



CALL FOR TENDERS
Affordable Warmth Nunatsiavut Home Repair Program
2023

TENDERS MUST BE RECEIVED ON OR BEFORE JUNE 23, 2023 AT 4:00PM (THE “CLOSING DATE) AT THE FOLLOWING LOCATION:

Attn: Darryl Shiwak
Telephone: 709-947-3600
Fax: 709-947-3543
Mail: Nunatsiavut Government, P.O. Box 47 Rigolet, NL, A0P 1P0
Email: Darryl.Shiwak@nunatsiavut.com

THIS TENDER IS SUBMITTED BY:

NAME OF BIDDER: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

SIGNATURE: _____

DATE: _____

NAME OF AUTHORIZED REPRESENTATIVE (PLEASE PRINT):

Checklist for Bidders:

1. Read all the terms and conditions.
2. Complete the following pages that make up your tender (the “Tender”):
 - A signed front cover page of this Call for Tenders;
 - A signed acknowledgement of review of Schedules “A” and “C”; and
 - A completed Schedule “B” and
 - A completed Schedule “D”.
3. Submit the Tender on or before the Closing Date using the process outlined within this Call for Tenders.

Call for Tenders Terms and Conditions:

1. Bidders must submit a Tender that complies with all instructions provided in the Terms and Conditions including the “Checklist for Bidders” found on the front cover page of this Call for Tenders.
2. By submitting a Tender in response to this Call for Tenders, the bidder is deemed to have agreed to the terms and conditions of this Call for Tenders, and if selected as the successful bidder, to supply the services listed at the prices Tendered in the submitted Tender and on the terms and conditions of a formal written contract that will be prepared between the parties.
3. All tenders must be received no later than June 23, 2023 at 4:00pm AT in accordance with the requirements of this Call for Tenders.
4. Bidders are required to submit their Tender via email to the address located on the cover page of this Call for Tenders. Only Tenders submitted to this address will be considered.
5. Tenders must be received on or before the Closing Date indicated within the Call for Tenders. Tenders received after that time or by an unacceptable submission method will be rejected. Hard copies of late Tenders will not be considered or evaluated.
6. The Nunatsiavut Government may extend the Closing Date by using an amendment to the Call for Tenders at any time before the submission deadline. Such an extension will apply to all bidders.
7. Tenders will remain valid and irrevocable for 30 days from the closing date of this Call for Tenders, despite anything to the contrary on a Tender bid. The Government of Nunatsiavut will endeavor to award a contract within the specified validity period. A bidder is bound to enter into a contract if it is awarded the contract during the period of irrevocability.
8. No bidder has any obligation to enter into a contract with the Nunatsiavut Government upon the expiration of the irrevocable bid period.
9. The laws of Newfoundland and Labrador and Nunatsiavut shall apply to both this Call for Tenders and any subsequent contract between the Nunatsiavut Government and the preferred supplier.
10. In submitting a Tender, bidders represent and warrant to the Nunatsiavut Government that they are licensed and qualified to undertake construction work in the Province of Newfoundland and Labrador and are able to complete the services required in a professional and timely manner.
11. In submitting a Tender, bidders are required to provide evidence of compliance with all requirements with respect to workers compensation (Workplace NL Certificate of Clearance documentation) valid at the Closing Date. Failure to provide this document at the time of the bidding shall result in disqualification of the bid.
12. In submitting a Tender the bidder declares and represents that the bidder does not knowingly have any conflict of interest related to the performance of the Services by the bidder or its subcontractors.
13. In submitting a Tender the bidder agrees that:
 - i. The Call for Tenders, in its entirety, is deemed to be incorporated into and form part of the Tender;
 - ii. All Call for Tender amendments have been received, considered and addressed in the Tender;
 - iii. Any changes submitted to the Tender that are received by the Nunatsiavut Government form part of the Tender;

- iv. If determined to be the preferred supplier pursuant to the Nunatsiavut Governments *Procurement Act*, the bidder will enter into a contract with the Nunatsiavut Government in accordance with the terms of both this Call for Tenders as well as formal contract to be determined between the Nunatsiavut Government and the preferred supplier;
 - v. The Tender submitted will form part of the formal contract.
14. In submitting a Tender the bidder declares that the bidder is:
- i. Incorporated and in good standing under *The Corporations Act* (Newfoundland and Labrador)
 - ii. Is financially capable of carrying out the terms of the Service.
15. Bidders are solely responsible for their own expenses, if any, in preparing and submitting a Tender and, if successful, in finalizing a contract. The Nunatsiavut Government, nor any of its employees, officers, agents, elected or appointed officials, advisors or representatives will be liable, under any circumstances, for any claim arising out of this Tender process including but not limited to costs of preparation of the bid, including any costs, losses or expenses incurred due to participating in bid negotiations, loss of profit (real or anticipated), loss of opportunity or for any other claim.
16. In submitting a Tender the bidder acknowledges that the Nunatsiavut Government may make changes at any time, including making additions, deletions or amendments to the Services, including the Scope of Work, and that the schedule and cost of the contract between the Nunatsiavut Government and the preferred supplier shall change accordingly.
17. All prices must be quoted in Canadian dollars.
18. Bid surety and bonding
- (a) Bidding Security
 - (i) Every bidder shall submit with the Tender a bid bond issued by an approved Surety Company licensed to do business in the Province of Newfoundland and made out in favour of the Nunatsiavut Government.
 - (ii) The bid bond shall be at least ten percent (10%) of the bid amount (without HST). All Tenders, regardless of monetary value require a Bid Security of at least ten percent (10%) of the bid amount (without HST), with a minimum security of five hundred dollars (\$500.00)." Bid Securities shall be in the form of a Bid Bond or Certified Cheque in favour of the Nunatsiavut Government. An approved certified cheque may be substituted in lieu of the bid bond. The bidding security will be returned upon receipt of the Performance Bond.
 - (iii) For bids less than \$25,000.00, the terms of the Bid Security will be invoked, and the amount retained by the Owner, if the bidder fails to provide the required insurances and commence work within 30 days of being notified of the award of the work within the Call for Tenders validity period.
 - (iv) The Bid Security of the unsuccessful bidders shall be returned upon the award of a successful Tender.
 - (v) Failure to submit a Bid security in accordance with this requirement will result in rejection of the Tender submitted.
 - (vi) The terms of the bid security will be invoked, and the amount retained by the Owner if the bidder fails to enter into an agreement when notified of the award of the work within the Open Call for

Bids validity period;

(b) Performance Bond

- (i) A Performance Bond will be required in the amount of fifty percent (50%) of the contract price (exclusive of HST). The Performance Security is to be received not later than two (2) weeks after the award of the contract and prior to the formal execution of the agreement. No work is to be undertaken until the Performance Security has been received. Performance Security will not be required for a contract value of less than \$25,000.

In lieu of the Performance Bond, the Owner may accept at their sole discretion an approved certified cheque for ten percent (10%) of the contract amount (exclusive of HST). The cheque will be retained until satisfactory completion of the work including the warranty period, after which this amount will be returned to the contractor together with the accrued interest thereon at the current bank rate.

(c) Labour and Materials Payment Bond

- (i) A Labour and Materials Bond will be required in the amount of fifty percent (50%) of the contract price (exclusive of HST). The Labour and Materials Security is to be received not later than two (2) weeks after the award of the contract and prior to the formal execution of the agreement. No work is to be undertaken until the Labour and Materials Security has been received. Labour and Materials Security will not be required for a contract value of less than \$25,000.

In lieu of the Labour and Materials Security, the Owner may accept at their sole discretion an approved certified cheque for ten percent (10%) of the contract amount (exclusive of HST). The cheque will be retained until substantial completion of the work. This security, if in the form of a cheque, will be returned to the contractor together with the accrued interest thereon at the current bank rate.

(d) E –Bonds

- (i) Bidders may provide Bid Bonds, Performance Bonds as well as Labour and Material Payment Bonds in either paper or electronic format (e-Bonds).
- (ii) In accordance with the recommendations of the Surety Association of Canada, the e-Bonds shall be digitally verifiable through a third-party digital certification service provider that can maintain integrity of e-Bond such as Mobile Bonds, Xenex Enterprises or Trisura Guarantee Insurance Company.
- (iii) All security bonds, paper or E-bonds, are to be submitted to the address located on the cover of this Call for Tenders.

(e) Contractors are advised that Certified Cheques, Money Orders, or Bank Drafts from a recognized financial institution registered to do business in the Province of Newfoundland and Labrador, are acceptable forms of Bid Surety and Bonding in lieu of Bonds for Bid Security, Performance Bonds, and Labour & Materials Payment Bonds. No other forms of Bid Surety and Bonding, including cash, will be accepted.

(f) Where a certified cheque, money order or bank draft is the format chosen by the bidder, the bidder may submit the certified cheque, money order or bank draft via **registered post** no later than three (3) business days after the Closing Date or the bid will be disqualified. The bidder must scan a copy (front and back) of the certified cheque, money order or bank draft, clearly showing certification stamp, and **registered mail receipt** and include the documentation with the electronic bid.

19. In submitting a Tender, bidders agree that they have no claim of any sort for any expense incurred in preparing a Tender in the event the Nunatsiavut Government does not accept the Tender or does not accept any Tender.
20. Tenders must be submitted in writing in English or Inuktitut.
21. Once an award is made, the successful bidder will be held to its Tender as of the closing date of the Call for Tenders even if the bidder later alleges a mistake was made in the Tender.
22. If a bidder discovers that it has made an error in its Tender, the bidder may (1) forward a correction notice to the Nunatsiavut Government at the location identified on the front cover page of this Call for Tenders or (2) withdraw its Tender, but the correction or withdrawal must be received before the closing date and time for the Call for Tenders.
23. Before an award is made, if it appears that an error has been made in a Tender, the Nunatsiavut Government may, in its sole discretion, communicate with the bidder to ascertain if the bidder wishes to honor the Tender or withdraw the Tender. If the bidder withdraws its Tender, the Tender will not be considered further.
24. **The Nunatsiavut Government reserves the right to award this order in part or in full, on the basis of Tenders received unless a bidder specifies that its Tender is valid only for the complete order.**
25. A bidder is solely responsible for obtaining all information that may be necessary in order to understand the requirements of the Call for Tenders and to submit a tender in accordance with the terms and conditions of the Call for Tenders.
26. All inquiries related to this Call for Tenders are to be directed to the Nunatsiavut Government, in writing, to the contact person noted on the front cover page of this Call for Tenders. Information obtained from any other source is not official and may be inaccurate. Inquiries and responses may be posted on the NG website (www.nunatsiavut.com).
27. If a bidder finds errors, discrepancies or omissions in the Call for Tenders, the bidder should notify the representative on the cover page of this Call for Tenders as soon as possible. If a bidder is unsure of the meaning or intent of any provision of the Call for Tenders the bidder should request clarification from the representative.
28. Tenders will be evaluated on the principles of value for money, which includes an evaluation of Inuit Content and application of the Inuit content factor as outlined in the *Procurement Act, 2012 C.I.L. P-1*. **Each bidder must complete Schedule "D" - Inuit Content Factor Calculation, and submit it with the Tender, even if the bidder believes the Inuit Content Factor score to be '0'.**
29. The Nunatsiavut Government may not accept the lowest or any Tender. For further clarity, the Nunatsiavut Government is under no obligation to award a contract to a bidder, even if one or more bids are determined to be compliant and one or more bidders are determined to be qualified. Without limiting the generality of the foregoing, the Nunatsiavut Government will have no obligation to award a contract where:
 - i. There is only bid received;
 - ii. The prices exceed the funds available for the Services;
 - iii. In the sole opinion of the Nunatsiavut Government, the interests of the Nunatsiavut Government would not be served by awarding a contract.
30. Tenders will be opened at the NG offices in Rigolet.
31. Prior to the comment of the Services, and unless otherwise authorized by the Nunatsiavut Government, the successful bidders shall not commence any work until the successful bidder has complied with any conditions precedent of this Call for Tenders and the formal contract which shall be negotiated between the successful bidder and the Nunatsiavut Government.

