

December 4, 2023

Ref. Aberdeen200.rfg/c-23

Wentworth Condominium Corporation No. 33
c/o Signature Property Management
1200 Speers Road, Unit 27
Oakville, ON L4L 2X4

Attention: Bill Robinson

wgr@signaturepmc.com

**Re: 200 Aberdeen Avenue, Hamilton
Roofing Repairs
Date of Substantial Performance: November 23, 2023**

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction 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 warranty for **10 years** on labour and materials from the contractor for asphalt shingles.

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.

Provision of new preformed foam baffles between each rafter space at Units 4-8



Provision and installation of new blown-in cellulose insulation within the attics of Units 4-8



Locally seal penetrations in ceiling air/vapour barrier around b-vents & chimneys in attics of Units 4-8 with metal flashing and high temperature rated sealant



Seal attic hatch covers with adhesive backed foam gasket at Units 4-8



Locally seal penetrations in ceiling air/vapour barrier around plumbing vents with spray foam in attics of Units 4-8



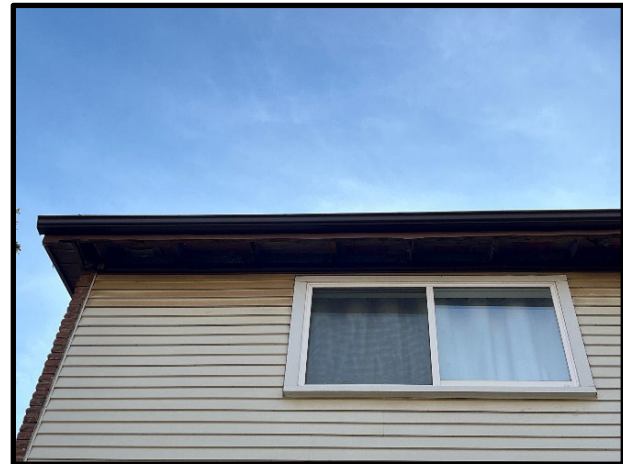
Relocate existing plumbing vents along rear slope of Units 4-8 to a minimum of 5 ft horizontally in from rear wall



Remove and replace shingles, eavetroughs, soffits, fascia, and downspout along the lower roof area at the northwest corner of the building.



Remove and replace existing soffit, fascia and eavestrough along rear of Units 4-8.



Installation of new roofing system along rear (north) slope of Units 4-8, including 2 row widths of bonded underlayment, vents, and metal drip edge flashings



Remove and replace asphalt shingled along rear (north) slope of Units 4-8



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

Yours truly,
BROWN & BEATTIE LTD.

Matthew Foster, P. Eng., BSS



c. Michael Pigott, M. Pigott Contracting Inc. (pigottcontracting@gmail.com)

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

Hamilton

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

200 Aberdeen Avenue, Hamilton

(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:

Shingle Roofing replacement along the rear of unit 4-8 and common element roof

(short description of the improvement)

to the above premises was substantially performed November 23, 2023
on

(date substantially performed)

Date certificate signed: December 4, 2023



Matthew Foster, P. Eng., BSS

(payment certifier where there is one)

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

Name of owner: Wentworth Condominium Corporation No. 33

Address for Service: c/o Signature Property Management, 1200 Speers Rd, Unit 27, Oakville, ON, L6L 2X4

Name of contractor: M. Pigott Contracting Inc.

Address for service: o/a Above Board Roofing, 388 Hamilton Drive, Ancaster, ON, L9G 2B1

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:

The legal registration / roll number of the property is understood to be:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Hamilton, in the Regional Municipality of Hamilton-Wentworth and Province of Ontario, and being composed of part of Lots 1 and 2, Block "A", in A. McINNES SURVEY, registered plan 187, registered in the Land Registry Office (No. 62) for the Registry Division of Wentworth, designated as PART 1 on a Plan of survey of record filed in the said Land Registry Office for the Land Titles Division as 62R-2848.

TOGETHER WITH a right-of-way over part of Lots A, B and C in Joseph Powell Survey, registered plan 148 and part of Lot 2, Block A in A. McInnes Survey, registered plan 187 in the said Registry Division of Wentworth and designated as parts 2, 3, 4, 5, 6, 7, and 8 on said 62R-2848.

(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)