

May 19, 2023

Industrial Roofing Services Ltd.
582 Rivermede Road
Concord ON
L4K 2H5

Attn: Ms. Samantha Fuller, Account Manager

Email: sfuller@industrialroofing.ca

Re: The Ridgewood, 180 John West Way, Aurora – Roof Replacement
Certificate of Substantial Performance

Sense Project No. 22tR064C

Dear Samantha,

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 November 23, 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 May 15, 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 \$4,100 which is less than the \$5,000 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 the modified bitumen membrane and sealant is 5 years as per Section 01 78 36. All other components of the work have a 2 year warranty.

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

Yours Truly,
Sense Engineering Ltd.



Gauss Wong, P.Eng.
Project Manager (647) 985-5846



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

cc: Margarita Valenta, FirstService Residential

Email: margarita.valenta@fsresidential.com

Attachments:

1. Certificate of Substantial Performance



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

Construction Act

Aurora

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

180 John West Way

(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:

Roof Replacement

(short description of the improvement)

to the above premises was substantially performed on May 15, 2023
(date substantially performed)

Date certificate signed: May 16, 2023



(payment certifier where there is one - signature required)

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

Name of owner: York Region Standard Condominium Corporation No. 1186

Address for Service: 180 John West Way, Aurora ON, L4G 0R3

Name of Contractor: Industrial Roofing Services

Address for Service: 582 Rivermede Road, Concord ON, L4K 2H5

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

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

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

Part of Lots 82 Concession 1 in the Town of Aurora Regional Municipality of York Register Plan 65R-28582

(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)