

VALECRAFT HOMES (2019) LIMITED
SCHEDULE 'B'

April 1, 2025

A-1 EXCAVATION, SEWER, WATER AND BACKFILL

Contractor is to supply all labour and material to do all "excavation" work, to include but not necessarily be limited to the following items. All work to be carried out in accordance with the General Conditions (Schedule "A") of the contract, the site specifications (Schedule B of Agreement of Purchase and Sale), drawings, and product schedule, to the satisfaction of the Builder and/or his representative, and to all codes and authorities having jurisdiction.

EXCAVATION AND SEWER WORK:

1. This Contractor shall excavate the basement and garage area with a minimum 900mm horizontal clearance around the perimeter (does not include a safety slope) to ensure a safe working area for footing and foundation walls placement. A minimum of 600mm clearance is to be provided at the interior of footings in the case of a shallow excavation (i.e. side split, crawl space, etc...).
2. This Contractor shall ensure that the excavation is level and true to the proper depth as specified by cut stakes supplied and installed by an Ontario Land Surveyor or as directed by the Builder's Site Superintendent.
3. Secure curb stops to visible stakes before and after excavation.
4. This Contractor shall supply and install all materials required to make proper connections to the storm, sanitary and water services drop at the property line and to ensure that the laterals have a minimum 1% (1/8" per foot slope to the footings. Service laterals are to be placed on top of a minimum of 150mm bed of sand as per municipal standards.
5. Lateral services are to be brought in a minimum of 900mm inside of footings as per municipal standards.
6. This Contractor shall make calculation of the backfill requirements and grade requirements with respect to the amount of material excavated. If too much fill is exported off site Contractor is responsible to import for backfill, unless in "tight situation" or no room for storage on site.
7. This Contractor shall provide access roads and ramps for ready mix trucks by leaving a minimum of one or more as required openings through excavated material as directed by the Site Superintendent.
8. Storage areas for equipment, tools, and vehicles, etc. must be allocated by the Site Superintendent.
9. Extras to be charged at the hourly rates agreed as per contract only when authorized by the Site Superintendent. A Completion Slip specifying the number of hours, date, Lot number and details of work must be signed by the Superintendent and submitted with invoicing.
10. This Contractor shall provide labor necessary at the hourly rate to assist in placement of Styrofoam insulation to prevent frost penetration as directed by the Site Superintendent.

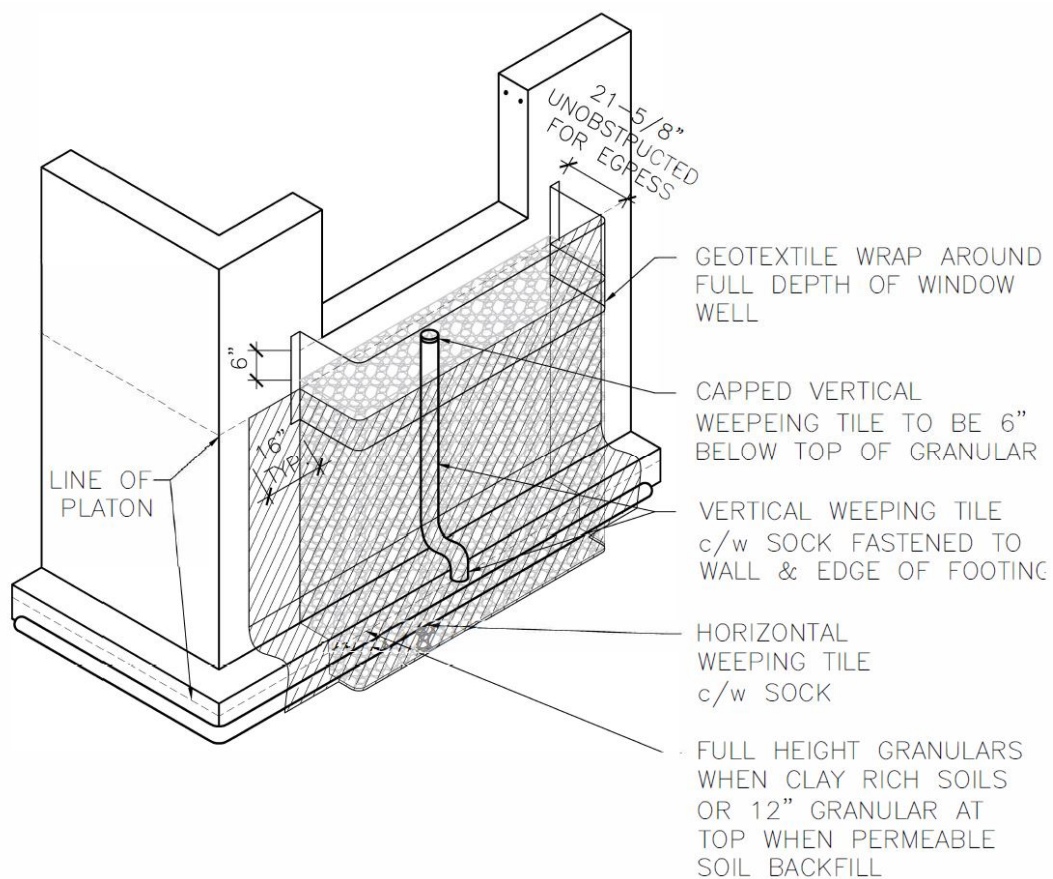
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BACKFILL:

