**SCOPE OF WORK**

The subcontractor agrees to furnish all material and equipment and to perform all their work according to the scope. Work under this contract to include, but not necessarily limited to the following:

1. Supply engineered floor layouts for all models.
2. Supply engineered truss layouts for all models
3. Supply footing forms in accordance with plans.
4. Supply foundation wall plates (as per O.B.C Specifications).
5. Supply engineered floor joists with **5/8” T&G OSB SUBFLOOR**.
6. Supply all wood beams as per plans.
7. Supply ribbon, joist blocks, spaces, joist anchors, roof clips, and beam and joist hangers.
8. Supply 2 x 4 interior partitions @ 16” o.c. on first and second floor; supply 2 x 6 interior partitions at duct chases, bearing walls and exterior walls. All interior / exterior wall material to be S.P.F #2 or better S-DRY.
9. Supply all material to fur out for ducts and pipes, valance, bulkheads.
10. Supply lumber for fireplaces.
11. Supply all roof sheathing, 3/8” spruce, and all necessary clips.
12. Supply 2 X 5 sub fascia - ready to accept aluminum soffits and fascia.
13. Supply adequate materials to form porches, sills, cold cellars and garages are extra to this contract.
14. Supply approved roof trusses, including all conventionally framed areas, at proper spacing.
15. Truss hangers are to be supplied as required.
16. Supply and install all materials required to construct wood party walls (in gable area) as per approved drawings.
17. Any truss system with a conventional gable intersecting the main cottage roof, this subcontractor to supply the first truss on the gable and the owner will conventionally frame the valleys in back of it.
18. Supply 2 X 6 Exterior Walls with ¼” OSB to exterior partitions. Supply all furring materials for Stucco wall sections as may be required.
19. Supply all required drywall to construct party walls as per architectural details.
20. All exterior wood trim to be Pine #2 or better - good one side
21. Supply all necessary wall bracing and safety guardrails to stair openings, and provide adequate number of temporary stairs between doors and ramps with handrail.
22. This subcontractor shall provide sufficient materials to proceed in accordance with construction schedule without delay.
23. This subcontractor agrees to rectify any deficiencies within (48) hours after notification of items.
24. Send in with Tender a copy of your take off, also, A PER PIECE PRICE LIST.
25. Supply 2 x 2 strapping material for block party wall conditions (where applicable).
26. Supply all material for finished basement landings as per approved drawings.
27. Supply all material to build steps and decks from garage to house with handrail where required, Note: maximum of three (3) treads and 4’ 0” wide.
28. It shall be the responsibility of this Sub-Contractor to ensure that under no circumstances is there to be any NORTHERN SPECIES LUMBER USED ON THIS PROJECT without written consent of the builder.
29. All prices to exclude H.S.T.
30. Owner will **NOT** be responsible for damaged or stolen materials unless installed on house.
31. Subcontractor to pick-up and remove all debris related to his work and deposit into builder’s bin
32. No substitutions of any material or equipment without written authorization from builder.
33. Subcontractor shall be responsible for any costs incurred by builder due to being removed from site in regards to noncompliance with the Ontario Health and Safety Requirements and all other safety standard agencies.
34. Subcontractor shall replace all ramps, temporary railings, handrails, guardrails, covered openings etc. that your forces remove as a result of completing your work. If the above procedure is not adhered to, Subcontractor will be immediately removed from the job site and any cost/damages incurred will be back charged to the subcontractor at builder’s discretion.
35. It is also your job foreman’s responsibility to check the “Builders Portal” before any work is started on any house to check for any changes, upgrades or special instructions. The “Builders Portal” will be available to every sub-trade at any time online. Each subcontractor will receive a code to access the patrol.
36. The subcontractor will comply with all safety regulations in effect through the completion of the project. Failure to do so will result in removal from site and a letter will be sent to all safety standard agencies. (Eg. W.C.B.)
37. The subcontractor shall be responsible to ensure that all trucks making deliveries to them do not track mud on the municipal roads when leaving the site. Any road cleaning attributable to this subcontractor will be back charged.
38. The latest revisions to TARION, O.B.C. and N.B.C. will be in effect on this project.
39. Supply all materials for fireplace box enclosures as per applicable plan.

ALL PRICES FIRM UNTIL: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. HST IS TO BE SHOWN SEPERATELY.

FOR TENDER PURPOSES, PLEASE COPY THIS PAGE AND FILL IN THE PRICES AS REQUESTED AND SUBMIT BY FAX TO JUSTIN PELLICCIOTTA at (905) 669-2048 OR BY EMAIL TO jpellicciotta@bwhomes.ca

BE SURE TO PUT YOUR COMPANY NAME PRINTED ON THIS SHEET BELOW:

|  |  |
| --- | --- |
| COMPANY NAME: |  |
| COMPANY PHONE NUMBER: |  |
| COMPANY EMAIL: |  |
| CONTACT NAME: |  |
| DATE SUBMITTED: |   |