

VALECRAFT HOMES (2019) LIMITED

SCHEDULE 'B'

April 1, 2025

A-8 INSULATION:

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

INSULATION:

1. This Contractor shall supply and install RSI 3.34 (R-20) batt insulation to exterior walls. House ceiling attics shall be RSI 8.80 (R-50) blown fiberglass or mineral wool insulation unless otherwise stated on drawings or Series Specs. Floor assembly overhangs (ie - living areas above garage and/or porch) shall have fiberglass batt insulation with a minimum of RSI 7.04 (R-40). This to meet or exceed Insulation Package A5 in Ontario Building Code SB-12. The contractor shall refer to schedule "C" for blocks/units where this spec is required.
2. This Contractor shall supply and install RSI 3.87 (R-20) batt insulation to exterior walls. House ceiling attics shall be RSI 10.43 (R-60) blown fiberglass or mineral wool insulation to meet Ontario Building Code SB-12 requirements and to also meet **Energy Star V17** program requirements, unless otherwise stated on drawings or Series Specs. Floor assembly overhangs (ie - living areas above garage and/or porch) shall have fiberglass batt insulation with a minimum of RSI 5.46 (R-31). The contractor shall refer to schedule "C" for blocks/units where this spec is required.
3. This Contractor shall supply and install basement wall insulation with R-20 batt insulation on inside of stud framing from the underside of lower subfloor to the finished floor level of the basement and is also to include insulation and foaming around Basement Windows where applicable in all singles. This is applicable to Ontario Building Code (O.B.C) & SB-12 requirements.
4. This Contractor shall supply and install basement wall insulation with R-12 batt insulation on inside of stud framing and 2" closed cell spray foam against Concrete wall and from the underside of lower subfloor to the finished floor level of the basement and is also to include insulation and foaming around Basement Windows where applicable. This is applicable to Ontario Building Code SB-12 requirements and to also meet **Energy Star V17** program requirements, unless otherwise stated on drawings or Series Specs.
5. This Contractor shall fully insulate the garage walls and ceilings in all units according to items 1 – 2 above for heated walls. All unheated walls will be insulated with R12 Batt Insulation, and the unheated roof will be R-20 blown fiberglass.
6. This Contractor shall properly spray foam insulation around all rough openings, vents and at exterior doors and windows and properly seal and caulk the vapour barrier to the jamb. Spray foam around windows and doors to be installed so not to bow the respective frame or restrict the operation of the window or doors.
7. This Contractor shall properly overlap the interior vapour barrier over the Tyvek weather barrier header wrap and caulk at the top and bottom plates against a solid backing. Special attention is required in and around basement joist structure.
8. This Contractor shall provide a continuous bead of caulking to all sill plates on exterior walls, to all party walls plates, all electrical boxes on exterior walls, all exterior corners and wood jacks floor to ceiling and any open joints at door and window headers on exterior walls and all sill plates at party walls to ensure that the building has a continuous and properly sealed air and vapour barrier throughout. This includes the caulking of the vapour barrier at the overlap on solid backing at all second-floor interior partitions.
9. This Contractor shall supply and install RSI 6.90 (R-40) batt insulation in all inaccessible attic spaces, sloped ceilings and/or cathedral ceilings.

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10. This Contractor shall blow sufficient insulation to compensate for settlement of material in accordance with the Manufacturer's and Ontario Building Code requirements.
11. This Contractor shall supply and install 6 mil "Super Six" polyethylene on all ceilings and exterior wall. The material must comply to the minimum requirements of Can/CGSB 51.34-M. Polyethylene must be overlapped and caulked at all joints and must be located where solid backing is present. Contractor to supply and install 6 mil "Super Six" polyethylene on interior walls of party walls.
12. This Contractor shall install one full width double (Styrofoam) Moore vent between each truss at the soffit in all areas where ventilation is required. The remaining area is to be blocked with batt insulation to prevent any drifting of the blown fiberglass.
13. This Contractor shall install a card showing the required information for inspection of the attic access immediately after the insulation is complete.
14. This Contractor shall ensure that all materials supplied and installed have O.B.C. acceptance and shall notify the Builder immediately should any approval numbers be withdrawn by the O.B.C., or any other authorization having jurisdiction.
15. This Contractor shall complete the "insulation prep" work at framing stage to ensure that all areas to be concealed receive insulation and vapour barrier. This work will be done at the direction of the Site Superintendent.
16. This Contractor shall ensure that all fireplace chases receive insulation and vapour barrier as part of the "insulation prep" described in ITEM 15, including the underside of the fireplace between the cantilevered floor joists.
17. Should this Contractor wish to use stilts during the installation of their product, they will do so in accordance with section 116 of the Construction Regulations as per the Ministry of Labour (MOL). This Contractor must notify the Builder Site Superintendent of their intent a minimum of one week in advance to ensure the unit is properly prepared. Compliance to Regulations includes:
 - a. Stilts are to be commercially made with non-slip surface on the bottom of the plate
 - b. Stilts used are to be a maximum height of 30 inches from floor to top of the footplate
 - c. Floors are to be free of debris and other tripping hazards and any openings covered or guarded
 - d. Guardrails will require additional top rail capable of supporting any load it could be subjected to by a worker using stilts
18. This Contractor is responsible for cleaning his work area(s) daily and shall remove all the waste generated by his operations out of the home and into a disposal container supplied by the Builder.

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