Tender Evaluation

- (a) Tenders submitted by the Closing Date will be reviewed and evaluated by the Government of Nunatsiavut after they are opened.
- (b) The process of evaluating Tenders is as follows:
 - (i) Determine Bid Compliance (Pass/Fail),
 - (ii) Compare Inuit Content Factor Calculation,
 - (iii) Compare Total Prices.
- (c) Determining Tender Compliance (Pass/Fail)
 - (i) The Government of Nunatsiavut will evaluate all Tenders that were opened at the time of public opening to determine whether they comply with the requirements of the Call for Tenders and satisfies the conditions outlined in the *Procurement Act*.
 - (ii) Tenders which the Government of Nunatsiavut determines, in its sole discretion, comply with the requirements of the Call for Tenders will progress to the second step of the evaluation process. The Government of Nunatsiavut may reject a Tender submission if it is incomplete, incorrect, or conditional, or contains additions, deletions, alterations, or other irregularities. Tenders which the Government of Nunatsiavut determines do not comply with the requirements of the Call for Tenders will not progress to the second step of the evaluation and will be rejected.
 - (iii) The Government of Nunatsiavut may waive irregularities or reject all or any Tenders if, in the sole discretion of the Government of Nunatsiavut, it is deemed appropriate.
- (d) Comparing Inuit Content Factor Calculation
 - (i) The Government of Nunatsiavut will compare the Inuit Content Factor Calculation Forms submitted to determine the Tenders Inuit Content Factor.
 - (ii) The Inuit Content Factor will be used in the evaluation of the Tenders as outlined in the *Procurement Act*.
- (e) Comparing Total Prices
 - (i) The Government of Nunatsiavut will compare the Total Prices (exclusive of HST) of all compliant Tenders to determine the Tender ranking. All compliant Tenders will be assigned their respective places in order of lowest Total Price to highest Total Price. The determination of the preferred Bidder is governed by s. 16 of the *Procurement Act* which states that the Preferred supplier is a qualified supplier whose bid proposal:
 - a. is within 5 percent of the price of the lowest qualified bid or proposal
 - b. Has significant Inuit Content; and
 - c. Has the highest Inuit content factor of all qualified bids or proposal received.
 - (ii) Where a Bidder fails to provide a Lump Sum Price, Separate Price, or Unit Price as identified in the Electronic Bid Form, the Bid will be rejected.
- (f) The Government of Nunatsiavut has the right to contact not only any of the references provided by the bidder, but also any other references identified by the Government of Nunatsiavut who have had dealings with the Bidder or the Bidder's Subcontractors without prior notice to the Bidder.
- (g) A bidder will be notified, in writing, if its Tender is rejected.

Schedule A – Services

PART 1 TERM:

1. Subject to section 2 of this Part 1, the term for the provision of work commences on **July 3, 2023** and ends on **December 31, 2023**.
2. Start dates are subject to negotiation; however, all work must be completed prior to **December 31, 2023**.

PART 2 SERVICES:

The Nunatsiavut Government intends to provide a home repair program to provide general home repairs to Labrador Inuit residents in the 5 Inuit Communities of Nunatsiavut (the “**Program**”).

The Nunatsiavut Government has completed inspections of the homes of the Labrador Inuit who applied for repairs under the Program in 2021. Following the inspections, **a total of 34 homes have been approved for repairs** across the 5 Inuit Communities (the “**Homes**”). The NG has determined the scope of work required for the Homes through the inspections, detailed in Appendix 1, attached.

Instructions regarding Tenders for select or multiple communities:

1. **Bidders may submit a Tender for the work for all of the communities collectively, or for select communities; however bids for select communities must include the work all of the homes identified in a community.**
2. **NG reserves the right, based on the bids received, to award a single contract to a bidder for the either the entire scope of work (all communities) or to award separate contracts for certain communities.**
2. **Bidders submitting Tenders for multiple communities must submit a cost breakdown for the work in each community.**
3. **Bidders must indicate clearly if their bid is only open for acceptance for the complete scope of work (all communities) or if the bidder is willing to accept an award for only one or more communities.**

The scope of work for each home is identified in Appendix 1, attached.

****Notes****

- It is recommended that in preparing Tenders, bidders visit the sites to assess the scope of the work.
- The successful bidder (the “Contractor”) will be responsible for determining sizes and quantities of materials needed to complete repairs.
- All materials are to be supplied by the Contractor.
- All woodstoves noted to be replaced in Appendix 1 will be supplied by the Nunatsiavut Government. All other related fittings are to be supplied by the Contractor.

Material standards:

- Where repairs to existing siding are required, repairs must match existing siding when possible by color, style and material.
- Where complete siding is to be replaced, material to be used is Mitten shiplap pre-finished vinyl, or equivalent.
- When complete siding is to be replaced, it is to be installed complete with the installation of new air barrier and 1.5" inch XPS Rigid insulation underneath. All interior XPS shall be sheeted over.
- Windows to be replaced with energy efficient fibreglass, casement-type windows; glazing to be low E argon-filled dual pane.
- All eavestrough and down spouts are to be aluminum.
- Where flooring is to be replaced, it shall be replaced according to the specifications in the attached Scopes of Work with the same coverings.

- Where roofing is designated to be replaced, replacement of roofing must be as follows:
 - supply and install all new felt molding and vinyl fascia – repair and damaged wooden fascia board;
 - supply and install new flanges for plumbing vent stacks;
 - supply and install 35-year shingles including starters – BP 42 IR (RL 833) Vanguard or equivalent;
 - all roofs to have complete ice and water shield protection as well as complete deck guard shielding in addition to what currently exists.
- Paint colors should complement building. Repairs to walls and ceilings includes primer and paint to match existing wall colour.
- Where attic insulation is to be installed or upgraded, new insulation shall be blow-in cellulose installed to achieve a rating of R-60 together with installation of proper ventilation baffles and vapour barrier. Height rulers should be used.
- Where exterior light fixtures are to be replaced it must be done so with LED fixtures
- All furnaces and HRV units are to be inspected, serviced and cleaned as required. All oil tanks will be certified and registered with the province of NL. All OBM work to be performed by a certified Red Seal Journey Person. All HRV units will be installed by a certified HRV Technician.
- All plumbing work to be done by a Red Seal Journey Person and registered apprentices.
- All electrical work performed must be done by a qualified contractor holding an interprovincial residential electrical license and registered apprentices. Any electrical work must have necessary electrical permits submitted with the provincial government of NL.
- Wood stoves will be installed by WETT certified technicians or persons who have completed the necessary WETT training courses.
- All carpentry to be performed by Red Seal Journey Persons and the required provincial standard to Journey Persons to apprentices.
- For inspection purposes, some items will require time-stamped photos before sheeting.

Acknowledgement

In submitting this Tender I, _____ (please print) acknowledge review of this Schedule A – Services, and attached Appendix 1.

Signature

Schedule B – Fees and Expenses

Complete and submit this Schedule B, clearly identifying the price(s) proposed for the Services in Schedule A. For tender bids for multiple communities, please follow the instructions stated in Schedule "A" - Services. Attach additional pages if necessary.

1. Cost of Materials:	
2. Cost of Labour:	
3. Cost of Shipping:	
4. Additional Costs (please specify):	
5. Total price of Bid (total of lines 1-4):	

Schedule C – Insurance

1. The successful bidder must, without limiting the bidder’s obligations or liabilities and at the bidder’s own expense, purchase and maintain throughout the Term the following insurances with insurers licensed in Canada in forms and amounts acceptable to the Nunatsiavut Government:
 - (a) Commercial General Liability in an amount not less than \$1,000,000.00 inclusive per occurrence against bodily injury, personal injury and property damage and including liability assumed under this Agreement and this insurance must
 - (i) include the Nunatsiavut Government as an additional insured,
 - (ii) be endorsed to provide the Nunatsiavut Government with 30 days advance written notice of cancellation or material change, and
 - (iii) include a cross liability clause.
2. All insurance described in section 1 of this Schedule must:
 - (a) be primary; and
 - (b) not require the sharing of any loss by any insurer of the Nunatsiavut Government.
3.
 - (a) The successful bidder must provide the Nunatsiavut Government with evidence of all required insurance prior to the commencement of the Services;
 - (b) if any required insurance policy expires before the end of the Term, the bidder must provide to the Nunatsiavut Government within 10 Business Days of the policy’s expiration, evidence of a new or renewal policy meeting the requirements of the expired insurance.; and
 - (c) despite paragraph (a) or (b) above, if requested by the Nunatsiavut Government at any time, the bidder must provide to the Nunatsiavut Government certified copies of the required insurance policies.
4. The successful bidder must obtain, maintain and pay for any additional insurance which the bidder is required by law to carry, or which the bidder considers necessary to cover risks not otherwise covered by insurance specified in this Schedule in the bidder’s sole discretion. The successful bidder must also provide proof of coverage for its full liability under the worker’s compensation laws of the Province of Newfoundland and Labrador.

Acknowledgement

In submitting this Tender I, _____ (please print) acknowledge review of this Schedule C – Insurance.

Signature

Schedule D - Inuit Content Factor Calculation

Excerpted from the Procurement Act, CIL P-1 31-12-2012:

Determination of Inuit Content Factor

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(1) The Inuit content factor for purposes of evaluating bids and the awarding of contracts is a number that is the aggregate of the numbers established by the following calculations:

- (a) a maximum of 20 points related to the percentage of Inuit ownership of the supplier calculated as 0.5 points per 1% of Inuit participation in excess of 50% of the ownership and control of the supplier with 0 points being awarded to a supplier that is not at least 50% owned and controlled by Inuit or Inuit Businesses;
- (b) a maximum of 10 points related to the physical location of the head office and operating offices of the supplier where 10 points is awarded to a supplier having both its head office and principal operating office in an Inuit Community and 6 points is awarded to a company having an operating or a head office in an Inuit Community and 4 points is awarded for a head office or operating office elsewhere in Labrador;
- (c) a maximum of 10 points related to training for Inuit calculated as 0.1 point per 1% of all training money spent by the supplier on the training of Inuit;
- (d) a maximum of 20 points related to the percentage of the supplier's employees who are Inuit calculated as 0.2 points per 1% of employees who are Inuit;
- (e) a maximum of 10 points related to the proportion of wages paid to Inuit by the supplier calculated as 0.1 point per 1% of payroll paid to Inuit;
- (f) a maximum of 10 points related to the percentage of goods and services purchased by the supplier from Inuit Businesses in relation to the procurement calculated as 0.1 point per 1% of the value of all purchases obtained from Inuit Businesses; and
- (g) a maximum of 10 points related to the commitment by the supplier to utilize Inuit Businesses as sub-contractors calculated as 0.1 point per 1% of the value of all subcontracts awarded to Inuit Businesses.

