

VALECRAFT HOMES LIMITED
SCHEDULE 'B'

A-12 VINYL SIDING SOFFIT & A-21 CAULKING:

Revised: April 1, 2020

Contractor is to supply all labour and material to do all "vinyl siding soffit" 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.

VINYL SIDING & SOFFIT:

1. This Contractor shall supply and install vinyl siding as shown on plans, complete with all necessary accessories, all pre-finished according to the Exterior Colour Selection Sheets provided by the Builder.
2. This Contractor shall supply and install all accessories at the appropriate locations as recommended by the manufacturer to complete the vinyl siding including such items as inside corner caps, starter strips and "J" trims.
3. This Contractor shall supply and install all shutters where indicated on the Plans. These shutters are to be maintenance-free vinyl products in colours according to the Exterior Colour Selection Sheets provided by the Builder.
4. Decorative louvers, railings, posts and trim detailing on windows are all to be installed by this Contractor and supplied by the Builder.
5. This Contractor shall supply and install tyvek sheeting supplied by the Builder behind all siding. Tyvek must be horizontally overlapped a minimum of 100mm (4") and side lapped a minimum of 200mm (8") to form a continuous rain screen weather barrier behind siding material.
6. This Contractor shall ensure that tyvek is installed with logos in correct direction. If the tyvek is installed in error, it will be removed and replaced at the installers expense.
7. This Contractor shall supply and install tyvek tape where required, Tuck tape is not to be used.
8. This Contractor shall ensure that all voids be insulated prior to installation of air barrier, siding or soffits. The Contractor is to notify the Site Superintendent immediately of any un-insulated areas.
9. A continuous tyvec wrap is to be installed over all pressure treated materials to be clad by Aluminium.
10. Siding must be securely affixed to the building using the appropriate non-corrosive nails tied into framing members at 400mm o.c (16" o.c). Nailing must be such that the nailing flange is not compressed and thus allowance is made for proper expansion and contraction of the siding material.
11.
 - a) This Contractor shall supply and install vented aluminium soffit and fascia to porches and eaves, complete with all necessary accessories, all pre-finished according to the Exterior Colour Selection Sheets provided by the Builder.
 - b) This Contractor shall make every effort to reduce all unnecessary joints in fascia and/or Flat Stock wrapped porch beams or other. Full lengths of material are to be used wherever possible except in the case of an area more than a standard length. Where this occurs, this Contractor shall make every effort to make the joint or seam approximately equidistant on both sides of the length for visual appeal.
12. This Contractor shall supply and install a metal drip flashing full width overtop of all windows and doors and at all vinyl siding/brick sill junctions. This drip flashing shall rise a minimum of 50mm (2") behind the siding material with the tyvek lapped overtop of the flashing. This Contractor shall cut any excess/visible Tyvek at the flashing or starter strip.
13. All exposed nails are to be coloured to match siding.
14. This Contractor shall install strapping supplied by the Builder for all vertical siding.
15. Nailing practice is to conform to the Ontario Building Code, local Municipal requirements, or any other local authority having jurisdiction.
16. Starter strip to be nailed to 200mm o.c. First course above starter strip to be nailed 400mm o.c. All other courses to be nailed at every stud. Vertical siding to be nailed at 406.4mm o.c. to strapping. All nailing shall comply with the Manufacturer's specifications.

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17. This Contractor shall properly connect and secure all fan ducting and vent caps to the soffit and/or to the vinyl sidewalls as required using either white prefinished, aluminium or galvanized screws.
18. This Contractor to supply and install Perma Shield Panels where required on the drawings.

Note: This Contractor shall advise the Superintendent of any damage to venting observed during soffit installation.
19. This Contractor shall remove all waste debris generated by his operation daily. All waste material shall be deposited into a waste disposal container provided by the Builder.
20. This Contractor shall ensure that all roof tops are cleaned of all material caused by trimming of soffit, fascia, siding, etc...

CAULKING:

1. This Contractor shall supply and install Exterior Caulking of a non-hardening type which is suitable to resist weathering and adhere to the appropriate surfaces of the house exterior. This caulking material must conform to C.G.S.B. 19-GP-5M standards.
2. Caulking shall be appropriately colour matched to the respective material being applied to such as siding, masonry and aluminium battens at staccato panels.
3. This Contractor shall supply and install the appropriate exterior caulking in a neat and orderly fashion between all masonry, siding, panelling, etc. and the adjacent door and/or window opening to prevent the entry of moisture into the building envelope.
4. This Contractor is responsible for caulking around all exterior light fixtures and vent openings to prevent moisture entry. Caulking is to be applied on all 4 sides of all vents, fixtures, pipes and electrical outlets.
5. This Contractor shall fill deep joints with polystyrene rope or approved equivalent where required to 13mm from the surface and finished with caulking.
6. This Contractor shall caulk around Aluminium Panel located underneath the rear Patio Sliding Door.
7. This Contractor shall insure that all caulking is completed and return for one additional time to seal around electrical plumbing and HVAC fixtures that were not completed at time of initial caulking.
8. This Contractor shall report immediately to the Site Superintendent any areas in the building envelope which cannot be properly protected from water penetration or any areas which he is responsible for caulking but cannot properly perform his work.

GENERAL:

1. This Contractor shall follow the Site Construction Schedule with variances as determined by the Site Superintendent of Valecraft Homes. If the Contractor cannot meet with this schedule:
 - a. This contractor is required to weather-proof the house so as not to delay the interior construction schedule.
 - b. Valecraft's Site Superintendent may at his discretion, utilize the services of an alternate Contractor.
2. This Contractor shall store equipment and materials in areas specified by the Site Superintendent.
3. This Contractor shall not rest any ladders against any window.
4. This Contractor is responsible not only for his work, but also for all damages incurred to other Trade Contractors' work. Specifically, the shingles and roof vents must not be damaged by this Contractors operation.
9. This Contractor shall remove all waste generated by his operations into a disposal container supplied by the Builder.
10. This Contractor shall warranty all materials and workmanship against defect for a period of two years after occupancy.

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