

April 05, 2021

Joe Flores
Viana Roofing & Sheet Metal Ltd.
74 Advanved Road
Toronto ON M8Z 2T7

Dear Mr. Flores,

RE: Phase 1 EPDM Roof Replacement and Terrace Repairs
45-53 York Mills Road, Toronto
Contract Close-Out

RJC No. TOR.113641.0011

All parties (TSCC 1805 c/o Zoran Properties Inc., Read Jones Christoffersen Ltd., and Viana Roofing & Sheet Metal Ltd.) have agreed that the work associated with the Phase 1 EPDM Roof Replacement and Terrace 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 01 78 39 – Record Drawings
- Section 07 24 00 – Exterior Insulation and Finish Systems
- Section 07 53 23 – EPDM Roofing
- Section 07 54 19 – Polyvinyl Chloride Roofing
- Section 07 92 00 – Building Envelope Sealants

Please note that the EPDM Roofing, Polyvinyl Chloride Roofing, and Building Envelope Sealants Warranties 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.

Contractor is required to submit project record drawings for the work performed as part of the Contract outlining the areas of repair. If a clean set of drawings is required for record drawing purposes please let RJC know.

A final walk-through inspection was performed and a deficiency list has been issued to Viana to rectify.

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 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 'Tiffany Sun Dela Cruz'.

Tiffany Sun Dela Cruz, BASc., E.I.T
Engineering Intern
Building Science and Restoration

A handwritten signature in black ink that reads 'J.D. Rowe'.

Duncan Rowe, M. Eng, P. Eng, LEED AP, CPHC
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 TORONTO

**45-53 YORK MILLS ROAD
TORONTO, ONTARIO**

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

PHASE 1 EPDM ROOF REPLACEMENT AND TERRACE REPAIRS

to the above premises was substantially performed on **March 31, 2021**

Date certificate signed: **April 5, 2021**

.....
Duncan Rowe

Name of Owner: **TSCC 1805 c/o ZORAN PROPERTIES INC.**

Address of Service: **75 international Blvd., Suite 400
Toronto, ON M9W 6L9**

Name of Contractor: **VIANA ROOFING & SHEET METAL LTD.**

Address for Service: **74 Advanced Road
Toronto, ON M8Z 2T7**

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:

45-53 York Mills Road, Toronto, Ontario