(2) A supplier is responsible for making all calculations necessary to establish the Inuit content factor of a bid, offer or proposal and must supply to the agency the data on which the calculations are based in order to facilitate verification.

(3) The Inuit content factor and the points awarded for Inuit content in each category under subsection (1) is public information but the data on which the factor and the points are calculated is confidential and must be kept confidential by the agency.

[NOTE: In the above, "Inuit" means Beneficiary of the *Labrador Inuit Land Claims Agreement*]

Scoresheet

Using the scoring formula on the previous page, provide the following information (use additional pages if more space is required.)

Question	Answer	Score
(a) What is the percentage of Inuit ownership and control of the company?		
(b) What is the location of the head office and any operating office(s) of the company?		
(c) Does the company plan to train Beneficiaries in/for this project and if so what is the monetary amount to be spent on training Beneficiaries?		
(d) What percentage of the supplier's employees are Beneficiaries?		
(e) What proportion of all wages paid by the company for this project will be paid to employees who are Beneficiaries?		
(f) What proportion of all goods and services purchased by the company for this project will be purchased from Inuit Businesses?		
(g) What is the value (in dollars) of the total amount of sub-contracts that will be awarded to Inuit Businesses?		
Total Score		

Scope of Work:

2023 Affordable Warmth Nunatsiavut Home Repair Program

Rigolet

R1—3 Strathcona Street

1. Install two complete landings, 6' x 6' with steps, railing, and balusters. Frame of landings must have joist hangers supporting joists. 4x4 posts to be set with deck stones are to have beam pockets and leg bolts installed. Step risers to conform to National Building Code of Canada (2020 edition) and spaced correctly. Exposed cut step risers are to be coated with wood preserve. Concrete pad for step risers to be 6" thick and have a mesh reinforcement pad to be 12 inches wider than width of steps—8" feet long with one expansion joint at mid section. Finish on concrete to be a broom finish.
2. Install new eave's trough around eaves of house with four down spouts, one located on each corner. Downspout branches extending out to a minimum of 2 feet with a 24"x 24" cement deck stone under each down spout.
3. Build and pour concrete footing around house. Footing to be at least 8" thick and 24" wide. Install new knee frost wall (2x6—60 year below ground pressure-treated lumber). Top plates can be regular p/t lumber, sheet with ½-inch p/t plywood.
4. Apply one-step liquid foundation waterproof membrane (Blue Seal Type) to a minimum of 18" above current back filled area, and through all exposed exterior concrete footing. Install dimple board to same height as waterproof membrane. Excavate out to a minimum of 5 feet at the same height as bottom of footing. Apply layer-washed gravel extending 18" outward from footing.
5. Install weep tile throughout entire perimeter of footing. Cover with 6 inches of washed gravel, then back fill with aggregate and sand up to 18". Sloping to be at least 3% grade from five (5) feet away from frost wall.
6. Remove north-facing exterior door and replace old weather-stripping with new weather-stripping and door casings.
7. Install new vinyl flooring in laundry room (must be glued down). Install new base board trim, complete with paint and filler.
8. Repair all existing cracks in walls on drywall throughout house. Sand and paint (paint to be homeowner's choice of colors).

R2 –6 Pierre Marcoux Drive

Carpentry—Exterior

1. Remove old shingles. Install new 35 year shingles complete with ridged roof vent. Ice shield entire roof and deck guard. Must have roofing adhesive to shingles during application.
2. Install new aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet, with a 24 x 24-cement pad under each down spout.
3. Install new 1.5” XPS ridged insulation, taped joints. Install new vinyl siding, replacing any existing water damaged or rotten exterior sheeting.
4. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
5. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
6. Install new exterior crawl space access hatch, complete with dead bolt and handle.
7. Install two (2) 36” exterior door system; type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
8. Install new 8’x8’ landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 ed.). Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6”thick by 6’ long. Should be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish applied to the top of concrete pad.
9. Remove all existing windows (6). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.

Carpentry—Interior

1. Remove all paneling and ceiling sheeting in front porch, bedroom, living room, and kitchen areas. Replace with ½” drywall. Paint, plaster, and install new trim, base boards, and crown mouldings.
2. Remediate mould in north-easterly front bedroom. Remove and replace any damaged insulation and subfloor sheeting.
3. Remove all existing attic insulation.
4. Upgrade attic insulation to Climate Zone 8. Installation must comply with National Energy Code of Canada for Buildings (2020 edition). Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.

5. Remove existing flooring in living room, kitchen, porch, bedroom and hallway. Install new subfloor. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6” wood baseboard mouldings throughout.
6. Remove old crawlspace insulation install new rockwool type batt insulation and vapor barrier
7. Install ground sheet lap and seal.

Plumbing

1. Upgrade ABS and domestic water lines in crawl space to National Plumbing Code of Canada (2020 Edition).
2. Upgrade HWT to National Plumbing Code.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian National Building and Energy Codes. Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).

Electrical

1. Remove old 125-amp service and panel box. Relocate to front porch. Replace with new 200-amp panel box and service to Canadian Electrical Code (2021 Edition) specifications (2021 edition) specifications.
2. Install new GFCI circuits for bedrooms, kitchen, and bathroom to Canadian Electrical Code (2021 Edition) specifications specifications.
3. Install new circuit in crawl space for HRV.
4. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
5. Install all new outlets, switches, interior lighting, and cover plates in front porch, bedroom, living room and kitchen.
6. Remove all junction boxes and replace any joined up unprotected circuits in attic.
7. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Codes (latest edition respectively).

Heating options

1. Install new baseboard and fan forced air heat throughout, including crawlspace.
2. Install new heat pump system complete with three (3) heads: two (2) on main floor and one (1) in crawl space.

R3—21 Palliser's Loop

1. Remove existing front and back steps (not landings), as well as the rail system, and replace with new, as per the National Building Code (2020 ed.). Install new ramp—must be ACA compliant and built to National Building Code specifications. Install two (2) new concrete landing step pads 6" thick by 6" long. 12" wider than steps, with steel reinforcement and compression joint midway.
2. Install two (2) 36" exterior door systems. Type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
3. Install new exterior crawl space access hatch, complete with dead bolt and handle.
4. Upgrade attic insulation to Climate Zone 8. Installation must comply with National Energy Code (2020 edition). Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheathing with closed-cell type foam insulation.
5. Remove existing living room window north side. Replace with new fiberglass frame casement type window, glass to be low e and argon filled. Sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
6. Remove existing flooring in living room kitchen and hallway. Install new (must be glued down) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.
7. Finish paint touch up in living room kitchen and bedrooms.
8. Remove existing wood stove and install new blaze king model (Princess), complete with appropriate sized chimney, flue, pipe, ember pad and wall shields. Must comply with WETT codes for installation of solid wood burning appliances.

M1—6 Laura's Lane Extension

Carpentry—Exterior

1. Install new aluminum soffit and fascia around all eaves. Install new aluminum eaves trough with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
2. Remove existing vinyl siding and house wrap.
3. Install new 1.5" XPS ridged insulation with taped joints. Install new complete c/w: all new trims and finishes, vinyl siding, replacing any existing water damaged or rotten exterior sheeting.
4. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18" above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18" outward from footing.
5. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18", sloping to be at least 3% grade from five (5) feet away from frost wall.
6. Install new exterior crawl space access hatch, complete with dead bolt and handle.
7. Install new 8"x8" landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition). Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6" thick by 6" long—12" wider than steps, with steel reinforcement and compression joint midway. Broom finish applied to the top of concrete pad.
8. Remove all existing windows (6). Install new fibreglass frames, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
9. Install two (2) 36" exterior door systems. Type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.

Carpentry—Interior

1. Remove all existing attic insulation.
2. Install new attic insulation to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation
3. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.

4. Install new rockwool mineral insulation and vapor barrier in crawl space.
5. Remove contaminated sand around furnace in crawl space. Install new ground sheet lap and seal where required.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove—Blaze King Model (princess), , complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Codes (latest edition respectively).
2. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
3. Install new GFCI circuits for bedrooms, kitchen and bathroom to Canadian Electrical Code (2021 Edition) specifications (2021 Edition).

Plumbing

1. Install all new ABS plumbing in crawl space to National Plumbing Code specifications (2020 Edition).
2. Upgrade HWT to National Plumbing Code.
3. Install drip pan under HWT.

Mechanical

1. Service HRV unit.
2. Install new venting runs and exterior vents for range hood and bathroom fans, and dryer exhaust.
3. Install new range hood and bathroom exhaust fan.
4. Install new 4" hard-piped dryer vent, keeping as straight and short as possible.
5. Install new oil tank and tank line. Both to comply with the b139 code for oil burning equipment. Oil tank must be at minimum 7 feet from window, 5 feet away from house, and must be stamped and registered with the province of Newfoundland and Labrador.
6. Install new oil burner (Riello series 40 F3), complete with efficiencies test and maintenance log attached to unit.

M2—13 Middle Drive

Carpentry—Exterior

1. Install two (2) 36” exterior door systems. Type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Install new ACA compliant ramp to front entrance. Front and back landings must comply with National Building Code of Canada (2020 Edition). Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6”thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish applied to the top of concrete pad.
3. Install new exterior crawl space access hatch, complete with dead bolt and handle.
4. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
5. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
6. Remove all existing windows. Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
7. Install new 1.5” XPS ridged insulation, taped joints. Install new c/w: all new trims and finishes, vinyl siding, and replace any existing water damaged or rotten exterior sheeting.
8. Install aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.

Carpentry—Interior

1. Install new vinyl flooring in front porch. Must be leveled with planipatch floor leveler and glued down.
2. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.

Plumbing

1. Bring HWT up to National Plumbing Code (2020 Edition) specifications and install drip pan.

Electrical

1. Bring exterior outlet up to Canadian Electrical Code (2021 Edition) specifications.
2. Install new circuit and inline heater for HRV unit.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove—Blaze King Model (princess), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Mechanical

1. Service and balance HRV unit.
2. Connect inline heater to unit.
3. Install new oil tank and line, fittings and new Reiello oil burner (f3series 40) to b139 code for Oil Burning Equipment. Unit must have efficiencies test and be set up correctly for size of dwelling. Oil tank must be at minimum seven (7) feet from window and five (5) feet away from house.

M3—19 Andersen Street

Carpentry—Exterior

1. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
2. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
3. Install new exterior crawl space access hatch, complete with dead bolt and handle.
4. Install new vinyl siding, replacing any existing water damaged or rotten exterior sheeting. Re-tape existing XPS Rigid insulation.
5. Install pressure treated lintel where cantilever is located. Install exterior over hang support with p/t 6x6 and compression webbing on cement pad 30” x 30”.
6. Install new 8”x8” landing and steps with rails and balusters to rear entrance. Back landing must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install one (1) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
7. Install new aluminum soffit and fascia around entire eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.

