

Scope of Work: Foundation Pour – 30'x 40' Foundation with 4' Walls, Footings, and Rat Slab

Project Overview

This Scope of Work covers the forming, reinforcing, and concrete placement for a **30'x 40'** foundation with 4-foot tall walls and structural footings, designed to support a residential home.

- **All work shall conform to local building codes, zoning requirements, and best practices for residential construction.**

1. Site Preparation

- Mobilization of equipment and materials.
- Stake foundation layout.

2. Footings

- **Forming:**
 - Form footings to proper dimensions as dictated by plans
- **Reinforcement:**
 - Place reinforcing steel with Ufer ground to code
 - Ensure reinforcement is properly supported and clear from soil.
- **Concrete Placement:**
 - Place concrete to specified strength (typically 3,000-4,000 psi).
 - Consolidate and finish to specified level and tolerance.
- **Curing:**
 - Protect and cure concrete per specifications to prevent shrinkage cracking and ensure strength development.

3. Foundation Walls

- **Formwork:**
 - Install 10" wall forms to specified dimensions, including openings, keyways, and blockouts for utilities or embeds.
 - Confirm formwork alignment, plumbness, and bracing to withstand concrete pressure.
- **Reinforcement:**
 - Place horizontal and vertical rebar to code
 - Secure rebar chairs, spacers, and ties to maintain cover and placement.
- **Concrete Placement:**

- Place concrete in lifts to avoid cold joints, with proper vibration and consolidation.
- Use concrete mix as specified (typically 3,500-4,000 psi).
- Monitor formwork for deflection or movement during pour.
- **Finishing:**
 - Screed and trowel top of wall to specified level.
 - Place anchor bolts or embed plates as required by code.
- **Curing:**
 - cover to retain moisture per specification.

4. Foundation Drainage & Waterproofing

- Install waterproofing membrane or damp-proofing on exterior wall face.
- Foundation drain must be to code and include plug-ties.

5. Backfill

- After concrete reaches required strength, forms are stripped and exterior waterproofing completed.

6. Interior

- Interior Rat Slab
- Install Vapor Barrier and specified insulation board

7. Quality Control & Inspections

- Provide compressive strength test reports as needed.
- Document any changes or field adjustments.

8. Exclusions

- MEP (mechanical, electrical, plumbing) rough-ins.
- Specialty foundation systems (helical piles, piers, etc.) unless noted.

General Notes

- All work to comply with applicable building codes, project plans, and specifications.
- Contractor responsible for safety measures, including fall protection, formwork bracing, and confined space protocols.
- Any deviations from the plans or unexpected conditions to be reported to owner/developer immediately for review and direction.