

VALECRAFT HOMES (2019) LIMITED
SCHEDULE 'B'

April 1, 2023

A-9 METAL FIREPLACE

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

DIRECT VENT GAS FIREPLACES:

1. This Contractor shall supply and install a Direct Vent Gas Fireplace with spark ignition in the proper location as specified by the Builder's drawings unless otherwise specified by Client Change Order.
2. This Contractor is responsible for the gas piping from the 1/2" tee to the Direct Vent gas fireplace. This must be tested upon completion by this Contractor using one of the two approved methods prior to calling the gas utility for the final occupancy inspection **and commissioning to be included in fireplace pricing.**
3. This Contractor shall ensure that all structural integrity of all framing members is maintained during venting installations and that the Site Superintendent is notified if a problem should arise with respect to venting limitations.
4. This Contractor shall maintain a minimum of 25.4mm clearance from combustibles of all venting pipe and shall provide the appropriate rise of 1/4":12" of venting pipe and the appropriate fire-stops and supports required as per the Manufacturers installation instructions.
5. This Contractor shall supply the Manufacturers specifications to the Builder's Architectural Department on upgraded models.
6. This Contractor shall ensure that the fireplace is set in place and centred on the room unless otherwise stated in the Drawings. This Contractor shall secure the fireplace with screws to framing members and ensure that the unit is set both plumb and square with framing members and the glass front is adequately protected. Fireplaces installed on concrete slabs must be shimmed using the proper material.
7. This Contractor shall shim the fireplace up 5/8" when a ceramic hearth is installed by another Contractor.
8. This Contractor shall shim the fireplace up 3/4" when hardwood is installed in the room by another Contractor.
9. This Contractor shall ensure the top of the fireplace unit is free of debris and sawdust after installation.
10. This Contractor shall follow builder's pre-designated low-voltage fireplace switch location as per plan unless otherwise directed by the Site Superintendent.
11. This Contractor shall supply and install a black trim kit on each fireplace, this will include double and triple sided fireplaces.
12. This Contractor shall remove excess material or debris generated by his operation daily and deposit it in disposal bins provided by the Builder.

Contractor Initials: _____

Valecraft Homes (2019) Initials: _____