

Two Ready to Move (RTM) Homes

Transportation and Site Set-up

Scope of Work – Carrot River, SK

Two new Ready to Move homes built in Prince Albert, SK. must be moved to Carrot River, Sk. and set-up on individual lots. All necessary site work must be completed as per the attached plans: Architectural, Structural, Mechanical and Electrical. The scope below confirms work included in the plans and additional required work scope.

Site Work – Driveway, sidewalks, one front landing/ stairs and one rear deck/ stairs

The gravel driveway will be 6 inches of $\frac{3}{4}$ down limestone compacted gravel on top of landscape cloth and undisturbed ground (topsoil removed), concrete patio block sidewalks will be 30 inches wide- front (running from the street to the stairs) and back (running from the driveway to the stairs) on 4 inches of compacted $\frac{3}{4}$ inch down limestone on top of landscape cloth and undisturbed ground (topsoil removed). A car plug is to be installed on a post at the edge of the driveway. Two front area window wells shall be sized large enough to comply with legal egress requirements. All three window wells shall have 4 inch vertical/ perforated/ socked weeping tile tying into the main house perimeter weeping tile system capped with a drain cover and backfilled with clean 1 inch river rock. Front landing will be 6 x 6 feet w/ 4 foot wide stairs; rear deck will be 8 feet deep x 12 feet wide w/ 4 foot stairs. Stairs/ deck/ landing materials will all be pressure treated brown materials built as per present day code requirements and posts will rest on concrete footings on undisturbed ground.

Foundation – Foundation will be waterproofed on the exterior as per present day code requirements. Three windows will be included in the foundation as per plans with the two front street windows being legal egress sized casement style. Windows will be Low E, Argon filled, tripane, PVC framed windows with PVC casings to take into consideration that a 2 x 6 framed wall will be installed in the basement w/ $\frac{1}{2}$ inch drywall.

Basement – Perimeter walls will be 2x6 framed (PT bottom plate w/ $\frac{3}{4}$ inch gap at the joists), wired with electrical receptacles every 12 feet, insulated with R22 Roxul, 6mil vapour barrier, $\frac{1}{2}$ inch GWB (stood off the floor by $\frac{1}{2}$ inch), finish taped and primed.

Heating- supply and install Natural Gas piping /specified Natural Gas Furnace/ main ductwork picking up branch runs stubbed down into the joist area/ feed basement with heat & return air as per code requirements/ associated controls to interlock the HRV to be interlocked with furnace so when furnace runs the HRV runs and when the HRV runs the furnace runs (cross interconnected).

Hot Water Heater- Supply and install the heater as per plans equipped with two ball valves to isolate.

Ventilation-supply and install Heat Recovery Ventilator w/ associated ductwork picking up the drops stubbed through from the mainfloor into the joist area/ install controls to accommodate the interconnection with the furnace as described in the above item. Include an exhaust outlet in the laundry area. Hookup control wiring from the mainfloor timers/ dehumidistat.

Electrical- supply and install the new electrical service as per the plans. Install the branch circuit wiring fed down into the joist area from the main floor. Install basic lampholders in basement for lighting. Supply and install a combination Carbon Monoxide/ smoke detector in the basement interconnected with the main floor units, match for compatibility.

Telephone- supply and install the telephone service wiring and hookup the distribution wiring from the main floor.

Plumbing- supply and install all required plumbing underneath the slab in order to accommodate the main floor plumbing (water piping and drainage), the new incoming water and sewer services and any other required floor drains/ sump pit/ backflow protection/ etc. Install all necessary plumbing in the basement to accommodate the main floor fixtures/ all laundry appliances/ furnace/ HRV as per plans.

Radon Mitigation- piping rough-in-supply and install a 4 inch PVC schedule 40 pipe ending centrally under the basement floor slab, coming up on an outside wall towards the back of the house 8 inches in from the wall edge to allow for the framed wall. Cap this pipe 6 feet above the floor level. Run 10 mil poly continually under the basement floor slab (joints taped). Seal all penetrations through the basement floor slab and seal the edge where the slab meets the foundation walls with an appropriate sealant for the purpose.

Services – Electrical, phone, gas, sewer and domestic water.

Eavestroughing – Supply and install 6 foot downspout extensions around the home to direct water away from home.

Finishing – Exterior lighting fixtures/ electrical plugs, main floor window blinds (all supplied by owner) are to be installed. Black out blinds (as per plans) need to be supplied and installed for the basement.

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