nivaga style casing around all windows and doors. Material is to be either finger-jointed pine or MDF equivalent.
3. This Contractor is to supply a 40mm (1-5/8") Colonial style moulding tapered on both edges overtop of all drywall expansion joints and at all staircase stringer/drywall butt joints.
4. All joints should be glued to prevent movement.
5. This Contractor is to supply and install one 15.9mm x 304.8mm deep (5/8" x 12" deep) particle board or pre-finished melamine shelf with clothes **silver** rod below in all closets as per Plan(s). Linen closets and kitchen pantries are to have 5 shelves each 15.9mm x 406mm deep (5/8" x 16" deep) with plastic edge trims each side. All materials shall be dry upon installation.
6. Shelving is to be supported with 19mm x 635mm (3/4" x 2-1/2") rear and end supports and must be fastened to framing members.
7. Spans greater than 1525mm (60") are to be supported in the centre with a maximum 406mm gable. Full height gables at rod and shelf intersections (ie: W.I.C.) are not to be used.
8. All MDF, pine or oak "capping" shall have an eased edge profile at the top edge (i.e.: no sharp edges) **with door stop moulding underneath.**  
**Note:** Capping shall extend out beyond wall, be returned into wall and rounded into wall.
9. This Contractor shall supply and install an attic access hatch with a minimum insulation value of **R-50 in single family and town homes, and a value of R-60 in condominiums.** (Location noted as per Plan). **The attic hatch must** be fully weather-stripped around the perimeter to ensure a proper seal. This Contractor is responsible for the supply to site "on request" by the Site Supervisor, the "Valecraft Special" pre-manufactured attic access hatch for strapping and drywall to Ontario Building Code minimum standards of 500 mm x 700 mm (**20" x 28".**) This includes the application of caulking at any gaps evident between the pine frame and the hatch framing material to ensure a proper seal as per the Ontario Building Code.
10. Doors are to be hung and installed with proper alignment and adjustment with no more than 3.2mm (1/8") clearance at the head and side jambs and a clearance between 12.7mm to 19.8mm of the underside of the door to the finished floor.
11. All mitres and scribes are to be fitted tightly as is baseboard and casings with all nail heads to be countersunk a minimum of 1.6mm (1/16") below finished surface.
12. Countersinks are to be putty filled and all drywall/trim edges are to be caulked and ready for paint.
13. All exposed trim is to be free from defects upon installation and is to be free of any dents or hammer marks.
14. Abusive edge sanding of butt joints and/or mitred joints will not be accepted as a finished or a final job.

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### SCHEDULE 'B'

15. This Contractor shall supply and install pine hand railing supported by brackets to the inside of each staircase which descends to an unfinished basement area as per Plan(s). One handrail shall be provided for staircases less than 1100mm in width. Staircases 1100mm in width or greater will require handrails on both sides as per OBC. This handrail shall be made continuous from top to bottom with no overlapping members and shall have a bracket placed at no less than every second stud.
16. Door and/or window jamb extensions are not a part of this contract and thus shall not be supplied and installed by this Contractor unless specifically requested.
17. All material to be in strict accordance with Ontario Building Code specifications
18. All exterior doors and doors leading to the garage to have Master Keyed Hardware.
19. This Contractor shall supply and install front door grip sets in Augusta Satin Nickel on all single family and town homes. One set of door levers and deadbolts are to be supplied and installed in each condominium (fire rated secondary doors supplied and installed by others.)
20. Within seven (7) calendar days of the permanent single cylinder dead bolt installation, this Contractor shall provide Valecraft head office with all necessary keys, properly identified, that are to be turned over to the home owner on closing. Between 10:00 am and 1:00 pm on the day of closing the dead bolt cylinder will be reset from master construction key to the customers key and after which, no one will have access to the house except the customer who will receive their keys directly from the lawyer.
21. This Contractor shall adjust all interior door frames for a period of twelve (12) months.
22. Back finish stage is to be done after all floor finishes are complete unless otherwise directed by the Site Superintendent. Back finish shall include re-caulking where necessary as per 13 above.
23. All oak caps and fireplace legs are to be installed at back finish stage and are to be free of defects and ready to accept finish after nail holes are filled and a light sanding.
24. This Contractor shall supply and install white vinyl sliding closet doors (as per plans or otherwise specified by the Builder) complete with all required hardware. All openings greater than 84 inches are to receive three (3) door panels. These doors shall be installed complete with the protective wrapping removed and edge bumpers in place.
25. This Contractor shall remove all debris pertaining to his operations daily into a waste disposal container supplied by the Builder.
26. Swing doors on closets with a top latching roller, shall be installed firmly c/w a 'stick-on' bumper at the door stop to prevent the doors from rattling.
27. This Contractor shall install all window 'curved' casings supplied by others.
28. Niches that are finished in oak shall have a matching shoe moulding finish.
29. This Contractor is responsible to perform a complete inspection of their installation directly following interior trim & directly following back finish. This Contractor shall verify immediately any installation which is not complete or requires repairs.
30. This Contractor will supply and install a single 12" Deep shelf in main and second floor laundry rooms on back wall above washer and dryer with proper support fastened to framing members.
31. This Contractor will supply and install a vertical Aluminum Mail Box in black.
32. This Contractor shall supply and install Bathroom Accessories in all bathrooms. Powder rooms shall have one paper holder and one towel ring. Three-piece washrooms shall have one 24" towel bar, one robe hook and one paper holder. Four-piece washrooms shall have one 24" towel bar, one robe hook, one paper holder and one towel ring.

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