

High Level SITE VISIT Questions

Employee Housing M5000-18-1476/A

House 3 KBU258

1.	The laminate flooring in house KBU258 is in very poor shape. Seams are swollen and cracked, chunks are missing, and appears to be moisture damaged. Should this flooring be replaced?
	Remove old laminate flooring, supply & install new luxury vinyl plank flooring throughout main floor, on stairs & landing. Acceptable product is Armstrong Flooring LUXE Plank with FasTak Install Limed Oak- Chateau Gray 48' x 7' plank or equivalent. Inspect subfloor condition and replace if required.
2.	There is missing baseboard pieces and some are not cut to fit properly. House KBU258 is the worse, but should the baseboards be replaced in all three units due to all having old baseboards with some swollen or not cut to fit properly?
	The baseboard in house KBU258 only to be replaced.
3.	House KBU258 has one fence that runs to the back alley. Is the new fence to extend to the same length?
	Yes the new fence shall be the same length as the existing fence.
4.	The shed at house KBU258 is on skids but is very old. There is a concern about lifting it for grading without damaging it. Is it to be lifted?
	The sheds shall be placed on skids if required while constructing swale.
5.	The bathroom floor has soft spots and feels like it should be replaced. Should this be added to the contract?
	Remove existing flooring in bathroom & replace with new vinyl floor covering of minimum thickness of 5mm. New bathroom flooring finished thickness shall be flush with the adjacent hallway flooring. Installation shall be in accordance with manufacturer's recommendations inclusive of floor preparation. Caulk wall/ floor joints to eliminate water infiltration. Protect newly installed flooring material from damage during renovation activities.
6.	The interior doors and closet bi-fold doors are all ceiling height in all three residences. Are the replacements to remain the same height, or should they be framed down to a standard door height?

	These doors that are at ceiling height shall be replaced with doors that are ceiling height.
7.	House KBU258 has a plastic sliding accordion style pantry door, the other two residences do not. Is a pantry door to be included in the three houses, and if so is it to be a bi-fold door or sliding accordion door?
	Pantry doors are included and to be replaced with bi-fold doors.