

VALECRAFT HOMES LIMITED

SCHEDULE 'B'

A-10 DRYWALL:

Revised: April 1, 2021

Contractor is to supply all labour and material to do all "DRYWALL" 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.

DRYWALL:

1. This Contractor shall supply and install ½" gypsum wallboard on complete interior of the house as per Ontario Building Code (OBC) requirements and per manufacturing guidelines to the satisfaction of the builder.
2. The Contractor shall supply and install 5/8" type "X" as noted on drawings or as requested by code. This includes Resilient Channel and two (2) layers of 5/8" type "x" drywall in the ceilings between condominium units.
3. This Contractor shall arrange with the Superintendent to perform the necessary "prep" work required prior to stair, fireplace, and bathtub installations.
4. Should it be noticed framing is not plumb and/or square specifically in bathrooms and kitchens, the conditions must be reported to the Site Superintendent prior to installation of the drywall.
5. This Contractor shall supply and install drywall before heating rough-ins, in areas that require insulation preparation such as but not limited to, fireplaces and stairs mounted to party walls. This Contractor shall install drywall behind all tubs and or showers on exterior walls.
6. This Contractor shall supply and install galvanised steel corner bead to all external corners, closets, bulkheads, valances and archways as shown on plan.
7. This Contractor shall use Heavy Duty Fibreglass reinforced type tape at the intersection of all angled walls and at the top of all cathedral ceilings to clearly define a straight line.
8. This Contractor shall enclose both sides of the staircase to basement with ½" drywall, taped, 3 coats and sanded ready for paint as other areas.
9. This Contractor shall stipple the ceilings of all rooms using a 4" perimeter border (including all sloped and cathedral ceilings) except for the kitchen, dinette, bathrooms, and powder room which are not to be stippled. Decorative perimeter border shall be applied to the underside of staircase adjacent to walls or stair stringer where underside of staircase is visible from a finished area. (i.e. open stair to basement)

Exception: All Condominium units to have smooth ceilings.
10. This Contractor shall apply 3 coats of joint compound including taping of first coat, and the filling and sanding of all surfaces throughout the home in order to prepare the home ready for painting by others.
11. This Contractor shall return for a thorough prime check using a light after the painter has completed all walls and trim. This Contractor shall perform a thorough final drywall check-up using a light and fix all patches before the second coat of paint is completed by others. This contractor is responsible for costs associated with repainting due to improper prime check.
12. Should damages occur to the drywall after prime check is complete by others, such damages must be reported to the Site Superintendent immediately.
13. This Contractor shall completely gas seal the garage from the house properly, including around all gas piping, hose bibs, vents, etc. which protrudes through the garage wall to the home. All exterior drywall corners in the garage shall be complete with corner bead.
14. This Contractor shall supply and install drywall to the entire garage walls and ceiling to ensure fully drywall complete with one coat taped.
15. It is a condition of this contract that the following warranty will be honoured by this Contractor at year-end. "This Contractor shall return once to each house after occupied for a period of twelve months to make all repairs to the drywall surfaces made necessary whether because of defective drywall, workmanship, and/or because of defects caused by drywall construction materials becoming accustomed to conditions." (i.e. nail pops.)
16. This Contractor shall supply and install 5/8" Type 'X' Fire-code drywall to each side of townhouses and condominiums separated by a common wall including the garage. This is also applicable when a home is less than 1.2m from the lot line.

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17. This Contractor shall supply and install Duroroc or equivalent cement wallboard behind all ceramic walls in shower enclosures, as well as all bathtub walls which are installed adjacent to an exterior wall.
18. This Contractor shall assess and make certain that any sidewall which has less than 1.2m to the property line has 5/8" type "X" drywall installed to adhere to the correct fire-rating as per OBC 2012.
- 19. This Contractor shall sweep and scrape all floors after sand and stipple.**
20. At no time is any drywall or drywall debris to be placed in bathtubs or shower stalls. This Contractor shall take the necessary steps to protect surfaces of bathtubs and shower stalls from damage or scratches when installing drywall in these areas.
21. This Contractor shall remove all drywall debris from each home after each stage of drywall installation. At no time shall drywall scrap be thrown out windows as per the Valecraft Safety Policy. Debris is to be deposited into a disposal container provided by the Builder.

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