

**VALECRAFT HOMES (2019) LIMITED**  
**SCHEDULE 'B'**

**A-28 SAND, SCREW SUB-FLOORS:**

Revised: **April 1, 2021**

**Contractor is to supply all labour and material to do all "Sand & Screw Sub Floors" 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.**

**SAND & SCREW SUBFLOORS:**

- 1) This Contractor shall supply all tools, equipment and wood screws to properly perform the sanding and screwing of the aspenite subfloor to the floor joist system for the purposes of properly securing the subfloor and for prevention of squeaking.
- 2) This Contractor shall use a minimum of a 1-3/4" No. 8 wood screw to screw the aspenite subfloor down to floor framing system.
- 3) On the basis of a 4 x 8 sheet, this Contractor shall supply and install a minimum of FIVE (5) screws along each sheet at the 16" centres and SIX (6) screws at the end of each sheet.
- 4) This Contractor shall sand all sub-flooring edges to a smooth surface ready for carpet installation or underlay for yard goods.
- 5) This Contractor is expected to report to the Builder's Site Superintendent any problem areas related to the subflooring such as any ridges at sheathing joints, backing and/or blocking missing, improperly installed or uneven joists, etc. which may pose problems with application of the floor finishing. To identify the exact location of the problem area, this Contractor may apply a bright paint marking to the area requiring remediation.
- 6) This Contractor shall ensure that all screws which do not receive a floor joist are removed. All screws are to be countersunk to a minimum depth of 1/16" into the floor sheathing and no screws are to be left above the surface of the floor sheathing.
- 7) This Contractor shall ensure that all staircase landings on the main floor and basement are properly sanded and screwed.
- 8) After the floor has been screwed and sanded, a walking inspection should be done to determine if there are any squeaks. This Contractor shall report to the Builder's Site Superintendent any location that is to be repaired. To identify the exact location of the problem area, this Contractor may apply a bright paint marking the area requiring remediation.
- 9) This Contractor is responsible for the removal of all waste generated by his operations daily. This waste material shall be placed into a waste container supplied by the Builder.
- 10) This Contractor shall ensure top of main and basement stairs to be sanded.

Contractor Initials: \_\_\_\_\_

Valecraft Homes (2019) Initials: \_\_\_\_\_