

January 18, 2022

Ref. SouthMillway3265.rfg/c

Peel Condominium Corporation No. 387  
c/o Goldview Property Management Ltd.  
51 Toro Road, Suite 200  
Toronto, ON M3J 2A4

**Attention: Darryl Fulton**

[darryl@goldview.ca](mailto:darryl@goldview.ca)

**Re: 3265 South Millway, Mississauga  
Asphalt Shingle Roofing Replacement – Phase 2  
Units 1-9, 10-15, 16-21, 53-56, 66-70, 71-74, 75-77 & 78-83  
Date of Substantial Performance: September 24, 2021**

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction Lien Act on the above date. The Work is warranted by the Contractor against faulty workmanship and materials for a period of **2 years** from the date of Substantial Performance. There is additionally an extended full-system non-prorated warranty for **10 years** from the Contractor including labour, material, and workmanship for the asphalt shingle roofing including tear-off, disposal, accessories and other related components, etc. There is also an extended **40 year** limited 'lifetime' warranty from the Roofing Manufacturer as previously discussed.

Payment of the 10% Statutory Holdback becomes due 60 days after Substantial Performance is published and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- Request for Release of Holdback
- WSIB Clearance Certificate
- Statutory Declaration
- Confirmation of Warranty
- Confirmation of Publication of Substantial Performance (A copy of the CCDC Form 9 has been enclosed to facilitate publication of Substantial Performance).

Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

At this time, we would provide the following photographic summary of the work completed on this project.

Removal of existing shingles



Replacement of deteriorated sheathing



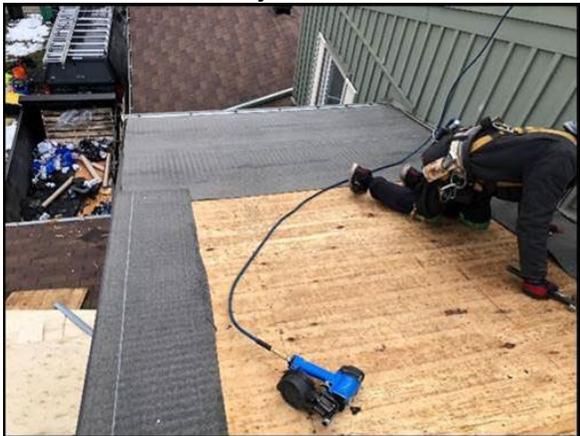
Metal drip edge installation at eaves



Installation of Synthetic Underlayment



Bonded underlayment for 6' at eaves



Metal Valley Flashings



Bonded underlayment at firewalls



Metal Flashing at firewalls



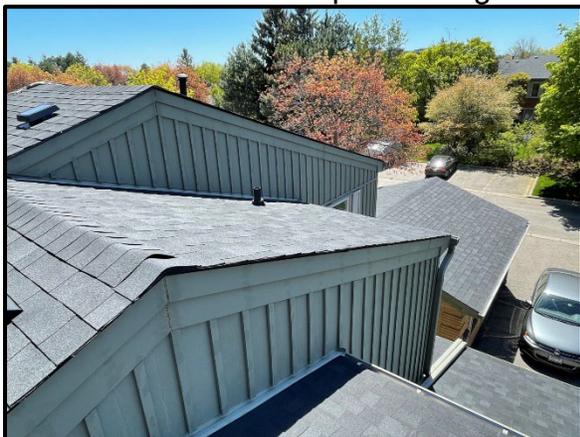
Installation of new roof vents



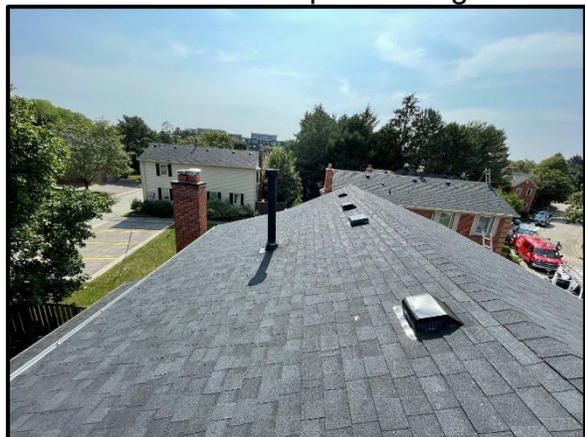
Painting of chimney stacks



Installation of Asphalt Shingles



Installation of Asphalt Shingles



Metal counterflashing installation



Metal counterflashing installation



Asphalt Shingle installation



Asphalt Shingle installation



Asphalt Shingle installation



Asphalt Shingle installation



Should you wish to review matters further, please contact me at (905) 737-0111.

Yours truly,

**BROWN & BEATTIE LTD.**



Sina Chavoshi, B.A.Sc., EIT

- c. Tim Beattie, Brown & Beattie Ltd. ([beattie@brownbeattie.com](mailto:beattie@brownbeattie.com))
- Navninder Mokha, Brown & Beattie Ltd. ([mohka@brownbeattie.com](mailto:mohka@brownbeattie.com))
- Chris Southey, BOD ([chris.southey@gmail.com](mailto:chris.southey@gmail.com))
- Damian Kurzawinski, Nailed It Roofing ([naileditroofingandconstruction@gmail.com](mailto:naileditroofingandconstruction@gmail.com))

**FORM 9**  
**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE**  
**CONTRACT UNDER SECTION 32 OF THE ACT**  
*Construction Act*

Mississauga

(County/District/Regional Municipality/Town/City in which premises are situated)

3265 South Millway, Mississauga

(street address and city, town, etc., or, if there is no street address, the location of the premises)

This is to certify that the contract for the following improvement:

Asphalt Shingle Roofing Replacements – Phase 2

(short description of the improvement)

to the above premises was substantially performed on September 24, 2021

(date substantially performed)

Date certificate signed: January 17, 2022



(payment certifier where there is one)

(owner and contractor, where there is no payment certifier)

Name of owner: Peel Condominium Corporation No. 387

Address for Service: c/o Goldview Property Management Ltd., 51 Toro Road, Suite 200, Toronto, ON M3J 2A4

Name of contractor: Nailed It Roofing & Construction Ltd.

Address for service: 26-3105 Unity Dr, Mississauga, ON L5L 4L3

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Parcel 1 FF-1, Section M-199, being Block FF, Plan M-199. City of Mississauga, Regional Municipality of Peel. Subject to an easement over Part 2 as shown on Plan 43R-4281 deposited in the Land Registry Office for the land titles registry division of peel (no. 43) as described in Instrument 265356 V.S. Also subject to easements over Part 11 as shown on Plan 43R-2338 deposited in the said land registry office as described in instruments 174663 V.S., 174667 V.S., 174669 V.S., 174655 V.S. and 265356 V.S.

(if a lien attaches to the premises, a legal description of the premises, including all property identifier numbers and addresses for the premises)

B. Office to which claim for lien must be given to preserve lien:

Owner's Address for Service

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)