Carpentry—Interior

1. Remove existing flooring throughout. Install new subfloor. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6” wood baseboard mouldings throughout.
2. Re-caulk tub surround in bathroom and replace vanity, medicine cabinet and toiletries.
3. Remove all existing attic insulation.
4. Upgrade attic insulation to Climate Zone 8. Installation must comply with National Energy Code of Canada for Buildings (2020 Edition). Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
5. Remove ceiling sheeting in living room and bathroom to allow access to current rafters. Install kingpost and 2web members on each side of all rafters with wooden gussets as to National Building Code of Canada (2020 Edition).
6. Install new vapour barrier and .5 G/S plywood painted and trimmed with 3” crown moulding

Plumbing

1. Bring current HWT up to National Plumbing Code of Canada (2020 Edition) specifications and install drip pan.
2. Install new tub spout to bathroom tub.
3. Plumb in new vanity, complete with facets.

WETT

1. Remove existing woodstove, flue, and chimneys.
2. Install new woodstove—Blaze King Model (Sirocco 20 Pedestal), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Mechanical

1. Install new exterior vents and venting runs for range hood, bathroom, and dryer exhaust fans. Must comply with National Energy Code of Canada for Buildings (2020 Edition) specifications.
2. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively) for Buildings (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
3. Remove existing chimney and exterior support kit, oil tank, and tank line and install all new of each to comply with the b139 code for oil burning equipment. Oil tank must be at least 7 feet from window and 5 feet away from house.
4. Service oil burner and do efficiencies test (put service card log onto unit.)

Electrical

1. Remove old 100-amp service and panel box. Replace with new 200-amp panel box and service to Canadian Electrical Code (2021 Edition) specifications (2020 Edition) specifications.
2. Install new GFCI circuits for bedrooms, kitchen and bathroom to Canadian Electrical Code (2021 Edition) specifications (2020 Edition) specifications.
3. Install new circuit in crawl space for HRV.
4. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
5. Install all new outlets, switches, interior lighting, and cover plates throughout.
6. Upgrade and remove all obsolete wiring in attic and necessary walls.
7. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire Code and Electrical Code (latest edition respectively) specifications.

P1—1 Rose's Lane Extension

Carpentry—Exterior

1. Remove old shingles and sheathing from roof. Install new 35-year shingles, complete with ridged roof vent. Ice shield entire roof and deck guard. Must apply roofing adhesive to shingles during application.
2. Install new aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
3. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w: all new trims and finishes, vinyl siding, replacing any existing water damaged or rotten exterior sheathing.
4. Install two (2) 36" exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
5. Install two (2) new 8"x8" landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6" thick by 6" long. To be 12" wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
6. Remove all existing windows (5). Install new fiberglass frame, casement windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
7. Install new exterior crawlspace access hatch in east wall, complete with dead bolt and handle.
8. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18", sloping to be at least 3% grade from five (5) feet away from frost wall.
9. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18" above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18" outward from footing.

Carpentry—Interior

1. Install subflooring and vinyl sheet flooring in front porch (must be glued down and seam sealed with vinyl flooring seam sealer). Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.
2. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8.

Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.

3. Remove sheeting where required for new HRV vent runs.
4. Touch up plaster and paint throughout.
5. Install filler board on side and top of left side of cabinets and seal in range hood duct run.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Plumbing

1. Upgrade HWT to National Plumbing Code (2020 Edition) specifications. Install drip pan.

Electrical

1. Install new circuits in crawl space for HRV and inline heater.
2. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
3. Install waterproof junction box and cover on existing electrical front porch west wall. Eliminate if possible.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans. New dryer ducting to be hard ducted and as short and straight as possible.
2. Install new range hood and bathroom fan.
3. Install new inline heater to HRV unit in crawl space. Remove Existing interior and supply and return ducting. Install new Fresh air intake diffusers they are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new oil tank, oil line, and fittings. Type to be Riello series 40 (F3) oil burner. Must comply with the b139 code for oil burning equipment. Oil tank must be a minimum of seven (7) feet from windows and five (5) feet away from house.
5. Install new flue pipe on furnace to b139 code.

P2—1 Sunshine Hill

Carpentry—Exterior

1. Remove old shingles and sheeting from roof. Install new 35-year shingles, complete with ridged roof vent. Ice shield entire roof and deck guard. Must apply roofing adhesive to shingles during application.
2. Install new wood toll board, new aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
3. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w: all new trims and finishes, vinyl siding, replacing any existing water damaged or rotten exterior sheeting.
4. Install three (3) 36" exterior doors systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
5. Install two (2) new 8"x8" landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install three (3) new concrete landing step pads 6" thick by 6" long. To be 12" wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
6. Remove all existing windows six (6) basement eight (8) upstairs fourteen (14) total. Install new fiberglass frame, casement-type upstairs and awning-type in basement. Windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
7. Install new exterior basement access hatch in east wall, complete with dead bolt and handle.
8. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18", sloping to be at least 3% grade from five (5) feet away from frost wall.
9. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18" above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18" outward from footing.

Carpentry—Interior

1. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
2. Frame up in bathroom for new 3-piece fiberglass surround tub.

3. Remove all OSB and insulation in lower portion of basement. Remediate mould on west, north and east ends. Replace old insulation with Rockwood type batt insulation. Re-sheet with 3/8 G1S plywood and paint with water proof acrylic paint.
4. Frame and pour raised six (6) inch concrete pad under existing wood/oil furnace (pad must have mesh or other suitable reinforcement).
5. Remove sheeting where required for new HRV vent runs.
6. Install subflooring and vinyl sheet flooring in bathroom (must be glued down and seam sealed with vinyl flooring seam sealer). Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.

Electrical

1. Install new circuits for HRV and inline heater in basement.
2. Install new exterior lights and GFI receptacles to Canadian Electrical Code (2021 Edition) specifications.
3. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Codes (latest edition respectively).

Plumbing

1. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.
2. Bring HWT up to National Plumbing Code (2020 Edition) specifications. Install drip pan.

WETT & Mechanical

1. Install new insulated chimney (raise height of current opening) with exterior installation. Chimney and flue sized correctly for above appliance. Both must meet the b-365 and b-139 installation codes.
2. Install new oil tank, oil line and fittings to b-139 code for oil fired equipment.
3. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
4. Install new range hood and bathroom fan.
5. Install new HRV unit in basement. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).

P4—3 Rose's Lane

Carpentry—Exterior

1. Install new aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
2. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w: all new trims and finishes, vinyl siding, replacing any existing water damaged or rotten exterior sheeting.
3. Install two (2) 36" exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
4. Install new 8"x8" landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6" thick by 6" long. To be 12" wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
5. Remove all existing windows (8). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
6. Install new exterior crawl space access hatch in front porch, complete with dead bolt and handle.
7. Remove old electrical flange from roof, patch hole and shingle over.
8. Remove old chimney from north slope of roof. Patch and shingle repair.
9. Install two (2) new HI flow roof vents.
10. Remove all plywood soffit from eaves.

Carpentry—Interior

1. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
2. Install new drywall to walls and ceilings in living room, kitchen, and hallway. Install new vapor barrier seal with acoustic sealant or appropriate tape. Plaster and paint throughout (bathroom and kitchen paint must be of mould and mildew resistant type). Install new 3" inch crown moulding throughout.
3. Install new vinyl sheet flooring in bathroom (must be glued down and seam sealed with vinyl flooring seam sealer). Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.

WETT & Mechanical

1. Install new Benjamin fs-140 combination wood/oil (burner to be Riello series 40 f3 type) hot air furnace. Must be installed to both the b365 and b139 installation codes.
2. Install new plenums (connect to existing ductwork).
3. Install new insulated chimney (reposition to code-specified correct distance from window) with exterior installation. Chimney and flue sized correctly for above appliance. Must meet both the b-365 and b-139 installation codes.
4. Install new oil tank, oil line and fittings to b-139 code for oil fired equipment.
5. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
6. Install new range hood and bathroom fan.
7. Install new HRV unit in basement. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).

Electrical

1. Install new circuits for HRV and inline heater in basement.
2. Install new exterior lights and GFI receptacles.
3. Move dryer plug next to washer in laundry room.
4. Install new interior lights, switches, and plugs in kitchen, living room, and hallway. Install new CO2/smoke combination detectors to bedrooms, living area, and in basement to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.

Plumbing

1. Upgrade all plumbing ABS waste and domestic water lines to National Plumbing Code (2020 Edition) specifications.
2. Bring HWT up to National Plumbing Code (2020 Edition) specifications.

P5—4 Park Road

Carpentry—Exterior

1. Remove old shingles and sheathing from roof. Install new 35-year shingles, complete with ridged roof vent. Ice shield entire roof and deck guard. Must apply roofing adhesive to shingles during application.
2. Install new wood toll board, aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
3. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w: all new trims and finishes, vinyl siding, replacing any existing water damaged or rotten exterior sheathing.
4. Install three (3) 36" exterior doors systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
5. Install one (1) new 8"x8" landing and steps with rails and balusters to rear entrance. Landings and steps must comply with National Building Code (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6" thick by 6" long. Must be 12" wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
6. Install new exterior crawl space access hatch under front porch complete with dead bolt and handle.
7. Remove Plywood sheathing under eve.
8. Install new vinyl insert window on north end of basement under landing. Re-caulk all existing basement windows.
9. Remove existing old meter base and service. Mass and patch where required.
10. Install pressure treated ledger boards to receive insulated chimney. Boards are to be through bolted on cinder blocks with supports on inside. Insulated chimney to be mortared at thimble exit and entrance.
11. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18", sloping to be at least 3% grade from five (5) feet away from frost wall.
12. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18" above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18" outward from footing.

Carpentry—Interior

1. Remove water-damaged ceiling sheathing in front porch install new. Paint and install new trim
2. Frame opening for new 3-piece tub.

3. Install new basement stairs and rails to National Building Code of Canada (2020 Edition) specifications.
4. Remediate mould in basement.
5. Install 1.5" XPS ridged insulation on basement walls.
6. Frame old basement door opening to receive new exterior door.
7. Insulate cavities (header space) in between floor joists and ribbon joists in basement and under front porch crawl space with 1.5 XPS rigid insulation and seal.
8. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheathing with closed-cell type foam insulation.
9. Remove sheathing where required for new HRV vent runs.

Plumbing

1. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.
2. Bring HWT up to National Plumbing Code (2020 Edition) specifications. Install drip pan.
3. Upgrade all plumbing ABS waste and domestic waterlines to National Plumbing Code (2020 Edition) specifications.

Electrical

1. Install new circuits for HRV and inline heater in basement.
2. Install new exterior lights and GFI receptacles.
3. Up grade basement electrical to Canadian Electrical Code (2021 Edition) specifications.

Mechanical

1. Install new oil line and fittings, and flue pipe to b-139 code for oil fired equipment.
2. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
3. Install new range hood and bathroom fan.
4. Install new HRV unit in basement. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).

P6—5 Kaipokok Drive

Carpentry—Exterior

1. Install new aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
2. Use old rigid XPS. Re-tape and install new c/w: all new trims and finishes, vinyl siding.
3. Install two (2) 36" exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
4. Install two (2) new 8"x8" landing and steps with rails and balusters to front and rear entrances. Landings and steps must comply with National Building Code (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6" thick by 6" long. Must be 12" wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
5. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18", sloping to be at least 3% grade from five (5) feet away from frost wall.
6. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18" above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18".
7. Remove all existing windows (7). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
8. Install two (2) new HI-flow roof vents.

