

February 08, 2023

Mario Ribeiro
Triumph Roofing and Sheet Metal Inc.
1 Connie Street
Toronto, ON M6L 2H8

Dear Mr. Ribeiro,

RE: Roofing and Drainage Repairs
65, 75, 85 East Liberty Street, Toronto
Contract Close-Out

RJC No. TOR.131512.0003

All parties TSCC 2322 c/o ICC Property Management Ltd., Read Jones Christoffersen Ltd., and Triumph Roofing and Sheet Metal Inc. have agreed that the work associated with the Roof and Drainage 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:

- 01 78 36 – Warranties and Bonds
 - Three (3) year general warranty for all work
 - Five (5) year sealant warranty
- 07 52 16 – Modified Bitumen Membrane Roofing
 - Two (2) year material and workmanship warranty
 - 20 year Manufacturer System Labour, Material, and Workmanship Warranty

Please note that the Sealant Warranty is to be a joint warranty by the Installer and Manufacturer. Please submit a certificate signed by the Installer and Manufacturer alongside your general warranty. The warranty periods are clearly outlined in the applicable technical specification sections. All warranty periods shown in this section are applicable and remain unchanged.



Contractor 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 will be scheduled by Read Jones Christoffersen Ltd. During the final walk-through, any deficiencies will be noted.

The holdback will become payable (60) days from the date of publication of the Certificate of Substantial Performance or date of Total Completion, whichever is earlier. 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 all close-out documents 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.

A handwritten signature in black ink, appearing to be "OK" followed by a long horizontal stroke.

Kevin Obonyo, BASc, EIT
Engineering Intern
Building Science and Restoration

Reviewed by:

A handwritten signature in black ink, appearing to be "A. Mucciarone" in a cursive style.

Andrea Mucciarone, MBSc, BSS
Associate
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 TORONTO

**65, 75, 85 EAST LIBERTY STREET
TORONTO, ONTARIO**

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

65, 75, 85 EAST LIBERTY STREET ROOFING AND DRAINAGE REPAIRS

to the above premises was substantially performed on **January 17, 2023**

Date certificate signed: **February 8, 2023**



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(Payment Certifier)

Name of Owner: **TSCC 2322 c/o ICC PROPERTY MANAGEMENT LTD.**

Address of Service: **65, 75, 85 East Liberty Street
Toronto, ON, M6K 3R2**

Name of Contractor: **TRUIMPH ROOFING AND SHEET METAL INC.**

Address for Service: **1 Connie Street
Toronto, ON, M6L 2H8**

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:

**PART OF BLOCK 11. THE ORDINANCE RESERVE AND PART OF
PARCEL 3. REGISTERED PLAN 1101 CITY OF TORONTO**