

April 20, 2023

Specified Roofing Inc.  
315 Attwell Drive  
Toronto, ON  
M9W 5C1

**Attn: Brett Gamble, Vice President**

Email: bgamble@specifiedroofing.com

**Re: 2368/2378 Queen Street East, Toronto – Roof Renewal  
Certificate of Substantial Performance**

Sense Project No. 22tR094B

Dear Brett,

Please find enclosed a copy of the Certificate of Substantial Performance for this project.

Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after completion of the project. Receipt of the following information will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration;
- Request for Release of Holdback; and

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated August 19, 2022 between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on March 27, 2023, hereby certifies that:

1. The work or a substantial part thereof is ready for use and may be used for the purpose intended,  
  
and
2. The Contract is deemed completed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$500 which is less than the \$1084.04 maximum limit required by the Construction Act.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract.

The date of substantial performance defines the start of the warranty period. The warranty period for modified bitumen roofing is 10 years according to Section 01 78 36. All other components have a two year warranty.

Should you have any questions, please do not hesitate to contact us.

Yours Truly,  
**Sense Engineering Ltd.**



**Theodore Giannoukakis**, EIT  
Project Associate (416) 294-2872



**Bill Sullivan**, P.Eng.  
Project Principal (905) 490-8036

cc: Gary Lyon, Estonian Houses Co Ltd  
Estonian Houses Board of Directors  
Brad Tucker, Specified Roofing Inc.

Email: garyalyon@gmail.com  
Email: estonianhouses@gmail.com  
Email: btucker@specifiedroofing.com

*Attachments:*

1. Certificate of Substantial Performance



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

*Construction Act*

Toronto

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

2368/2378 Queen Street East, Toronto

\_\_\_\_\_  
(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:

Repair and fasten existing modified bitumen roof membrane. Overlay new modified bitumen membrane,  
(short description of the improvement)

to the above premises was substantially performed on March 27, 2023  
(date substantially performed)

Date certificate signed: April 20, 2023



\_\_\_\_\_  
(payment certifier where there is one - signature required)

\_\_\_\_\_  
(owner and contractor, where there is no payment certifier -  
signatures required)

Name of owner: Estonian Houses Co. Ltd.

Address for Service: 2368 Queen Street East, Suite 7, Toronto, ON, M4E 1H4

Name of Contractor: Specified Roofing Inc.

Address for Service: 315 Atwell Drive, Toronto, ON, M9W 5C1

Name of payment certifier (where applicable): Sense Engineering (GTA) Ltd.

Address: 15-10 Greensborough Village Circle, Markham, ON, L6E 1M4

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

\_\_\_\_\_  
In the Township of Scarborough, comprising of Parts of Lots 2, 3 and 4, Block D of Registered Plan 619 York.

\_\_\_\_\_  
(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:

\_\_\_\_\_  
(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)