11. Material shall not be placed, nor shall equipment be operated near foundation walls in a manner that may endanger the integrity of the concrete foundation wall.
12. This Contractor shall backfill foundation walls to 100mm below final grade allowing for settlement of material especially at excavated areas, ensuring grading slopes away from all sides of the foundation. Backfill within 600mm (24") of the foundation wall shall be free of debris and boulders larger than 250mm (10") diameter. This Contractor shall spread neatly the remainder of excavated material on the building lot to facilitate access to the building by other trade Contractors and to allow proper drainage of the lot throughout the construction process until the time of Final Grading.
13. This Contractor shall backfill garage with clear stone to the proper level to accommodate stone and concrete floor to be poured. **If the Geotechnical Report does not allow for the above backfilling, this Contractor shall backfill the garage as per the Geotechnical Engineer's specifications.**
14. This Contractor shall ensure that a front porch is backfilled with clear stone. **If the Geotechnical Report does not allow for the above backfilling, this Contractor shall backfill the porch as per the Geotechnical Engineer's specifications.**
15. This Contractor to supply and install window wells (Galvanized Silver) as per the lot specific working drawings, prices as per extras sheet, at backfill stage. Window wells are to be level and secured with tapcons 1/4" x 2-1/4" minimum complete with washers (no ramset nails are permitted.)
16. This Contractor shall install geotextile as per sketch below and backfill the entirety of window well from top of footing up to within 150mm below the underside of window with clear stone. The Contractor will verify that the sock covered vertical drain weeping tile is installed as per sketch below prior to backfilling with clear stone.



17. This Contractor shall provide and submit pictures to the Site Superintendent showing weeping tile, and Sock installation for the Builder lot file.

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DRIVEWAYS & UNDERGROUND SERVICES:

18. This Contractor shall excavate from the main lines to the specified service entrance for each building in accordance with Hydro Utilities and Consumer Gas requirements.
19. All trenching shall be to a minimum depth specified by the utilities concerned.
20. This Contractor shall supply sand fill and backfill utility trenches as specified by the utilities concerned.
21. This Contractor shall complete the backfill operation with excavated material and spread excess material on the lots.
22. This Trade Contractor shall excavate driveway areas as per the Builder's Site Plan.
23. This Trade Contractor shall supply and install the minimum 250mm depth base of crushed stone and a minimum of 50mm Granular "A" topping. Soil Conditions and/or weather conditions may require the base material to be larger such as a 4" minus or a 6" minus aggregate. This shall be left to the discretion of the Site Superintendent. The driveway design must be confirmed with the Geotechnical Engineer.
24. Driveways shall be as shown on the Plan.
25. Breaking of frost where necessary shall be undertaken at an hourly rate as agreed upon as per Contract.

FINAL GRADING

26. This Contractor shall be responsible for the rough grading of each lot to within 100mm of the finished grade stakes as supplied and installed by an Ontario Land Surveyor and is further responsible for acceptance of the rough grading by the City as required.
27. This Contractor shall follow the grade stakes and the comprehensive grading design for each lot in isolation as well as how adjacent lots are affected as per the approved Grade Control Plans provided by the Builder and approved by the engineers having jurisdiction.
28. This Contractor is responsible to ensure that all rear yard and side yard swales are well defined and that backfill material placed adjacent to the building **slope properly away from the structure towards their intended swales as per Grade Control Plan.**
29. This Contractor shall assess curb height elevation at the street to avoid re-trucking fill later. The fill should be graded 6" above first lift of asphalt when curbs not present.
30. This Contractor is responsible for the primary test of stand post and adjustments to grade. This must be reviewed and approved by the Site Superintendent.

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GENERAL REQUIREMENTS

IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR:

- To call for stakeouts locating underground utility lines prior to any excavation and to assume full responsibility for any damages he might inflict on those lines. Underground locate survey is to be kept on site at all times.
- To ensure a solid footing base in his excavation, and where this requires trenching or stepping down of all or any part of the excavation below normal depth, he shall do so as per the site superintendent's instructions at no extra cost to the Builder.
- To place concrete manhole collars (supplied by the Builder) over standpipes.
- To avoid removing or damaging surveyor's stakes.
- To avoid damage to existing curbs.
- To avoid damage to existing buildings during the backfill and grading operations.
- Any damage that occurred to Foundations, porches, or window wells while backfilling or grading must be reported to the Site Superintendent for review and authorization of course of action.
- To provide a backhoe each Friday to scrape & clean streets on site as directed by site superintendent. (Hourly basis)
- To provide all extra time tickets and extra stone tickets to the Job Superintendent within eight (8) hours of completion of the day.
- At no time shall this contractor leave any building materials and/or earth obstructing the safe passage of vehicles and/or pedestrians on site.
- If an excavation has not been completed prior to 4:00PM, then this Contractor shall be responsible to install and/or to complete the installation of a safety snow fence supplied by the Builder adjacent to an existing house to ensure the safety of the occupants.

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