

August 26, 2021

Mr. Shaun Stratford
Urban Roofing & Consulting Inc.
11 Fontana Court,
Hamilton, ON, L9C 0C1

Project No. 19-00862
Certificate of Substantial Performance
Asphalt Shingle Roof Replacement
3455 Caplan Crescent, Burlington, ON

Dear Mr. Shaun Stratford

Please find attached a copy of the Certificate of Substantial Performance for the above noted project.

In accordance with the Contract dated June 29th, 2020 between Urban Roofing & Consulting Inc. and Halton Condominium Corporation No. 119, Pretium Engineering Inc. on behalf of the Owner and on the basis of our review, 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 work to be done under the Contract is capable of completion or correction at a cost of not more than the 3% 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.

Provided no liens have been registered against the property, statutory holdback for the project will become due following the expiry of the lien filing period which extends 60 days after the date of publication of the Certificate of Substantial Performance in a commercial trade newspaper.

Please submit the following with your submission for release of holdback:

1. Confirmation of publication of substantial performance i.e. Daily Commercial News Certificate of Publication;
2. Statutory Declaration;
3. Current WSIB Clearance Certificate; and
4. Specified Warranties.

The date of substantial performance defines the start of the warranty period. The warranty period for this work is as follows (as outlined in the specifications):

Item	Warranty Terms
Contractor Warranty	Submit a Contractor's written workmanship and installation warranty for all work covering a period of at least two (2) years but not less than provided for Phase 1. The contractor shall warrant that the installation will be free from defects related to workmanship or installation deficiencies. Inspect roof at end of each year under warranty, and report, in writing, to the Owner on any conditions which may reduce the durability of the roof.
Manufacturer Warranty	CertainTeed standard "SureStart" Warranty: <ol style="list-style-type: none">1. Warranty Length: 10-years full coverage, pro-rated after that. 50-years limited transferrable warranty against defects on group-owned or commercial applications for Landmark Pro shingles or 40 years for Landmark shingles.2. 15-year StreakFighter algae-resistant warranty.3. 15-year 130 mph (209 kph) wind resistance warranty. (Must use CertainTeed starter and hip and ridge shingles).

We trust that the above is satisfactory for your purposes. If you have any questions regarding the information provided herein, please do not hesitate to contact the undersigned.

Yours very truly,

Pretium Engineering Inc.



Robert Vertatschitsch, M.A.A.T.O.
Project Principal

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

City of Burlington

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

3455 Caplan Crescent, Burlington, ON

(street address and city, town, etc., or, if there is not street address, the location of the premises)

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

Asphalt Shingle Roof Replacement3

(short description of the improvement)

to the premises was substantially performed on: July 23, 2021

(date substantially performed)

Date certificate signed: August 26, 2021



(payment certifier where there is one)

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

Name of Owner: Halton Condominium Corporation No. 119 c/o Property Management Guild

Address for Service: 801 Mohawk Rd W, Suite 101, Hamilton, ON L9C 6C2

Name of Contractor: Urban Roofing & Consulting Inc. Urban Roofing & Consulting

Address for Service: 11 Fontana Ct, Hamilton, ON, L9C 0C1

Name of Payment Certifier (where applicable): Pretium Engineering Inc.

Address: B12 - 3375 North Service Rd, Burlington, ON, L7N 3G2

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

(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:

Property Management Guild, 801 Mohawk Rd W, Suite 101, Hamilton, ON L9C 6C2

(if a lien does not attach to the premises, the name address of the person or body to whom the claim for lien must be given)