

February 25, 2021

This letter is in response to your request for details on the outstanding deficiencies that currently are with the two-piece Ambassador Series 26' x 40' modular home you purchased from Watterson Homes Ltd of Yorkton in 2018. I understand that you are considering a public auction for the home to be sold AS-IS.

This modular unit was manufactured by SRI Homes ULC – Shelter Homes Systems, Estevan in May 2018, and was certified as meeting the A277 standard by Intertek Canada. The home bears the Model Number AM-857, and the Intertek Certification Number A277 MD-14594. The unit was installed at Clearview Resort (near Sifton, SK) in July 2018. This home has been denied Occupancy for various building code violations.

The home has been the subject to the following reviews and assessments:

- Municipal building inspections: July 13, 2018; Jan 16, 2019; Aug 29, 2019; Jan 6, 2020; Apr 23, 2020; Sept 11, 2020; Oct 26, 2020;
- Municipal Building Order: July 15, 2020;

We are also aware of the following reviews and assessments:

- Structural engineer assessments: Walker Projects Inc (Dec 19, 2019), KGS Group (Feb 27, 2020).
- Structural engineer remediation plan: Driftstone Consulting (Jan 31, 2020).

Building must meet all requirements of the National Building Code if being used as a dwelling. The owner is required by the act to ensure that it will meet the National Building Code.

A summary of deficiencies noted in the above documents is provided below.

Truss Deficiencies:

- Engineered roof truss were not fastened to the LVL beams (ceiling must be opened to completed installation of hanger).
- Roof truss hinge post need to properly positioned in a vertical position and secured in place.
- Several cracked verticals are visible in the truss framing and sistering of members would be required.

Floor Deficiencies:

- No joist hangers, blocking and strapping has been installed.
- Installation was completed twice creating stress fractures in the floor and rim joists.
- Engineers suggested to restore structural integrity of the floor as follows:

- Where broken or cracked joists exist, full length sister joists are to be installed and joist hangers reattached.
- Any partial length sister joists should be removed and full length sister joists installed and joist hangers reattached.
- Where rim joists and floor joists have a gap greater than 1/16", a full length sister joist is to be installed and joist hangers reattached.
- Where joist hangers are not secured tight to the sides of the joists, or where joists are not seated in the hanger or where non compliant fasteners have been used, joist hangers are to be removed and reattached.
- Where joists exhibit permanent deflection, sister full length.
- Where the top of joist is not level with the top of rim board, remove and reinstall joist hanger, remove floor finish and screw sheathing tight to top of joists.
- Blocking shall be removed to allow for joist work; new blocking shall be cut tight to fit joists with maximum offset of 1.5".
- Strapping to be fastened at each end of sill plate and to be as continuous as possible.
- The list of extensive work to the floor would need to be completed prior to setting it back on a foundation.

Installation Deficiencies:

- Owner should be installed as per the manufacturers set up manual.
- Dwelling units were installed with the shipping wall intact. Shipping wall to be removed as per the manufactures set up manual.

Other Deficiencies:

- Some windows do not open, if window is required for egress, they must be operational.
- Current location required a 45 minute fire rating on the exterior wall. Construction of these walls was not constructed to code requirements; exterior sheathing is required to be installed against studs than the 1/2" gypsum board overtop.

Sincerely,



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