Carpentry—Interior

1. Repair holes in drywall throughout. Plaster and paint.
2. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
3. Install new basement stairs and rails to National Building Code of Canada (2020 Edition) specifications.
4. Remove sheeting where required for new HRV vent runs.

Plumbing

1. Bring HWT up to National Plumbing Code (2020 Edition) specifications. Install drip pan.

2. Upgrade all plumbing and ABS waste and domestic waterlines to National Plumbing Code (2020 Edition) specifications.

Electrical

1. Remove existing 100-amp panel box and service install new 200-amp service and panel.
2. Install new circuit in basement for HRV.
3. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
4. Install new CO2/smoke combination detectors to bedrooms and living area to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.
5. Up grade basement electrical to Canadian Electrical Code (2021 Edition) specifications.

Mechanical

1. Install new Benjamin fs-140 combination wood/oil (burner to be Riello series 40 f3 type). Hot air furnace must be installed to both the b365 and b139 installation codes.
2. Install new plenums (connect to existing ductwork).
3. Install new insulated chimney with exterior installation. Chimney and flue to be sized correctly for above appliance. Must meet both the b-365 and b-139 installation codes.
4. Install new oil tank, oil line, and fittings to b-139 code for oil fired equipment.
5. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
6. Install new range hood and bathroom fan.
7. Install new HRV unit in basement. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls. Ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).

P7—7 Kaipokok Drive

Carpentry—Exterior

1. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new wooden toll board on front porch. Install new aluminum soffit and fascia and drip edge around all eves. Install new aluminum eves trough around eves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
3. Make the eve on the addition is the same distance as the eve on the main part of the house on the east side.
4. Install new 1.5” XPS ridged insulation, taped joints. Install new complete c/w: all new trims and finishes, vinyl siding, replacing any existing water damaged or rotten exterior sheeting.
5. Remove existing bedroom window on south wall. Install new homeowner-supplied window.
6. Remove all existing windows and install furring strips behind to accommodate ridged insulation.
7. Install ground sheet lap. Seal and insulate in header cavities on addition. Install vapor barrier.
8. Re-shingle offset on east wall.
9. Install new 8”x8” landing and steps with rails and balusters to entrance. Install new ACA compliant ramp to front entrance. Landings must comply with National Building Code (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. Must be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.

Carpentry—Interior

1. Install new window trim and seal with closed-cell spray foam insulation reflective tape joint from wall to window. Fill, sand and paint.
2. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation
3. Frame up for new 3-piece fibre glass tub.
4. Install subflooring and vinyl sheet flooring in bathroom (must be glued down and seam sealed with vinyl flooring seam sealer). Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6” wood baseboard mouldings throughout.
5. Remove required interior sheeting to accommodate new HRV vents.
6. Install handrail on basement stairwell on left side going down.

7. Reposition window in dining room to conform to B 365 and B139 regulations regarding distances to exterior chimneys to windows.

Electrical

1. Bring electrical mass to Canadian Electrical Code (2021 Edition) specifications.
2. Install new circuit in laundry room for inline heater for HRV unit.
3. Install new circuit for HRV in laundry room.
4. Install two (2) new outdoor plugs and lights.
5. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.

Plumbing

1. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.
2. Bring HWT up to National Plumbing Code (2020 Edition) specifications. Remove black iron fittings and install drip pan.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new HRV unit in laundry room. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new oil tank, oil line, and fittings. Type to be Riello series 40 (F3) oil burner. Must comply with the b139 code for oil burning equipment. Oil tank must be a minimum of seven (7) feet from windows and five (5) feet away from house.

P8—15 Husky Drive

Carpentry—Exterior

1. Remove old shingles and sheathing from roof. Install new 35-year shingles, complete with ridged roof vent. Ice shield entire roof and deck guard. Must apply roofing adhesive to shingles during application.
2. Install new wooden toll board, aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
3. Install new 1.5” XPS ridged insulation, taped joints. Install new c/w: all new trim and finish. Install new exterior crawl space access hatch, complete with dead bolt and handle.
4. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
5. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
6. Install new exterior crawl space access hatch, complete with dead bolt and handle.
7. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
8. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.

Exterior Ground Work

1. Create French drain on back of property and fill with crushed stone.

Carpentry—Interior

1. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheathing with closed-cell type foam insulation
2. Remove old batt insulation from crawl space. Install new Rockwool insulation and vapor barrier.
3. Frame up for new 3-piece fibreglass tub.

4. Install subflooring and vinyl sheet flooring in bathroom (must be glued down and seam sealed with vinyl flooring seam sealer). Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.
5. Remove required interior sheeting to accommodate new HRV vents.
6. Install ground sheet in crawl space lap and seal.

Plumbing

1. Install all new plumbing, including waste lines, throughout upstairs and crawl space to National Plumbing Code (2020 Edition) specifications. Install new domestic water line system to be home-run-style with supply manifolds for hot and cold with shut off valves on supply headers for each fixture. Supply manifolds to be placed where present HWT is located (next to water-on-demand system).
2. Install new water-on-demand hot water system as to National Plumbing Code (2020 Edition) specifications.
3. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess) , complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Remove old 125-amp service and panel box. Replace with new 200-amp panel box and service to Canadian Electrical Code (2021 Edition) specifications.
2. Install new circuits in crawl space for HRV and inline heater.
3. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
4. Install new circuit in crawl space for new water on demand system.
5. Install two (2) 1500w electric base board heaters with single thermostat.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).

4. Install new oil tank, oil line, and fittings. Type to be Riello series 40 (F3) oil burner. Must comply with the b139 code for oil burning equipment. Oil tank must be a minimum of seven (7) feet from windows and five (5) feet away from house.

P9—25 Kaipokok Drive

Carpentry—Exterior

1. Remove exterior porch on north wall. Pour footing for new porch and reconstruct porch new. Eaves must match current eave height on house. Exterior door entrance to be on north wall.
2. Remove old shingles and sheeting from roof. Install new 35-year shingles, complete with ridged roof vent. Ice shield entire roof and deck guard. Must apply roofing adhesive to shingles during application.
3. Install new wood toll board, new aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
4. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w: all new trims and finishes, vinyl siding, replacing any existing water damaged or rotten exterior sheeting
5. Install two (2) 36" exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
6. Install two (2) new 8"x8" landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6" thick by 6" long. To be 12" wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
7. Remove all existing windows (6) from basement. Install new fibreglass frame, awning-type in basement. Windows must meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
8. Remove window from bathroom and sheet up.
9. Remove all under eave sheeting.

Carpentry—Interior

1. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
2. Frame up in bathroom for new 3-piece fibreglass surround tub.
3. Install subflooring and vinyl sheet flooring in bathroom (must be glued down and seam sealed with vinyl flooring seam sealer). Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.
4. Replace all window trim with wooden trim.

5. Sheet bathroom, insulate and install vapor barrier in bathroom where old window was.

WETT & Mechanical

1. Install new Benjamin fs-140 combination wood/oil (burner to be Riello series 40 f3 type). Hot air furnace must be installed to both the b365 and b139 installation codes.
2. Install new plenums (connect to existing ductwork).
3. Install new insulated chimney and flue pipes. Chimney and flue must be sized correctly for above appliance. Must meet both the b-365 and b-139 installation codes.
4. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
5. Install new range hood and bathroom fan.
6. Install new HRV unit in basement. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
7. Install inline heater to current HRV unit.

Electrical

1. Install new circuits for inline heater for HRV in basement.
2. Install new exterior lights and GFI receptacles to Canadian Electrical Code (2021 Edition) specifications.
3. Wire new porch addition. Install new fixtures.
4. Install new CO2/smoke combination detectors to bedrooms, living area, and basement to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.

Plumbing

1. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.
2. Bring HWT up to National Plumbing Code (2020 Edition) specifications. Install drip pan.
3. Upgrade all plumbing ABS waste and domestic water lines to National Plumbing Code (2020 Edition) specifications.

Hopedale

H1—2 Grenfell Lane

Carpentry—Exterior

1. Install three (3) 36” exterior doors systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install three (3) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
3. Install new aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
4. Install two (2) new high flow roof vents.
5. Remove all existing windows (7). Reinstall and insulate with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
6. Remove existing exterior window trim replace with white cape code style trims. Caulk with elastomeric caulking.
7. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
8. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.

Carpentry—Interior

1. Finish off moulding and trims in front porch
2. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
3. Insulate current crawl space access hatch.

WETT

1. Remove existing woodstove, flue, and chimney.

2. Install new woodstove: Blaze King Model (princess) , complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new circuits in crawl space for HRV and inline heater.
2. Install one (1) 1500w baseboard heater in crawl space complete with thermostat.

Plumbing

1. Bring plumbing in crawl space to Canadian plumbing code
2. Install pipe support to HWT and bring to plumbing code.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new inline heater to HRV unit in crawl space. Hook drain line from unit to existing plumbing. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new oil tank, oil line, fittings (Riello burner model, series 40 f-3). Must comply with the b139 code for Oil Burning Equipment. Oil tank must be at minimum of seven (7) feet from window and five (5) feet away from house. Attach service log to unit.
5. Reposition dryer exhaust exterior vent away from HRV supply and return.

H2—4 Berry Road

Carpentry—Exterior

1. Remove all existing windows (7). Install new fiberglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
2. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
3. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
4. Install new ADA compliant ramp on west end of dwelling.
5. Install two (2) new high flow roof vents.

Carpentry—Interior

1. Install five (5) new 36” standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and ADA commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
2. Install new ADA compliant cabinetry and vanity and sinks complete with ADA hardware.
3. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheathing with closed-cell type foam insulation.
4. Remove water damaged ceiling drywall from living room and replace with new sand and paint.
5. Remove existing half sized wall studs by hallway and stove.
6. Remove existing flooring hallway and living room Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6” wood baseboard mouldings throughout.
7. Install ADA compliant grab bars in bathroom. Three (3) total.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new circuit in crawl space for HRV inline heater.
2. Install one (1) 1500w baseboard heater in crawl space complete with thermostat.

Plumbing

1. Upgrade crawl space ABS waste line to National Plumbing Code (2020 Edition) specifications.
2. Hook HRV to abs waste line.
3. Bring HWT up to National Plumbing Code (2020 Edition) specifications and secure existing supply lines.
4. Secure mounting plates on existing tub faucets.

Mechanical

1. Hard pipe existing dryer vent, keeping run short and straight as possible.
2. Install inline heater to existing HRV unit. Balance unit and service and attach service log.
3. Install new oil tank, to b-139 code for oil fired equipment. Register with province of Newfoundland and Labrador.

H3—4 Winter's Lane

Carpentry—Exterior

1. Install new wooden toll board, aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
2. Install new 1.5" XPS ridged insulation, taped joints. Install new c/w: all new trim and finish. Install new exterior crawl space access hatch, complete with dead bolt and handle.
3. Install two (2) 36" exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
4. Install new 8"x8" landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6" thick by 6" long. To be 12" wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
5. Install new exterior crawl space access hatch, complete with dead bolt and handle.
6. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18" above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18" outward from footing.
7. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18", sloping to be at least 3% grade from five (5) feet away from frost wall.
8. Remove all existing windows (5). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
9. Remove old shingles. Install new 35-year shingles, complete with ridged roof vent. Ice shield entire roof and deck guard. Must apply roofing adhesive to shingles during application.
10. Install ground sheet lap and seal.

