

VALECRAFT HOMES (2019) LIMITED
SCHEDULE 'B'

April 1, 2025

A-18 CERAMIC & QUARRY TILES, A-19 CARPET & A-26 HARDWOOD

Contractor to supply all labour and material to do all Flooring and Tile, to include but not necessarily be limited to the following items. All work to be carried out in accordance with the General Conditions 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.

A-18 CERAMIC & QUARRY TILES:

CERAMIC WALL TILES:

1. This Contractor shall supply and install ceramic wall tiles as indicated on the Interior Colour Selections provided by the Builder to kitchen backsplash, bathtub wall and shower enclosures. This Contractor shall install a plastic edge capping (Schluter) to properly finish the edge of the tiling. The Schluter shall color match to the wall paint color (i.e. almond edge or beige wall or metal.)
2. This Contractor shall ensure that the design patterns as requested by the Builder are adhered to in all cases except for a deletion as may be seen on the Interior Colour Selections provided by the Builder.
3. All holes in ceramic are to be drilled. Installation of tiles are with setting and grouting methods as per the Manufacturer's specification.
4. This Contractor shall take all means necessary to protect all bathtubs and shower bases against damage during the installation of ceramic. They are not to use bathtubs or showers as storage bins for his supplies. Anyone found working over a tub or shower without covering it or found storing supplies in these units will be back charged the cost of the fixture if damaged or a minimum of \$150.00 for cleaning and buffing of the fixture.
5. All wall tile coursing is to be measured and planned before installation to ensure equal, clean grout spacing without any wide gaps or thin tile slices. The gap at top of tile and ceiling or cabinet must not exceed 1/4".

CERAMIC FLOORING AND FLOOR QUARRY TILES:

5. This Contractor shall report any defects in material or application of subfloor to the Site Superintendent prior to installation of underlay.
6. This Contractor shall do all his own cleaning and preparatory work to lay tiles.
7. This Contractor shall supply and install Floor tile of approximately 12"x12" or 13"x13" with a schluter at thresholds in all areas designated on the Builder's plans. At sunken foyers and mudrooms, ceramic tiles to also be installed on the front (riser) of the step except in the 170 Bassett.
8. Roman sunken tub skirts and decks shall be done with Floor Tiles with the surround to a minimum height of 16" (406mm) above the top of the tub lip as indicated on colour selection charts. The edge capping shall color match to the wall paint color (i.e. white, almond edge, beige wall or metal.)
9. This Contractor shall supply and install quarry tile of approximately 12"x12" or 13"x13" as a fireplace surround (single tile around the face of fireplace) unless otherwise specified or deleted as per the upgrades and Interior Colour Selections provided by the Builder.
10. This Contractor shall supply and install "Fiber rock sheathing underlay" stapled down at no more than 203.2mm (8") o/c for installation of Builder's Standard Floor Tiles with the exception of articles 12 below. Full 4' x 8' sheets are to be used wherever possible.
11. This Contractor shall install the style and colour as per the Interior Colour Selections provided by the Builder.
12. In finished basement bathrooms, flooring tiles to be installed over "**Ditra sheathing underlay**".
13. All trimming to be done to minimize the number of cut joints around openings.

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CERAMIC FLOORING AND FLOOR QUARRY TILES CONTINUED:

14. All products and installation procedures shall comply to the manufacturer's specifications and with the Ontario Building Code.

GROUT SPECIFICATIONS:

15. This Contractor is to use Alpha High Performance Grout in all applications:
- a. Floors to be Polar Grey #25
 - b. Walls to be Polar Grey #25.

A-19 CARPET:

This Contractor shall supply and install carpeting and under padding material approved by the Builder in all areas other than vestibule, kitchen, washrooms, and any other areas designated to receive either ceramic tiling or hardwood flooring as per the working drawings.

16. This Contractor shall supply and install 35oz carpet as standard unless otherwise instructed by the Builder.
17. This Contractor shall supply and install 10 mil - 3.5lb or better chipfoam underpadding underneath all carpeted areas as standard unless otherwise instructed by the Builder.
18. This Contractor shall supply and install Binder Bars as required at junction of broadloom.
19. This Contractor shall supply and install broadloom in accordance with the Interior Colour Selections provided by the Builder. This selection to be limited to one colour per house unless otherwise added as an extra.
20. This Contractor shall upholster all open treads.
21. This Contractor shall be responsible to ensure that all areas to receive carpeting are cleared of debris and properly prepped before proceeding. This Contractor shall inform the Site Superintendent before proceeding. No work shall proceed unless floors are acceptable to receive broadloom until the Site Superintendent reviews and accepts the conditions.
22. This Contractor shall be responsible for re-stretching carpets and/or repairing seams wherever necessary during the first twelve-month period and/or at year end inspection.

A-26 HARDWOOD:

23. This Contractor shall supply and install Natural Oak Engineered Hardwood in all main floor living areas other than the den, foyer, kitchen, washrooms, or bedrooms as per the Working Drawings unless otherwise specified by the upgrades and Interior Colour Selections provided by the Builder.
24. This Contractor shall supply and install Natural Oak Engineered Hardwood in upper hallways not including lofts as per the Working Drawings unless otherwise specified by the upgrades and Interior Colour Selections provided by the Builder.
25. This Contractor shall be responsible to ensure that all areas to receive hardwood are cleared of debris, test the humidity to ensure it is within the manufacturer's acceptable levels, and properly prep subflooring before proceeding.
26. This Contractor shall report any defects in material or application of subfloor to the Site Superintendent prior to installation of underlay. No work shall proceed unless floors are acceptable to receive hardwood and any defects resulting from poor installation conditions will be repaired at this Contractor's expense.
27. This Contractor shall cover the floors in travel areas with the hardwood boxes by taping them down after cleaning the floors.
28. This Contractor shall provide one unopened box of hardwood in the mechanical room or area of the house. This supplied hardwood will be a match in colour, finish and species to the hardwood installed in the house.

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GENERAL:

29. It shall be the responsibility of this Contractor to verify with the Builder's Site Superintendent for any special instructions or changes prior to commencing any installation.
30. If any of the above selections are discontinued for any reason, the Builder is to be notified in writing and a new colour and/or pattern selection at a similar price point shall be provided by the Contractor and approved by the Builder/Purchaser to replace it.
31. All products and installation procedures shall comply to the manufacturer's specifications and meet all Ontario Building Code requirements.
32. This Contractor must reinstall and readjust to their original openings and positions, all pre-hung, bi-fold and/or sliding doors which were removed as a result of their installation.
33. This Contractor shall have the Builder's Finishing Foreman inspect their work within 48 hours of completion and sign off that there are no deficiencies with the installation.
34. This Contractor shall guarantee all materials and workmanship for a period of (1) one year from date of occupancy.
35. This Contractor shall remove all excess material and waste materials from each house daily. This waste material shall be deposited into a waste disposal container supplied by the Builder.

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