

VALECRAFT HOMES (2019) LIMITED
SCHEDULE 'B'

A-11 MASONRY:

Revised: April 1, 2020

Contractor is to supply all labour and material to do all “masonry” 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.

MASONRY:

1. This Contractor shall supply and install all masonry mortar and sand, brick ties, poly, steel angles. Brick, Stone, Precast Caps, Precast Sills & Keystones supplied by the Builder.
2. This Contractor is responsible to ensure that all masonry colours are correct as per the Exterior Colour Selections provided by the Builder. This Contractor shall bear the expense caused as a result of failing to follow such practice of verifying prior to commencement of installation.
3. This Contractor shall lay all bricks and sills in plain mortar mixed according to product instructions. All joints are to be full and may vary in width between 9.5mm to a maximum of 12.7mm and are to be raked minimally for both brick and stone. This Contractor shall follow all details as shown or implied by the working drawings or as otherwise required by the Site Superintendent. All work will be done to standards approved by the Builder, the Ontario Building Code, and by any other authority having jurisdiction.
4. This Contractor shall install damp proof courses where necessary including polycrrete underneath starter course with seal joints prior to brick installation and at the junction of two course and upper floor protection and at all vertical corners.
5. This Contractor shall install metal “through-wall” flashing supplied by the Builder.
6. This Contractor shall supply his own hoisting equipment and roof protection.
7. This Contractor shall protect door frames, window frames, sills, shingles, meter bases, concrete slabs, and glass and is responsible for cleaning all debris.
8. This Contractor shall ensure that the joint between the starter course and the top of the foundation wall is a smooth flush joint. The mortar joints at the intersection of walls shall be in a vertical line (i.e.; in a stack bond-like manner).
9. This Contractor shall ensure that the face of the masonry veneer wall does not extend more than 25mm beyond the foundation wall bearing.
10. This Contractor shall supply and install the appropriately sized lintels above all window and door openings as per the working drawings and is responsible to ensure that the lintel size is adequate for the intended span as per Ontario Building Code. All lintels are to be factory primed.
11. This Contractor shall install weep holes at starter course and above all window and door openings at a maximum spacing of 800mm on center directly above and through wall flashing.

Note: Any window or door opening must have a minimum of two weep holes.

12. This Contractor shall make good all masonry walls damaged by other sub-contractors during the normal installation of their work.
13. Upon completion of brickwork, this Contractor shall tuck-point all masonry and clean work with sure klean-101, 600 or an approved acid as required. Any work not cleaned to the satisfaction of the Site Superintendent shall be re-cleaned by this Contractor. Cost of material will be the responsibility of this Contractor.
14. When the air temperature is below –4°C, this Contractor shall protect and heat masonry to maintain an air temperature above 0°C.

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15. It shall be the responsibility of this Contractor to provide heaters (non-open flame type) during heating season. The Builder shall provide the fuel for heaters.

Temporary Heating Warranty

- The use of open flame, forced-air heaters in the interior or on exterior of any building are strictly forbidden. Any other temporary heating device to be used on site shall be listed or approved by a national recognized testing laboratory. Such approved temporary heating devices shall be operated as per the manufacturer's guidelines and clearances; the approved heater shall be secured to a wall or floor with no less than 1.25 meters (4 ft) of clear space surrounding it.

-Heaters outside of any building shall be positioned at least 1.25 meters (4 ft) away from the building and secured.

- Tarpaulins, canvas or similar material shall be fastened to prevent it from being blown by the wind against heaters or other sources of ignition.

16. When air temperature is below 5°C this Contractor shall take necessary precautions in preparing and using mortar as per Manufacturer's Instructions. Under no circumstances shall calcium chloride be used in the mortar mix.
17. This Contractor shall remove all skids, excess bricks, and debris to a location on the lot as designated by the Site Superintendent.
18. This Contractor shall make sure that the window manufacturer's instructions attached to this contract be strictly adhered to regarding clearance to underside of frame. A clearance of 3/8" must be maintained underneath each window. This Contractor shall bear the expense of damages caused as a result of failing to follow such practices.
19. This Contractor shall guarantee all materials and workmanship for a period of one year after occupancy.
20. Site cleaning shall be done daily to ensure site safety and debris shall be placed into construction waste container supplied by the Builder.

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