Carpentry—Interior

1. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joints and sand smooth. Install new 6" wood baseboard mouldings throughout.
2. Install new vapor barrier seal with acoustic sealant or appropriate tape. Install new drywall to ceilings. Plaster and paint throughout (bathroom and kitchen paint must be of mould and mildew resistant type). Install new 3" inch crown moulding throughout.

3. Frame up for new 3-piece fibreglass enclosed tub.
4. Remove required interior sheathing to accommodate new HRV vents.
5. Remove old batt insulation from crawl space and install new Rockwool insulation and vapor barrier
6. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheathing with closed-cell type foam insulation.
7. Remove sub flooring and wall sheathing from bathroom. Replace wall sheathing with drywall, and install new sub flooring.
8. Replace damaged bedroom closet door box.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess) , complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Remove old 125-amp service and panel box. Replace with new 200-amp panel box and service to Canadian Electrical Code (2021 Edition) specifications.
2. Install new circuits in crawl space for HRV and inline heater.
3. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
4. Install all new outlets, switches, interior lighting, and cover plates throughout.
5. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.
6. Bring all existing baseboard heaters to Canadian Electrical Code (2021 Edition) specifications.
7. Conceal all exposed electrical wires on main floor.

Plumbing

1. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.
2. Upgrade all plumbing ABS waste and domestic water lines to National Plumbing Code (2020 Edition) specifications.
3. Up grade HWT as to National Plumbing Code (2020 Edition) specifications.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new oil tank, oil line, fittings (Riello burner model, series 40 f-3). Must comply with the b139 code for Oil Burning Equipment. Oil tank must be at minimum of seven (7) feet from window and five (5) feet away from house. Attach service log to unit.

H4—5 Berry Road

Carpentry—Exterior

1. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
3. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
4. Remove all existing windows four (4). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
5. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
6. Repair PVC eaves trough and extend down spouts.
7. Install two (2) hi flow roof vents.
8. Install new exterior crawl space access hatch, complete with dead bolt and handle.

Carpentry—Interior

1. Minor plaster and paint throughout.
2. Repair closet doors and casings in bedrooms.
3. Install four (4) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
4. Remove water damaged drywall through and replace and damaged batt wall insulation.
5. Remove old vinyl flooring, subflooring and trim in bathroom mitigate mold install new sub flooring vinyl flooring and trim and paint bathroom and trim with mold mildew resistant paint. Seal perimeter with mold resistant caulking.

6. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheathing with closed-cell type foam insulation.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess) , complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install circuit in crawl space for inline heater for HRV.
2. Put electrical duct sealant around electrical PVC conduit LB.

Plumbing

1. Upgrade crawlspace ABS waste lines to National Plumbing Code (2020 Edition) specifications.
2. Upgrade HWT to National Plumbing Code (2020 Edition) specifications. Install drip pan under tank.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new inline heater too HRV to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Unit must be balanced for complete installation (put service log card onto unit).
4. Install new oil burner and flue pipes (burner to be Riello series 40 f3 type). Must be installed to b139 installation code.
5. Install new oil tank, oil line and fittings to b-139 code for oil fired equipment.

H7—9 Berry Road

Carpentry—Exterior

1. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
3. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
4. Remove all existing windows (7). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
5. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
6. Repair PVC eaves trough and extend down spouts.
7. Install another hi-flow roof vent on northern slope of roof.

Carpentry—Interior

1. Remove water damaged drywall in living walls and ceiling replace plaster and paint.
2. Remove existing flooring living room and hallway. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joints and sand smooth. Install new 6” wood baseboard mouldings throughout.
3. Repair floor in master bedroom.
4. Install five (5) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
5. Repair minor plaster repairs and paint throughout.
6. Remediate mould under kitchen cabinet install new countertops.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess) , complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install circuit in crawl space for inline heater for HRV.
2. Install new outlets, switches and lights in living room.
3. Install new baseboard heater in bedroom.

Plumbing

1. Connect HRV drain line to Current ABS waste piping.
2. Bring current ABS waste lines to National Plumbing Code (2020 Edition) specifications.

Mechanical

1. Install new oil burner and flue pipes (burner to be Riello series 40 f3 type). Must be installed to b139 installation code.
2. Install new oil tank, oil line and fittings to b-139 code for oil fired equipment.
3. Install new range hood and bathroom fan.
4. Install new electric inline heater to current HRV unit and service. As to Canadian Building and Energy Codes (latest edition respectively). Unit must be balanced for complete installation (put service log card onto unit).
5. Install hard ducting to existing dryer exhaust line.

H10—13 Water Street

Carpentry—Exterior

1. Remove old shingles. Install new roll of torch-on roofing.
2. Install new wooden toll board, aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
3. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w: all new trims and finishes, vinyl siding, replacing any existing water damaged or rotten exterior sheeting and wall studs.
4. Install two (2) 36" exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
5. Install new 8"x8" landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6" thick by 6" long. To be 12" wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
6. Install new exterior crawl space access hatch, complete with dead bolt and handle on addition section.
7. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18" above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18" outward from footing.
8. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18", sloping to be at least 3% grade from five (5) feet away from frost wall.
9. Fill in current basement access with cinder blocks.
10. Frame up for new exterior door in dining room.

Carpentry—Interior

1. Remove sheeting where required for new HRV vent runs.
2. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install two (2) new attic hatch's one in old section and one on addition section, made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
3. Remove all wood framing and wall from basement. Remediate mould.
4. Install 1" XPS insulation to basement walls.

5. Replace all water damaged drywall throughout. Plaster and paint.
6. Frame up for new 3-piece fibreglass enclosed tub.
7. Install new skirting, insulation and ground sheet on front porch.
8. Insulate and sheet front porch.
9. Install new Rockwool insulation to crawl space on dining room addition complete with vapor barrier.
10. Install ground sheet on addition lap and seal.
11. Remove old vinyl flooring, subflooring and trim in bathroom mitigate mold install new sub flooring vinyl flooring and trim and paint bathroom and trim with mold mildew resistant paint. Seal perimeter with mold resistant caulking.
12. Bring basement stairwell to National Building Code of Canada (2020 Edition) specifications.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (king), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new circuits for HRV and inline heater in basement.
2. Install new exterior lights and GFI receptacles.
3. Install 2 1500 watt base board heaters in basement and addition on one thermostat.
4. Bring existing baseboard heaters in house up to Canadian Electrical Code (2021 Edition) specifications. Concealing exposed wired or using armored cable.
5. Install new CO2/smoke combination detectors to bedrooms, living area and basement to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.
6. Bring range hood wiring to Canadian Electrical Code (2021 Edition) specifications.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new HRV unit in basement. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).

H11—17 Tuttuk Street

Exterior—Carpentry

1. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
3. Install new exterior crawl space access hatch, complete with dead bolt and handle.
4. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
5. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
6. Install two (2) new high flow roof vents.
7. Remove all existing windows (6). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
8. Re-caulk and paint all cladding. Trim colors to be homeowner’s choice.
9. Repair vinyl fascia on north west and west ends of house.

Carpentry—Interior

1. Repair drywall in front porch, kitchen, living room, and ceiling. Paint.
2. Repair bathroom door.
3. Remove old vinyl flooring, subflooring and trim in bathroom and front porch. Mitigate mold. Install new sub flooring, vinyl flooring. Trim and paint bathroom. Trim with mold mildew resistant paint. Seal perimeter with mold resistant caulking.
4. Remove water damaged drywall from behind tub faucets. Replace plaster and paint.
5. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8.

Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess) , complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new circuit in crawl space for HRV inline heater.
2. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
3. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.
4. Install one (1) 1500w baseboard heater in crawl space complete with thermostat.
5. Install new circuit for heat pump.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new inline heater too HRV to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Unit must be balanced for complete installation (put service log card onto unit).
4. Install new Heat Pump unit complete with two (2) heads. Unit must be rated for cold climates to -35 degrees Celsius.
5. Change HRV exterior hoods and adjust intake and fresh air distances to manufactures instructions.

H13—33 Centre Road

Carpentry—Exterior

1. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install two (2) new 8”x8” landing and steps with rails and balusters to front and rear entrances. Landings and steps must comply with National Building Code (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. Must be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
3. Install new exterior crawl space access hatch, complete with dead bolt and handle.
4. Re-caulk and Paint Exterior trim.

Carpentry—Interior

1. Remove old vinyl flooring, subflooring and trim in bathroom mitigate mold install new sub flooring vinyl flooring and trim and paint bathroom and trim with mold mildew resistant paint. Seal perimeter with mold resistant caulking.
2. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheathing with closed-cell type foam insulation.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (BX 24 boxer), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.
2. Install one (1) 1500w baseboard heater in crawl space complete with thermostat.
3. Install new circuit for heat pump.
4. Seal wires and outlet boxes in crawl space.

Plumbing

1. Install new 40 gallon HWT to National Plumbing Code (2020 Edition) specifications. Install drip tray under tank.

Mechanical

1. Install new Heat Pump unit complete with one (1) head. Must be rated for cold climates to -35 degrees Celsius.

H14—37 Berry Road

Carpentry—Exterior

1. Install one (1) 36” exterior doors systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
3. Install new exterior crawl space access hatch, complete with dead bolt and handle.

Carpentry—Interior

1. Remove existing flooring subflooring and replace any water damaged first floor plywood and insulation. Install new flooring, subflooring and vinyl sheet flooring to kitchen, living room, hallway and bathroom (must be glued down and seam sealed with vinyl flooring seam sealer). Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6” wood baseboard mouldings throughout.
2. Frame up for new 3-piece fibreglass enclosed tub.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Plumbing

1. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.
2. Secure Pex lines on HWT as to National Plumbing Code (2020 Edition) specifications. Install drip pan.

Mechanical

1. Install three (3) new wall exhaust vents to be wind proof type.

Nain

N1—1 Sandbanks Road

Carpentry—Exterior

1. Remove old shingles. Install new roll of torch-on roofing. Complete with ridged roof vent. Ice shield entire roof and deck guard.
2. Install new wooden toll board, aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
3. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w: all new trims and finishes, vinyl siding, replacing any existing water damaged or rotten exterior sheeting and wall studs.
4. Install two (2) 36" exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
5. Install new 8"x8" landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6" thick by 6" long. To be 12" wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
6. Install new exterior crawl space access hatch, complete with dead bolt and handle.
7. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18" above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18" outward from footing.
8. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18", sloping to be at least 3% grade from five (5) feet away from frost wall.
9. Remove all existing windows (6). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
10. Mitigate black mould in crawl space.
11. Replace exterior sheeting where damaged.

Carpentry—Interior

1. Remediate mould in bedrooms, bathroom, kitchen, back porch. Replace any water damaged wall studs, floor joists, and insulation.
2. Install five (5) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
3. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joints and sand smooth. Install new 6” wood baseboard mouldings throughout.
4. Install new drywall. Plaster and paint throughout (bathroom and kitchen paint must be of mould and mildew resistant type). Install new 3” inch crown moulding throughout.
5. Frame up for new 3-piece fibreglass enclosed tub.
6. Remove old batt insulation from crawl space and install new Rockwool insulation and vapor barrier.
7. Install new interior 3/8 degrade plywood frost wall sheeting. Plywood must be painted with waterproof acrylic paint.
8. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
9. Install new kitchen cabinets, counter tops, and sink. Faucets to be of commercial grade.
10. Install ground sheet lap and seal.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Remove old 100-amp service and panel box. Replace with new 200-amp panel box and service to Canadian Electrical Code (2021 Edition) specifications.
2. Install new circuits in crawl space for HRV and inline heater.
3. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
4. Install all new outlets, switches, interior lighting, and cover plates throughout.
5. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.

