

VALECRAFT HOMES (2019) LIMITED

SCHEDULE 'B'

April 1, 2025

A-22 SOD AND PATIO SLABS

Contractor is to supply all labour and material to do all "SOD AND PATIO STONES" 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.

LANDSCAPING, SOD & SEED:

1. a) This Contractor is to inspect the site before proceeding with his work. Rough grading is the responsibility of the Builder. If in this Contractor's opinion, rough grading is not proper, this Contractor must notify the Builder's Site Superintendent that the Site is not ready for work to start. The Builder will not reimburse this Contractor for any additional grading hours required except if changes are requested by the Builder.

b) This Contractor is responsible to ensure that sodding is installed such that positive drainage is maintained away from the foundation walls. This means that side yards between houses will have good fall into the middle of the swales.
2. This Contractor shall supply and spread an acceptable quality of topsoil to a minimum depth of 100mm followed by a suitable commercial fertilizer cultivated to the full of the topsoil at the rate recommended by the manufacturer on all sites.
3. This Contractor shall supply and lay a good quality of 19mm cultivated and fertilized sod, seeded 40% nugget, 30% marion and 30% touchdown, on all areas requested by the Builder.
4. This Contractor shall ensure that all sod is laid evenly, with no overlapping and with tightly closed joints.
5. This Contractor shall follow the grade plan and maintain grades and swales noted thereon. This Contractor shall spread and rake the topsoil to the correct finished grade on all sites. Sodding is not to be commenced until raked soil is inspected and approved by the Site Superintendent and City issuance of "Ottawa Permission to Proceed with lot Grading" inspection form.
6. It is the responsibility of this Contractor to make the appropriate adjustments to patio slab walkways and precast risers at entrances such that they harmonize with the newly laid sodding. Patio slabs and precast concrete steps to be supplied by the Contractor and are not to interfere with driveway.
7. Whenever a lot is being sodded either beside a house with a finished lawn or between two finished lawns, this Contractor is to supply and install all necessary topsoil and sod required to blend two adjacent lots together. Any cutting required on an existing lawn must be authorized by the Site Superintendent and must be based on the same price per square foot as this Contract. All work is to be charged to the intended lot being sodded and is to appear on the same invoice but must be priced separately.

Note (1): Any standard lot which is not an infill lot (i.e. - directly between two houses) shall have one side of the lot sodded only. If the lot is adjacent another home, then the side yards between them shall be completely finished and the other side without another home adjacent to it shall be left un-sodded unless instructed otherwise by the Builder. Standalone lots shall have one side yard sodded only and that side yard shall have a maximum width of 1000mm of sod installed.
8. Prior to watering this Contractor shall roll the sod with a medium weight roller to provide a uniform surface.

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9. Where curbs are not yet installed, this Contractor shall terminate sodding 1825mm (6'-0") back from the future curb installation. It is the responsibility of this Contractor to ensure that the sodding terminated at 6'-0" back from the curb is kept at an elevation high enough to ensure that future sodding tie-in to the curb will have good slope to the top of curb and that extensive cutting back towards the home is avoided. Any expense required to do so will not be borne by the Builder.
10. After Sod installation is completed, This Contractor is to ensure that there is no damage to the exterior of the house including window wells, parging/foundation, porches, and/or exterior cladding.
11. Immediately after sodding, the ground shall be thoroughly watered by this Contractor to assure maximum water penetration. This Contractor is responsible for watering each lot for a period of 72 hrs. This contractor shall notify the Builder's Site Superintendent before the 72-hour period where subsequent watering shall be their responsibility. It is the Contractors responsibility to inform the Builder's Site Superintendent of areas requiring watering while this Contractor's work force is not operating.
12. Whenever a wooden deck is required at the rear patio door this Contractor is to supply and install poly vapour barrier or a suitable geotextile under a minimum of 4" of crushed stone underneath the deck area. This contractor shall supply and install two patio slabs at the rear of the house for future step installation by another Contractor.
13. It is the responsibility of the Builder to supply water; however, the Contractor must inform the Builder's Site Superintendent and Head Office if for any reason water is not available.
14. Contractor to verify standpipe locations before commencement of topsoil placement in all sites. Contractor to expose standpipe after sod has been laid. Contractor to advise Site Superintendent to those to be raised or levelled.
15. This Contractor is to notify the Builder's Site Superintendent if he finds any improper or defective installation of services. (E.g: Finding the final grade will be over the top of the butterfly shut off valve below the gas meters.)
16. Patio slabs must be installed prior to the Pre-inspection Delivery (PDI.) Patio slabs may need to be adjusted at time of final sodding.
17. It is the responsibility of this Contractor to remove all excess debris, surplus sod and all waste materials from each lot and boulevard daily. All waste material shall be deposited into a waste disposal container supplied by the Builder.

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