**SCHEDULE B**

# CONTRACT SPECIFICATIONS

# DRYWALL

The Contractor shall provide all materials, tools and labour to do a complete Drywall job as per Ottawa standards including, but not limited to the following:

1. The Contractor shall supply and install ½” drywall to all garage walls and ceilings next to habitable areas all joints to receive one coat of mud.
2. The Contractor shall supply and install ½” drywall to basement stairways walls and the u/s of stairs and any finished areas in the basement as per plan..
3. The Contractor shall install ½” waterproof drywall at all bathtub enclosures including Dense shield where enclosure is adjacent to an exterior wall.
4. The Contractor shall supply and install ½” drywall to all finished areas first and second floor levels and third floor levels, as well as finished basements if required as per the Owners drawings. (Stippled or Smooth depending on spec)
5. The Contractor shall supply and install 5/8” type “X” gypsum board finished on the interior side of each wall consisting of a “party” wall between two units. In addition party wall construction to be as per details attached.
6. All areas, excluding unfinished basement walls, and garage exterior walls, as per the Owner’s drawings, shall be taped and sanded ready for paint. The Contractor shall provide a prime check when required by the Site Superintendent, and as set out in item #6 of these specifications.
7. The Contractor agrees to perform a drywall “paint check” using the “light bulb” method and shall perform such paint check in coordination with the completion of the painter’s primer coat application.
8. The Contractor shall return after one year and repair nail pops and cracks where required.
9. All finished ceilings, excluding kitchen and bathroom areas, to receive a stipple or smooth finish applied by the contractor depending on spec.
10. 10. All bulkheads framed at the time of installation shall be drywalled accordingly and included in the price..
11. The Contractor shall provide to the Owner, prior to starting his work, proof of a Two Million dollar liability insurance naming the contractor and the Owner jointly for the duration of the contract.
12. The Contractor shall remove all waste materials generated by his employees and agents from the units to containers as directed by the site superintendent. This “clean-up” shall be performed immediately upon request of the site superintendent.
13. The Contractor shall take all means necessary to ensure his employees and agents comply with all requirements of the Ontario Health and Safety Act and the Owner’s Safety Policy Statement.
14. The Contractor shall provide to the Owner, upon demand, a certificate of clearance from Worker’s Compensation.
15. The Contractor shall provide to the Owner a warranty on labour and materials equal to the Owner’s obligations under the Ontario New Home Warranty Program.
16. The Contractor agrees to adhere to the work schedule as set out by the site supervisor. The Contractor agrees to address all service issues related to his work prior to the closing of the house. The Contractor agrees to address all and every service issue related to his work as set out on the Customer’s Ontario New Home Warranty inspection list within a two-week period. The Owner shall reserve the right to repair any deficient items relating to the Contractor’s work left incomplete beyond the two-week period, and charge all costs back to the Contractor.
17. It is agreed by both parties that should the contractor not be able to perform according to the owner’s schedule, or should the Contractor fail to provide the quality and production required by the Owner, that the Owner upon written notice shall have the option to terminate this contract at any time during the course of the project.