6. Install new circuit for water on demand system in front porch.
7. Install one (1) 1500w baseboard heater in crawl space complete with thermostat.
8. Up-grade kitchen and bedroom plugs to Canadian Electrical Code (2021 Edition) specifications.
9. Install new circuit for central heat pump.

Plumbing

1. Install all new plumbing, including waste lines, throughout upstairs and crawl space to National Plumbing Code (2020 Edition) specifications. Install new domestic water line system to be home-run-style with supply manifolds for hot and cold with shut off valves on supply headers for each fixture. Supply manifolds to be located in front porch. (Next to water-on-demand system).
2. Install new water-on-demand hot water system as to National Plumbing Code (2020 Edition) specifications.
3. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new central Heat Pump unit. Duct into existing ductwork in hallway closet. Must be rated for cold climates to -35 degrees Celsius.

N2—3 Paungasi Place

Carpentry—Exterior

1. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider

than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.

3. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
4. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
5. Remove all existing windows (5). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
6. Re-caulk trim and siding. Caulk small cracks and splits in siding. Paint all trim and siding. Homeowners to choose color.
7. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.

Carpentry—Interior

1. Remove flooring and sub floor in bathroom. Replace any water damaged and rotten first floor and re sheet.
2. Install new vinyl sheet flooring in bathroom (must be glued down and seam sealed with vinyl flooring seam sealer). Apply Planipatch floor leveler to all screw heads and joints and sand smooth. Install new 6” wood baseboard mouldings throughout.
3. Repair holes in wall in bedroom. Plaster and paint.
4. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new circuit in crawl space for HRV and inline heater.
2. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
3. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.

4. Install new circuit for central heat pump.

Plumbing

1. Bring current crawl space ABS waste lines up to National Plumbing Code (2020 Edition) specifications.
2. Bring HWT up to National Plumbing Code (2020 Edition) specifications. Install drip pan.
3. Install new kitchen sink and faucets. Faucets are to be commercial grade.
4. Connect HRV drain line to current ABS waste piping.
5. Bring ABS waste line under kitchen sink up to National Plumbing Code (2020 Edition) specifications (dishwasher drain).
6. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new Central Heat Pump. Unit must be rated for cold climates to -35 degrees Celsius.

N3—6 Nanuk Road

Carpentry—Exterior

1. Install new wooden toll board, aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with five (5) down spouts (one on each corner and one on front porch), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
2. Install new 1.5” XPS ridged insulation and taped joints. Install new c/w: all new trim and finish. Install new exterior crawl space access hatch, complete with dead bolt and handle.
3. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
4. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
5. Install new exterior crawl space access hatch, complete with dead bolt and handle.
6. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
7. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
8. Remove all existing windows (6). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
9. Remove old shingles. Install new 35-year shingles, complete with ridged roof vent. Ice shield entire roof and deck guard. Must apply roofing adhesive to shingles during application.
10. Repair frost wall on south end of house.

Carpentry—Interior

1. Remove flooring, sub floor, first floor, and wall sheeting from bathroom. Replace rotten floor joists, wet insulation and re-sheet.
2. Remediate mould in bathroom.

3. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.
4. Remove drywall from walls in living room and hallway. Install new. Plaster and paint throughout (bathroom and kitchen paint must be of mould and mildew resistant type). Install new 3" inch crown moulding throughout.
5. Remove old batt insulation from crawl space and install new Rockwool insulation and vapor barrier.
6. Install new 3/8 degrade plywood. One (1) sheet to be installed where new crawl space access hatch is. Plywood must be painted with waterproof acrylic paint.
7. Install new kitchen cabinets, counter tops, and sink. Faucets to be of commercial grade.
8. Install ground sheet lap and seal.
9. Install six (6) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
10. Repair and seal holes in crawl space overhead vapor barrier.

Electrical

1. Install new circuit for HRV inline heater.
2. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
3. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.
4. Install new circuit for water on demand system where current HWT is located
5. Install one (1) 1500w baseboard heater in crawl space complete with thermostat.
6. Install circuit for new central heat pump.

Plumbing

1. Install new water-on-demand hot water system as to National Plumbing Code (2020 Edition) specifications.
2. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install new tub faucets. Complete bathroom to be caulked around perimeter.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.

3. Install one (1) supply and one (1) return line in crawl space. Install electric inline heater onto existing HRV. Crawlspace ducting to be completed as to Canadian Building and Energy Codes (latest edition respectively). Service HRV Unit. Must be balanced for complete installation (put service log card onto unit).
4. Install new Central Heat Pump. Unit must be rated for cold climates to -35 degrees Celsius.
5. Install two (2) new heating duct runs into crawl space complete with balancing dampers.

N4—6 Tuttuk

Carpentry—Exterior

1. Install new aluminum fascia and eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
2. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
3. Remove all existing windows four (4). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint
4. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
5. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
6. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.

Carpentry—Interior

1. Repair holes in drywall. Minor plaster and paint throughout.
2. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joints and sand smooth. Install new 6” wood baseboard mouldings throughout.
3. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (BX 24 boxer), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new circuit in crawl space for HRV inline heater.
2. Install two (2) new exterior lights.
3. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.
4. Install new circuit for heat pump.
5. Put cove plates on octagon boxes in crawl space.

Plumbing

1. Connect HRV drain line to Current ABS waste piping.
2. Bring HWT up to National Plumbing Code (2020 Edition) specifications. Install drip pan.
3. Install new kitchen sink and faucets. Faucets are to be commercial grade. IABS waste for blockages.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new HRV electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new Heat Pump with one (1) head. Unit must rated cold climate to -35 degrees Celsius.

N5—10 Harmony Place

Carpentry—Exterior

1. Remove old shingles. Install new 35-year shingles, complete with ridged roof vent. Ice shield entire roof and deck guard. Must apply roofing adhesive to shingles during application.
2. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
3. Install two (2) 36" exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
4. Install new 8"x8" landings and steps with rails and balusters to both front and side entrances. Front and side landings, Must comply with National Building Code (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6" thick by 6" long. To be 12" wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
5. Install new exterior crawl space access hatch, complete with dead bolt and handle.
6. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18" above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18" outward from footing.
7. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18", sloping to be at least 3% grade from five (5) feet away from frost wall.
8. Remove all existing windows (6). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
9. Repair siding where required. Re-caulk trim and siding. Caulk small cracks and splits in siding. Paint all trim and siding. Homeowners to choose color.
10. Replace any damaged exterior frost wall sheeting.

Carpentry—Interior

1. Remove flooring, sub floor, and sheeting from both porches, bathroom, and all bedrooms. Replace any water damaged and rotten first floor and re sheet.
2. Remediate mould in bathroom, bedrooms, and porches.
3. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joints and sand smooth. Install new 6" wood baseboard mouldings throughout.

4. Install six (6) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
5. Remove paneling from walls and ceilings in back porch, all bedrooms, and bathroom. Install new drywall. Plaster and paint throughout (bathroom paint must be of mould and mildew resistant type). Install new 3" inch crown moulding throughout.
6. Remove old batt insulation from crawl space and install new Rockwool insulation and vapor barrier.
7. Remove all existing interior frost wall sheeting and replace with new 3/8 degrade plywood. Plywood must be painted with waterproof acrylic paint.
8. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
9. Install ground sheet lap and seal.
10. Remove required interior sheeting to accommodate new HRV vents.
11. Seal and sheet up floor access hatch in back porch.
12. Paint ceilings in living room, kitchen, and hallways.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new circuits in crawl space for HRV and inline heater.
2. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
3. Install all new outlets, switches, interior lighting, and cover plates throughout.
4. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.
5. Install one (1) 1500w baseboard heater to existing circuit in crawl space complete with thermostat.
6. Upgrade kitchen and bedroom plugs to Canadian Electrical Code (2021 Edition) specifications.
7. Install new circuit for central heat pump.

8. Seal all exposed 220v circuit wiring in crawl space, put cover plates on octagon boxes.
9. Install new led lighting in crawl space.

Plumbing

1. Connect HRV drain line to current ABS waste piping.
2. Bring current crawl space ABS waste lines to National Plumbing Code (2020 Edition) specifications.
3. Bring HWT up to National Plumbing Code (2020 Edition) specifications. Install drip pan.
4. Install new kitchen sink and faucets. Faucets are to be commercial grade.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new Central Heat Pump. Unit must be rated for cold climates to -35 degrees Celsius.

N6—11 Bridge Road

Carpentry—Exterior

1. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install one (1) new 8”x8” landings and steps with rails and balusters to porch entrance. Landing must comply with National Building Code (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
3. Install new exterior crawl space access hatch, complete with dead bolt and handle.
4. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
5. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
6. Remove all existing windows (5). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
7. Re-caulk trim and siding. Caulk small cracks and splits in siding. Paint all trim and siding. Homeowners to choose color.
8. Repair exterior frost wall south end.
9. Install new aluminum soffit and fascia around entire eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
10. Replace and damaged exterior frost wall sheeting.
11. Install concrete wedge compression anchors in existing footing to National Building Code (2020 Edition) requirements.

Carpentry—Interior

1. Minor plaster and paint throughout.
2. Repair water damaged ceilings in bedrooms and around stove.
3. Install new 3” crown mouldings throughout.

4. Remediate mould in bathroom. Remove any water damaged drywall and sub floor.
5. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joints and sand smooth. Install new 6" wood baseboard mouldings throughout.
6. Install six (6) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
7. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
8. Remove old batt insulation from crawl space and install new Rockwool insulation and vapor barrier.
9. Install new ground sheet lap and seal.
10. Frame beam pockets for main middle beam as to National Building Code of Canada (2020 Edition) specifications.
11. Install one (1) sheet 3/8 d-grade plywood where new crawl space access is to be located.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new circuit in crawl space for HRV inline heater.
2. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
3. Install all new outlets, switches, interior lighting, and cover plates throughout.
4. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.
5. Up-grade kitchen and bedroom plugs to Canadian Electrical Code (2021 Edition) specifications.
6. Bring exposed unprotected wiring in attic (across attic access hatch) to Canadian Electrical Code (2021 Edition) specifications.

Plumbing

1. Install all new ABS and PEX plumbing, including waste lines, throughout upstairs and crawl space to National Plumbing Code (2020 Edition) specifications. Install new domestic water line system to be home-run-style with supply manifolds for hot and cold with shut off valves on supply headers for each fixture. Supply manifolds to be located in crawl space.
2. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.
3. Connect HRV drain line to ABS waste plumbing.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new HRV inline heater unit to existing HRV in crawl space. Ducting to be completed as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new oil tank, oil line, and fittings. Type to be Riello series 40 (F3) oil burner. Must comply with the b139 code for oil burning equipment. Oil tank must be a minimum of seven (7) feet from windows and five (5) feet away from house. (Put service log card onto unit).
5. Install chimney rain cap to existing chimneys.
6. Install new flue pipes to furnace.

