**SCHEDULE “B”**

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**SCOPE OF WORK**

The Contractor shall provide all materials, tools and labour to do a complete Fireplace system model with oak beam mantle, black louvers and 3” beveled trim surround including, but not limited to, the following:

1. The contractor shall supply and install a Napoleon direct vent gas fireplaces as per the owner’s standard plans and shall install a direct vent connection or corner top vented connection with a fireplace fan
2. The contractor shall install all gas piping required for the above units where required.
3. The contractor shall provide the “light-up” of the unit and shall assure that the fireplace is in full working condition prior to closing.
4. The contractor shall supply and Install a wall switch to control the fireplace (on/off), in a location designated according to the Owner’s plans.
5. Contractor to check with Site Superintendent to verify if special install instructions apply. Contractor to tape cardboard on glass with painters’ tape and deliver screens to site trailer to avoid damage.
6. The contractor shall supply and install 3” brushed stainless steel or black surround trim along the perimeter where the fireplace meets the drywall.
7. To supply and install a prefinished 60” standard oak mantle beam in the following finishes:

Paint grade - Painted white.

Stain grade-Stain color per attached color schedule -To be supplied before stair and railing finishing. Wall cleat to be installed for Phoenix Handyman quick install after stain and finish.

1. The Contractor is to request and confirm with the owner’s site supervisor that the fireplace mantle is correctly sized to fit the wall width directly above the fireplace. The mantle shall be sized to fit. The contractor shall insure that all mantle and finishing work is completed prior to the customer taking possession of the unit.
2. All labour and materials to conform to UCL standards, Consumers Gas requirements and the Ontario Building Code.
3. The Contractor shall provide a warranty to the Owner equal to the Owner’s obligations under the Ontario New Home Warranty Program.
4. 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 completion of his work or on request of the Site Superintendent. Should the Contractor fail to “clean-up” after his work, then the Owner shall clean up and backcharge the Contractor for all his costs.
5. The Contractor shall carry, at all times while on the Owners site, minimum liability insurance for two million dollars.
6. The Contractor shall, to the best of his ability, ensure that all employees and agents of his company comply with the Ontario Construction Safety Act and the Owner’s Safety Policy Statement.