**SCHEDULE ‘B’**

**CONTRACT SPECIFICATIONS For**

**Hardwood & Laminate Flooring**

The Contractor shall supply and install Toryls laminate or Hardwood flooring to lower hall, dining room, study, family/great room, living room as per the Owner’s drawings. (When we

* **Toryls Everwood Elite 5/16” x 5 ¾” x 59 7/8 (Standard Level)**
	+ Crestview
	+ Waverly
	+ Harmac,
	+ Black rock
	+ Silverton
	+ Valley Springs
* **Twelve Oak Engineered Hardwood (Standard Level)**
* Hickory Chesapeake Bay
* Hickory Caspian
* Maple Castille
* Maple coal
* White oak charcoal
* White oak Calvary
* White Oak colonial

Contractor has visited the site, reviewed the project drawings and is aware of site constraints relating to completion of these works. The project drawings show extent of various building materials and locations. Schedule B details the scope of the works to be completed by the Contractor. If there is any conflict in the contract documents, the order of priority shall be contract, specifications, drawings, then other written documents. Furthermore, the following conflict rules shall apply:

* specifications shall prevail over general conditions;
* supplementary conditions shall prevail over general conditions;
* figured dimensions shall prevail over scaled dimensions on the same drawing

- larger scale drawings shall prevail over smaller scale drawings of the same date.

**The Contractor shall ensure that he has a competent supervisor and his best workers on site at all times to ensure all the materials required are supplied and they are properly incorporated into the building by his workers in a timely manner.**

The Contractor shall supply and install hardwood. The Contractor will inspect all floors and advise if there are any concerns with it not being suitable for the intended floor finish - prior to installing the finished flooring. Failure to do so will absolve the Owner from any costs incurred by having to remove and re-install laminate and hardwood flooring.

The Contractor agrees to adhere to the work schedule as set out by the project site supervisor.

The Contractor shall ensure that the Manufacturer’s installation procedures are followed, and that methods, material and installation comply with the current Ontario Building Code.

The Contractor shall provide, to the Owner, a full warranty equal to the Owner’s obligations under Tarion Warranty Program.

Contractor to sand and screw all subfloors and identify any concerns with Site Superintendent. Contractor to clean, scrape and remove all drywall mud, glue, framing nails etc prior to finished flooring install.

Contractor to clean an area approved by finish foreman and store all excess flooring materials such as open boxes of hardwood and LVT.

Contractor shall protect all materials to avoid damage by their install. All repairs deemed to be as a result of the install will be at the Contractors expense.

The Contractor shall remove all excess materials and debris etc., from the units to an area as directed by the Site Superintendent. **Failure of the Contractor to remove his debris shall cause the Owner to back charge to the contractor all costs associated with the cleanup.**

**The Contractor shall confirm all colours and products with the Site Superintendent prior to installation.**

Contractor to complete materials installations as per Manufacturer installation instructions.

All ceramic tile work is to conform to the current Ontario Building Code and City of Ottawa requirements.

The Contractor shall ensure that the Phoenix Design Centre samples of hardwood and LVT are current and available for completion of the project.

The Contractor shall provide, to the Owner, a full warranty equal to the Owner’s obligations under Tarion Warranty Program.

The Contractor shall remove all excess materials and debris etc., from homes to an area as directed by the Site Superintendent. **Failure of the Contractor to remove his debris shall cause the Owner to back charge to the contractor all costs associated with the cleanup.**

**The Contractor shall confirm all colours and products with the Site Superintendent prior to installation.**

The Contractor shall maintain a Two Million Dollar insurance policy jointly named while on the Owner’s site.

The Contractor shall insure that all his employees and/or agents comply with the Owner’s Safety Policy and Worker’s Compensation regulations while working on the Owner’s sites.

The Contractor shall provide to the Owner, a WSIB certificate of clearance from Worker’s Compensation, confirmation of the legal name for the Contractors’ company, HST number for the company and proof of insurance for the Contractors’ company and the attached registration of Contractors form – all to be provided prior to start of any work on site.