N7—23 Middle Path

Carpentry—Exterior

1. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
3. Install new exterior crawl space access hatch, complete with dead bolt and handle.
4. Remove all existing windows (5). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window.
5. Repair damaged eaves trough.

Carpentry—Interior

1. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joints and sand smooth. Install new 6” wood baseboard mouldings throughout.
2. Install new vapor barrier seal with acoustic sealant or appropriate tape. Install new drywall to ceilings. Plaster and paint throughout (bathroom and kitchen paint must be of mould and mildew resistant type). Install new 3” inch crown moulding throughout.
3. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
4. Remove sub flooring and wall sheeting from bathroom. Replace wall sheeting with drywall and install new sub flooring.
5. Remove water and mold damaged drywall in bedroom. Plaster and paint.
6. Install Two (2) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
7. Replace kitchen cabinet drawers.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (BX 24 boxer), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new circuit for heat pump.
2. Install new circuits in crawl space for HRV inline heater.

Plumbing

1. Upgrade crawlspace ABS waste lines to National Plumbing Code (2020 Edition) specifications.
2. Install new water-on-demand hot water system as to National Plumbing Code (2020 Edition) specifications.
3. Connect HRV drain line to ABS waste line to National Plumbing Code (2020 Edition) specifications.

Mechanical

1. Install new range hood and bathroom fan.
2. Install new electric inline heater to current HRV unit and service as to Canadian Building and Energy Codes (latest edition respectively). Unit must be balanced for complete installation (put service log card onto unit).
3. Install hard ducting to existing dryer exhaust line.

N8—93 Middle Path

Carpentry—Exterior

1. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
3. Install new exterior crawl space access hatch, complete with dead bolt and handle.
4. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
5. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
6. Remove all existing windows (5). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
7. Re-caulk trim and siding. Caulk small cracks and splits in siding. Paint all trim and siding. Homeowners to choose color.

Carpentry—Interior

1. Install filler strip to upper left side of cabinets.
2. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheathing with closed-cell type foam insulation.
3. Remove required interior sheathing to accommodate new HRV vents.
4. Install ground sheet in crawl space. Lap and seal.
5. Install one (1) sheet of 3/8 d-grade plywood on the interior of crawl space where new access hatch will be.

WETT

1. Remove existing woodstove, flue, and chimney.

2. Install new woodstove: Blaze King Model (princess), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install new circuit in crawl space for HRV and inline heater.
2. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
3. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.
4. Upgrade kitchen and bedroom plugs to Canadian Electrical Code (2021 Edition) specifications.
5. Install new circuit for central heat pump.

Plumbing

1. Connect HRV drain line to current ABS waste piping.
2. Bring current ABS waste lines to National Plumbing Code (2020 Edition) specifications.
3. Bring HWT up to National Plumbing Code (2020 Edition) specifications. Install drip pan.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood and bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new Central Heat Pump. Unit must be rated for cold climates to -35 degrees Celsius.

N9—106 Middle Path

Carpentry—Exterior

1. Install aluminum soffit and fascia and drip edge around all eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
2. Install three (3) 36” exterior doors systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
3. Install two (2) new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install three (3) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
4. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
5. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
6. Remove all existing windows (12). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
7. Repair exterior wall on north front side of basement.
8. Install new 1.5” XPS ridged insulation, taped joints. Install new complete c/w: all new trims and finishes, vinyl siding, replacing any existing water damaged or rotten exterior sheeting and wall studs.

Carpentry—Interior

1. Remove flooring, sub floor, and sheeting from bathroom in en-suite. Replace with new.
2. Remediate mould in bathroom, all bedrooms, and living room.
3. Remove ceilings in all bedrooms. Re-sheet, plaster, and paint.
4. Repair drywall where needed. Paint throughout.
5. Install 3” crown mouldings throughout bedrooms, bathrooms, and main floor hallways.

6. Remove existing flooring in en-suite bathroom. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6” wood baseboard mouldings throughout.
7. Install one (1) new standard duty expandable drywall steel frame door box (master bedroom), complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
8. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheathing with closed-cell type foam insulation.
9. Remove required interior sheathing to accommodate new HRV vents.
10. Remove all existing ceiling HRV vents. Patch and paint.
11. Install flooring and sub floor to basement porch.
12. Plumb up and secure existing floor jack stand to support basement porch.
13. Remove water damaged flooring, subfloor, and ceiling in basement bathroom. Replace with new.

Electrical

1. Install new circuits in mechanical room for HRV and inline heater.
2. Install two (2) new exterior lights, and two (2) GCFI exterior outlets.
3. Install all new outlets, switches, interior lighting, and cover plates throughout.
4. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Code (latest edition respectively) specifications.
5. Install new circuit for water on demand system in current boiler room.
6. Up-grade kitchen and bedroom plugs to Canadian Electrical Code (2021 Edition) specifications.

Plumbing

1. Install new kitchen sink and all fittings attached in cabinet.
2. Install one (1) new water closet in Bathroom One.
3. Fix leak under sink and install one (1) new water closet in Bathroom Two.
4. Install new vanity and top. Install one (1) new water closet in Bathroom Three.
5. Install drain line for new HRV in mechanical room.

6. Install new hot-water-on-demand HWS system in conjunction with current domestic HWS boiler system.

Mechanical

1. Install new venting runs and exterior vents for range hood and bathroom fans and dryer exhaust fan
2. Install new range hood and three (3) bathroom fans (one in each).
3. Install new HRV unit in basement mechanical room. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes (latest edition respectively). Bathrooms must have timer switches for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new oil tank, oil line, and fittings. Type to be Riello series 40 (F3) oil burner. Must comply with the b139 code for oil burning equipment. Oil tank must be a minimum of seven (7) feet from windows and five (5) feet away from house.
5. Service boiler and burner install service log card on unit.

N10—121 Middle Path

Carpentry—Exterior

1. Install two (2) 36” exterior door systems: type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new 8”x8” landings and steps with rails and balusters to both front and rear entrances. Front and back landings must comply with National Building Code of Canada (2020 Edition) specifications. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install two (2) new concrete landing step pads 6” thick by 6” long. To be 12” wider than steps, with steel reinforcement and compression joint midway. Broom finish to the top of concrete pad.
3. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18” above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18” outward from footing.
4. Install weeping tile throughout entire perimeter of footing. Cover with 6” of washed gravel, back fill with aggregate up to 18”, sloping to be at least 3% grade from five (5) feet away from frost wall.
5. Remove all existing windows (4). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.

Carpentry—Interior

1. Minor plaster and paint throughout.
2. Remove old batt insulation from crawl space and install new Rockwool insulation and vapor barrier.
3. Install one (1) new 3/8 degrade plywood sheet where new crawl space access hatch is. Plywood must be painted with waterproof acrylic paint.

WETT

1. Remove existing woodstove, flue, and chimney.
2. Install new woodstove: Blaze King Model (princess), complete with correctly sized chimney, flue, ember pad, and wall shields. Must comply with B-365 WETT codes for installation of solid wood burning appliances.

Electrical

1. Install circuit in crawl space for inline heater for HRV.

Plumbing

1. Connect HRV drain line into existing ABS waste line in crawl space.

Mechanical

1. Install new oil line and fittings to b-139 code for Oil Fired Equipment. Register tank with Province of Newfoundland and Labrador.
2. Repair and service furnace. Put service log card onto unit.
3. Install new electric inline heater to current HRV unit and service as to Canadian Building and Energy Codes (latest edition respectively). Unit must be balanced for complete installation (put service log card onto unit).
4. Install hard ducting to existing dryer exhaust line.

Ground Work

1. Create ditch behind unit that is 18" deeper than existing footing. Slope away from house.
2. Line ditch with crushed stone and small blast rock.

N11--56 Middle Path

Carpentry, Exterior

10. Install new wooden toll board, aluminum soffit and fascia and drip edge around entire eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
11. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w all new trims and finishes, vinyl siding, replacing any existing water damaged. Or rotten, exterior sheathing and wall studs.
12. Install two (2) 36" exterior doors systems type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
13. Install one (1) new 8'x8' landing and steps with rails and balusters to front entrance. Front landing. Must comply with National Building Code. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install 2 new concrete landing step pads 6"thick 6' long by 12" wider then steps, with steel reinforcement and compression joint mid way. With a broom finish applied to the top of concrete pad.
14. Install new exterior crawl space access hatch, complete with dead bolt and handle.
15. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18 inches above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18 inches outward from footing.
16. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18 inches, sloping to be at least 3% grade from 5 feet away from frost wall.
17. Replace all damaged exterior frost wall sheathing.
18. Re attach and bring back to plumb all exterior frost wall, walls.
19. Install concrete compression anchors into footing attach p/t 2x6 on interior of frost wall up right and a 2x4 on wide surface along entire footing.
20. Remove all existing windows eight (8). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
21. Remove old shingles. Install new 35 year life shingle complete with ridged roof vent, entire roof ice shield and deck guard. Application must have roofing adhesive to shingle.
22. Replace any rotten sill plates and wall studs from door and window framing.

Carpentry, Interior

1. Remove existing tile from ceiling replace. Install new med poly vapor barrier, tape and seal. Install new 12 x 12 x 1/2 ceiling tile through out.
2. Install three (3), (front porch, bathroom and master bedroom) new standard duty expandable drywall steel frame door box, complete with light-duty steel doors and ADA compliant hardware. Frames and doors to be painted to manufacturers specifications.
3. Install 3 grab bars in bathroom to national building code ADA heights.
4. Remove paneling from walls in front bedroom north, master bedroom and bathroom. Install new drywall. Plaster and paint through out (bathroom paint must be of mould and mildew resistant type). Install new 3” inch crown moulding throughout.
5. Frame up for new opening for enclosed ADA Fibre glass tub.
6. Remove existing flooring and subflooring and any water damaged first floor in bathroom, master bed room and north bedroom. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6” wood baseboard mouldings throughout.
7. Replace and water damaged wall insulation. Use rock wool mineral batts.
8. Remove old batt insulation from crawl space and install new Rockwool insulation and vapor barrier. Remove all existing interior frost wall sheeting and replace with new 3/8 degrade plywood. Plywood must be painted with waterproof acrylic paint.
9. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
10. Install ground sheet lap and seal.
11. Remove required interior sheeting to accommodate new HRV vents.

Plumbing

1. Upgrade crawlspace ABS waste and copper lines to national plumbing code.
2. Upgrade HWT to national plumbing code install drip pan under tank.
3. Connect HRV drain lines to current ABS waste.
4. Install new bathroom. With ADA tub.

Electrical

1. Remove old 100-amp service and panel box. Replace with new 200-amp panel box and service to Canadian Electrical Code.
2. Install new circuits in crawl space for HRV and inline heater.
3. Install two (2) new exterior lights, and 2 GCFI exterior outlets.
4. Install new light fixtures through out.
5. Lower furnace emergency shutoff switch to Canadian electrical code, install service disconnect to unit.
6. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Codes.
7. Install 1- 1500w baseboard heater in crawl space complete with thermostat.
8. Upgrade Kitchen counter top and bedroom outlets to Canadian electrical code.

Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood, bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes. Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new oil tank, oil line, fittings. Too comply with the b139 code for oil burning equipment. Oil tank must be at minimum 7 feet from window and 5 feet away from house. Service existing oil burner. Attach service log to unit.