

SCHEDULE "A" TO CONTRACT #BCHPS-6051-20

Insulation & Drywall – Code 6051

PROJECT: GREEN VALLEY ESTATES – PHASE 5

SCOPE OF WORK

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

Note: Singles and Towns are in accordance with package A-1.

1. Supply and install 1/2" plain drywall throughout livable areas of unit (including stairs to the basement & coffered ceilings, skylights and cathedral ceilings as per plan), taped and sanded, ready to receive paint.
2. 5/8" plain drywall to roof truss area or 1/2" ceiling board (ceiling clips included).
3. 1/2" Durock wonder board / Denssheild to base of tubs and shower stalls, and green board (water resistant) remaining.
4. Supply and install type X drywall as per plans.
5. UP to 6 potlight cut-outs are to be included in this contract.
6. 1/2" drywall to **complete** garage walls and ceilings, taped and sanded to receive primer,
7. Attic insulation (R60) or as per package and 6 mill poly to roof area.
8. Supply and install (R20) basement insulation for singles and semis (8" from finished basement floor) and/or as per OBC requirements.
9. **R-22 batt insulation to 2 X 6 exterior walls or as per package.** 6-mill poly caulk/tape all seams including all floor and ceiling plates on each floor.
10. Supply batt insulation for the fire stopping of each unit.
11. All exposed floor areas, including porches, overhangs, garages, perimeter of windows and doors and garage heat runs, etc. to be **SPRAY FOAM INSULATION** or as per O.B.C. in effect at time of construction. **ALL WATER DAMPS TO HAVE SUFFICIENT COVERAGE.**
12. Texture sprays finish to all ceilings excluding kitchen, bathrooms and laundry room with 4" smooth border.
13. All scrap to be removed from site, clean and scrape all floor areas.
14. Check out all walls and ceiling after 1st trim has been applied. Touch up and fill where required and sand smooth touched up areas.
15. Supply labour and materials to tape wood stud/ drywall party wall in gable area.(where applicable)
16. All ceiling panels are to be installed with the principles of floating drywall corners. This means that the screws in the ceiling panels should be no closer to the walls than 14" and the screws in the wall panels should be no closer to the ceiling than 12". The ceiling panels are to be installed prior to the wall panels being erected and the wall panel is to butt up against the ceiling panel to provide necessary support. Any cost (including refinishing) that are encountered from Truss up-lift that occurs as a result of this contractor not adhering to floating drywall construction Techniques will be the responsibility of this contractor.
17. As per drawings, all party walls of townhouses and semis are taken as double row wood framed at ground floor, second floor and garage. One row is to receive 3" quiet-zone fiberglass insulation, while the other row is to receive 3" safe and sound roxul mineral wool insulation.
18. On exterior walls, insulate and install vapour barriers behind bathtubs, electrical outlets, drains, plumbing, gas fireplaces, etc. CAULK top and bottom of ALL wood plates.



SCHEDULE "A" TO CONTRACT #BCHP5-6051-20

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19. Remove all poly-protection from skylights after texture spray has dried. All skylights are extra to contract unless otherwise shown on working drawing.
20. Subcontractor shall inspect each unit prior to drywalling and notify site superintendent of any bowed studs, unframed areas etc. So that the site superintendent may rectify. If the superintendent is not notified and there is extra work required, this subcontractor shall be held responsible.
21. Insulation certificate to be affixed to side of attic hatch.
22. Subcontractor to be available immediately after each house is trimmed to inspect drywall with site superintendent. If the drywall must be adjusted or repaired, the subcontractor will take immediate action to repair said deficiencies.
23. Subcontractor shall be responsible for year-end drywall repairs which will be scheduled with the owners direction (repairs once per house).
24. All prices to exclude H.S.T.
25. Owner will NOT be responsible for damaged or stolen materials unless installed on house.
26. Subcontractor to pick-up and remove all debris related to his work and deposit into builder' bin.
27. No substitutions of any material or equipment without written authorization from builder.
28. 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.
29. 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.
30. 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 portal.
31. 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.)
32. The subcontractor shall be responsible to ensure that all trucks making deliveries to him do not track mud on the municipal roads when leaving the site. Any road cleaning attributable to this subcontractor will be back charged.
33. The latest revisions to TARION, O.B.C. and N.B.C. will be in effect on this project.