

October 5, 2022

Josh Hanek  
United Building Restoration Ltd.  
1935 Silicone Drive, East Entrance  
Pickering, Ontario L1W 3V7

Dear Josh,

**RE: Cricklewood Estates, 1 – 81 Cricklewood Crescent, Markham  
Chimney and Front Porch Repairs  
Contract Close-Out**

**RJC No. TOR.129390.0005**

All parties (York Condominium Corporation No. 299, Read Jones Christoffersen Ltd., and United Building Restoration Ltd.) have agreed that the work associated with the Chimney and Front Porch Repairs at the above-noted site is substantially complete. A copy of the Certificate of Substantial Performance is attached for publication. You are required by the terms of your Contract to take all appropriate measures to comply with the Contract Close-Out procedures outlined in the documents including:

- The requirements of the Construction Act
- The requirements of the Worker's Compensation Act
- All other Contractual Obligations

In addition to these items, you are also required to supply all guarantees, warranties, inspection certificates, maintenance manuals and project record drawings in accordance with the requirements of the Contract Documents. These requirements are outlined in the specification, specifically:

- Section 01 78 36 – Warranties and Bonds
- Section 07 18 10 – Pedestrian Deck Coating
- Section 07 92 10 – Sealants and Caulking

Please note that the Pedestrian Deck Coating and Sealants and Caulking are to be joint warranties by the Installer and Manufacturer. Please submit a certificate signed by the Installer and Manufacturer along with your general warranty. The warranty periods are clearly outlined in Specification Section 01 78 36 and in the applicable technical specification sections. All warranty periods shown in this section are applicable and remain unchanged.

United Building Restoration is required to submit maintenance manuals and project record drawings for the work performed as part of the Contract. If a clean set of drawings is required for record drawing purposes please let RJC know.



A final walk-through inspection was completed by Read Jones Christoffersen Ltd. on September 28, 2022. During the final walk-through, any deficiencies were noted.

The holdback will become payable 60 days from the date of publication of the Certificate of Substantial Performance. Please include proof of publication and all warranties and maintenance manuals with your holdback invoice. It is expected that all deficiencies will be addressed and the required maintenance manuals and project record drawings will be provided prior to the holdback invoice becoming due.

We trust this information is satisfactory and self-explanatory; however, if you have any questions, please do not hesitate to call.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Reviewed by:

A handwritten signature in black ink that reads "Erin Holwell".

Erin Holwell, P. Eng.  
Restoration Engineer  
Building Science and Restoration

A handwritten signature in black ink that reads "James Cooper".

James Cooper, P. Eng., LEED AP  
Principal  
Building Science and Restoration

Encl. Certificate of Substantial Performance

*Construction Act*

R.S.O. 1990, Chapter C.30  
Last Amendment: 2018, C.17, Sched. 8, S.1-20

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE  
OF THE CONTRACT UNDER SECTION 32 OF THE ACT**

**CITY OF MARKHAM**

**1 – 81 CRICKLEWOOD CRESCENT  
THORNHILL, ONTARIO**

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

**CHIMNEY AND FRONT PORCH REPAIRS**

to the above premises was substantially performed on **SEPTEMBER 28, 2022**

Date certificate signed: **OCTOBER 5, 2022**

  
.....  
(Payment Certifier)

Name of Owner: **YORK CONDOMINIUM CORPORATION NO. 299**

Address of Service: **1 – 81 Cricklewood Crescent  
Thornhill, ON L3T 4T8**

Name of Contractor: **UNITED BUILDING RESTORATION LTD.**

Address for Service: **1935 Silicone Drive  
Pickering, ON L1W 3V7**

Name of Payment Certifier: **READ JONES CHRISTOFFERSEN LTD.**

Address: **100 University Avenue, North Tower, Suite 400  
Toronto, ON M5J 1V6**

A. Identification of premises for preservation of liens:

**CRICKLEWOOD ESTATES  
1-81 CRICKLEWOOD CRESCENT  
THORNHILL, ONTARIO**