

VALECRAFT HOMES (2019) LIMITED

SCHEDULE 'B'

A-4 ROOFING

Revised: **April 1, 2021**

Contractor is to supply all labour and material to do all "roofing" 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), drawings, and product schedule, to the satisfaction of the Builder and/or his representative, and to all codes and authorities having jurisdiction.

ROOFING:

1. This Contractor shall supply and install 225lbs, Lifetime warranty, self-seal algae resistant fibreglass-asphalt shingles: IKO Cambridge IR Shingle with Marathon Plus AR Cap.
 2. This Contractor shall supply and install the appropriate coloured shingle as indicated on Valecraft Homes colour charts. Contractor is responsible to verify the colour with the Site Superintendent prior to commencing installation.
 3. This Contract shall supply and install 3-ply modified bituminous roofing system.
 4. This Contractor shall supply and install Eave Protection (25lbs felt) commencing under the starter strip and extending from the edge of the roof using two rows of the 3' product roll up the roof slope to a line not less than 300mm vertically inside of the interior wall surface of a heated living area. This eaves protection should be head-lapped and end-lapped to a minimum of 100mm (4") as per manufacturer's specifications.
 5. This Contractor shall supply and install a starter strip of shingles commencing with a 12mm (1/2") overhang of starter from the roof's edge and tabs facing upwards with nails spaced not less than every 300mm (12").
 6. Nails shall be corrosion resistant roofing or shingle nails and shall be of sufficient length to penetrate through shingles and 12mm into the roof sheathing. **This Contractor must seal all exposed nails and provide proper sealing material to be applied where applicable.**
 7. This Contractor shall supply and install all necessary counter flashing, **metal valleys, step flashings, and diverters.**
 8. This Contractor shall supply to the Mason all Thru-wall flashing of a colour to compliment the shingle colour.
 9. Asphalt shingles shall have a **headlap of not less than 50mm (2").**
 10. Asphalt shingles at the ridges of hips or gables are to be installed such that they extend no less than 100mm (4") to each side of the ridge and are to be lapped no less than 150mm (6").
 11. This Contractor shall supply and install water deflectors as required.
 12. This Contractor shall supply and install ice and water shield as eave protection on all rear mono trusses over heated areas of all models, and this protection is to be continued up the second-floor walls adjacent to the mono trusses a minimum of 24" as per Valecraft Homes Specification SP-6 & SP-6a.
 13. This Contractor shall supply and install prefinished MAXIMUM roof vents of a type approved by the Builder and in accordance with the Ontario Building Code requirements for ventilation and **shall report immediately to the Site Superintendent if the hole(s) cut are either not large enough or too large for proper vent installation.**
 - 13.1. All single-family homes require two (2) vents on the upper most roof, and one (1) on each additional lower roof.
 - 13.2. In block homes, all rear mono trusses above heated areas shall have one "MAXIMUM" roof air vent installed.
 14. This Contractor shall supply and install chimney cap and chimney saddles covered with sheet metal as indicated per Plan.
 15. This Contractor shall supply and install all metal valley flashing extending no less than 300mm from each side of the valley with one **36"** strip of **Resisto ice & water shield** applied under the valley flashing.
 16. This Contractor shall ensure that all roof/chimney intersections and wall/chimney intersections are appropriately flashed with a minimum extension of 75mm (3") horizontally and 100mm (4") vertically. Flashing is to be headlapped a minimum of 75mm (3").
 17. **This contractor shall inspect the roof after completion, and removed all debris and or excess material generated by his operation. Debris is to be deposited in containers supplied by the Builder, immediately upon completion of the work.**
- Note:** Bundles of shingles must be removed once the main roof has been completed
18. Scope of work excludes drip edge.

Contractor Initials: _____

Valecraft Homes (2019) Initials: _____