

VALECRAFT HOMES (2019) LIMITED
SCHEDULE 'B'

April 1, 2024

A-6 PLUMBING

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

PLUMBING:

1. This Contractor shall supply and install white plumbing fixtures in all bathrooms, ensuite, and powder room as per the Interior Colour Chart provided by the Builder.
2. This Contractor shall supply and install one vitreous China pedestal sink and base in each Powder room unless otherwise noted in the specifications or by the Interior Colour Chart provided by the Builder.
3. This Contractor shall supply and install one moulded plastic laundry tub per household excluding condominiums as indicated on the drawings and make this level to floor. Black tubs are installed in basements, and White tubs in “Laundry Rooms” where adjacent white appliances.
4. This Contractor shall supply and install a double undermount stainless-steel sink in kitchen unless otherwise noted by the Interior Colour Chart provided by the Builder.
5. This Contractor shall hook up one rental gas-fired water heater to the requirements of the Ontario Building Code including piping insulation with a minimum value of RSI 0.62 on the first 2.5m of the hot water outlet.
6. This Contractor shall supply and install two (2) exterior hose bibs per unit as per locations on Drawings excluding condominiums. (Stop drain in unit). This Contractor shall install access panels for hose bibs in basement ceilings @ 12” from exterior wall or as close as possible.
7. This Contractor shall supply and install one mechanical drain in each basin.
8. This Contractor shall supply and install one automatic washer water connection and separate waste as noted on Drawings, complete with trim kit where required.
9. The Contractor shall supply and install one Drain Water Heat Recovery unit in all singles and town homes. This unit is to receive drain water from all showers. This drain water heat recovery unit shall comply with SB-12 3.1.1.12.
10. This Contractor shall install spl valve for Furnace Humidifier in Mechanical Rooms.
11. Water pipes shall not be installed in any exterior partitions or near the top and bottom of beams/joists where they are susceptible to be damaged by fasteners. All water lines must be installed in the joist cavity including unfinished and mechanical areas.
12. This Contractor shall ensure that all water supply lines and drain pipes being installed to service a washing machine are contained within a washer box inside a finished wall in all finished areas of the home, except in an unfinished basement area. Second floor washing machine areas also include a white pan.
13. This Contractor shall install basement bathroom rough-ins (pipes) in all house types where indicated on the plans.
14. This Contractor shall supply and install a 4” (100mm) diameter PVC gas rated pipe in basement as per Depressurization pipe rough-in detail on plans (Radon Gas) where applicable
15. All water pipes to be pressure tested to 1034.2 KPA prior to drywall installation and it is this Contractor's responsibility to drain said water pipe until finishing's are installed.
16. This Contractor shall supply and install steel protective plates over top and bottom wood plates and studs where water lines occur.
17. This Contractor is responsible for all plumbing inspections from the Municipality on or before scheduled dates issued by the Site Superintendent.

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PLUMBING CONTINUED:

18. This Contractor shall supply and install all required flashings where vent pipes protrude through roof proper. These flashings are to be securely fastened and the vent stack plumbed.
19. This Contractor shall repair or replace any bridging ribbon strips or damaged joists caused by his operation. The Site Superintendent is to approve repairs or request a structural approval from an engineer.
20. This Contractor shall connect on 19mm water service inside the foundation wall and a 100mm storm sewer and sanitary service to a point inside the foundation wall as indicated on the working drawings. Should this not be feasible, the Site Superintendent is to be notified for review and approval on new location.
21. This Contractor shall supply and install a storm sewer connection with backwater valve and a sanitary sewer connection with check valve in each unit as indicated on the working drawings. Should this not be feasible, the Site Superintendent is to be notified for review and approval on new location.
22. Supply and install one 75mm basement floor drain per unit. Contractor must confirm the location and install as indicated on the working drawings to have the in lowest area in coordination with the Site Superintendent and Concrete Contractor.
23. a) This Contractor shall supply and install one 38mm furnace condensate drain pipe (flush with concrete slab) adjacent to furnace as indicated on the architectural drawings.

b) This Contractor shall supply & install one 1-1/2" ABS floor drain adjacent to any hot water on demand gas fired system (i.e. Rinnai Tankless.)
24. This Contractor shall supply pictures of all underground piping to the Builder's Site Superintendent for lot files.
25. Supply and install rough-in only for future dishwasher. This includes a shut off valve on hot supply under kitchen sink or where applicable based on kitchen layout.
26. It shall be the responsibility of this Contractor to ensure all shower bases (where applicable), and roman tubs are installed properly as per the Manufacturer's instructions.
27. This Contractor shall provide maintenance manuals and warranty information against mechanical and finishing defects for a period of one year from date of occupancy.
28. This Contractor shall ensure that all required stack vent pipes which protrude through roof proper are located at the rear of the building. This contractor shall also secure this stack properly to trusses or structure and ensure all stacks are plumbed.
29. All houses are to receive one "master mixing valve" at the hot water tank in accordance with the revised Ontario Plumbing Code (not reflected in Schedule 'C').
30. This contractor shall install shut off valves at all plumbing fixtures including all sinks.
31. This Contractor shall install a 3/4" sleeve for future waterline to all refrigerators.

WATER METERS:

32. This Contractor shall supply and install one approved water meter with remote per household to a minimum specification as set forth in the Authority having jurisdictions specifications for water meter installations.
33. Water entry line and meter must be properly secured.
 - a. Valecraft (2019) to provide support bracket.
 - b. This Trade to secure entry water line and meter on support provided.

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GENERAL:

34. Under no circumstances are any open flames or soldering permitted within any unit under construction. All water pipes are to be connected using "PEX READY" fittings.
35. This Contractor shall protect installed assemblies from subsequent construction operations.
36. This Contractor shall have the Builder's Finishing Foreman inspect their work at time of completion and sign off that there are no deficiencies with the installation.
37. This Contractor is expected to carry out his duties in a professional and workmanlike manner at all times while on the Builder's Site.
38. This Contractor shall remove all excess material generated by his operations daily and place it in the waste disposal container provided by the Builder. All cardboard boxes must be cut and flattened before placing in the bin.
39. This Contractor shall guarantee all defects in materials for a period of one (1) year, and in the distribution system for a period of two (2) years after occupancy. Exceptions on assessments at year end include:
- a. Scuffs or scratches on kitchen sinks
 - b. Loose toilets
 - c. Loose toilet seats

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