



# Building Condition Assessment Report



## CRAIGLEITH HERITAGE DEPOT 113 LAKESHORE ROAD EAST CRAIGLEITH, ON

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## 1. INTRODUCTION

At the request of the Town of Blue Mountains, Cion | Coulter has prepared a Building Condition Assessment (BCA) for the CRAIGLEITH HERITAGE DEPOT, located at 113 Lakeshore Road East, Craigeith, ON. Documentation provided indicates that the building has a gross floor area of approximately 1,200 square feet. We were informed that the main building was constructed in 1900 and served as a train station. By 1976, the building was used as the Depot Restaurant. In 2008, the building became a Heritage Depot and an addition was made on the east elevation.

The objective of the BCA was to complete a thorough visual inspection of the building and its components to identify life cycle concerns, deficiencies, and to assist the Town in developing an asset management strategy. This is an important step in guiding the Town of the Blue Mountains to operationally and fiscally manage its facility, while maintaining it in a good state of repair.

The findings in the BCA are based on visual inspections and discussions with the Town of the Blue Mountains personnel.



## 2. GENERAL DESCRIPTION

The building under review is the CRAIGLEITH HERITAGE DEPOT, located at 113 Lakeshore Road East, Craigeith, ON. The building has two levels, one on the ground level and a basement. It houses a gallery, offices, and washrooms. The basement serves as a storage area. A kitchen is present in the basement.

The main building is generally clad in wood panels and windows with aluminum framed glazing. The roof is sloped and clad with asphalt shingles at the main building and cedar shingles at the tower.

The site finishes include masonry tiles and wood decks with railings. The parking lot is not paved.



## 3. METHODOLOGY

### 3.1 Standards

The Building Condition Assessment was prepared utilizing the following recognized standards/systems:

- Ontario Building Code, Building Code Act – O. Reg. 332/12
- Occupational Health and Safety Act, amended 2011
- ANSI/ASHRAE/IES 90.1-2013
- ASTM E2018-08 – Standard Guide for Property Condition audits: Baseline Property Condition audit Process.
- ASTM E1557-09 – Standard Classification for Building Elements and related Sitework – Uniformat II.

### 3.2 Document Review

There were no drawings/plans provided.

### 3.3 Project Team

The project team for this site consisted of the following:

Project Executive

Mr. Evan Shkolnik, Director of Operations, was responsible for oversight and coordination of the project team.

Project Manager

Mr. Kevin Shaw, B.Tech.(Arch.Sc.), Manager, Building Science was the dedicated Project Manager for the contract.

Building Science Specialist

Ms. Claire Park, E.I.T., BSSO, Project Coordinator, undertook field inspections and Assessment preparation for the structural, architectural, mechanical, electrical, and life safety, and site systems of the building.

### 3.4 Building Inspections

Detailed visual inspections of readily accessible/visible building components were conducted on May 1, 2018. The purpose of the building inspections was to assess the



current condition of the major components in order to determine the need for major remedial repairs. Areas requiring attention are identified in the audit.

No destructive testing was undertaken. Where appropriate, recommendations for further investigations and/or testing are provided.

Design evaluations to confirm component capacities or required performance expectations were not undertaken.

As part of the survey process, we made note of found evidence of non-compliance with current applicable codes, regulations, etc.

The areas/components inspected included the following:

#### Structural

Visible structural components (foundations, roof deck, and floor slabs, etc.) were inspected for evidence of structural distress. Inspections included an overall exterior review from several accessible vantage points and accessing the main function space.

The scope of work excluded undertaking design checks of the structural systems.

#### Building Envelope

The building envelope components (including the exterior walls, doors and roofing) were visually inspected from available vantage points (grade and roof surface).

#### Interior Finishes

Inspections of the interior of the building were undertaken to assess overall installations and condition.



Mechanical, Electrical and Life Safety Systems

Inspection of the existing mechanical, electrical and life safety systems was undertaken during the course of the review. The audit did not include for undertaking detailed design checks to verify capacities of the existing systems.

Site Work

The exterior site work was visually inspected.

### 3.5 Interviews

Interviews were conducted with the following Town of the Blue Mountains site personnel during the course of the assessment:

- Building Staff: Mr. Aaron McMullen, Manager, Facilities

### 3.6 Reporting

Sections 4.0 through 10.0 of the audit provide descriptions of the inspected components as well as assessments regarding their condition and recommendations regarding necessary repairs. Section 11.0 of the audit provides comments to an accessibility review.

Photographs have been included to support our observations (Appendix B).

### 3.7 Repair Priority & Costing

The Repair Priority & Costing Tables included in Appendix A outline the recommended repairs (based on priority), timing along with preliminary budget estimates.

The estimated budget figures included in the table are based on a combination of the following:

- Consultants project database (figures derived from our experience with providing project management services for building restoration projects).
- Industry published construction cost data (sources such as "RS Means" and "Yardsticks"). These resources were used with specific paid attention to the geographic area of proposed work, i.e. Greater Toronto Area.
- Discussions with contractors familiar with these types of buildings and projects.
- All estimated budgets have taken into account the cost for installation, engineering fee and contingency (where applicable).



Estimated quantities of the major building components were determined using the inspections and the drawings provided. Quantities will be provided when repairs/replacement are required.

The condition ratings of the project are described as follows:

<b>Condition</b>		<b>Description</b>
1	Very Poor	Facility or Component has failed, not operational, not viable, and unfit for occupancy or normal use, environmental/contamination/pollution issues exist.
2	Poor	Badly deteriorated, potential structural problems, inferior appearance, major defects, components fail frequently, observable deterioration requiring capital repair and the component failing.
3	Fair	Average condition, significant defects are evident, worn finishes require maintenance, services are functional but need attention, likely to become "poor" within a few years if not addressed.
4	Good	Minor defects, superficial wear and tear, some deterioration to finishes, major maintenance not required, not requiring capital expenditures.
5	Excellent	No defects, as new condition and appearance



The priority ratings based on time of the project are described as follows:

Priority	Description	Approximate Action Timeline
1	Essential, currently critical (year 0, immediate) conditions requires immediate action be taken to correct that problem.	Priority-1: <b>Critical</b> - Immediate Action
2	Necessary, potentially critical conditions which, if not corrected expeditiously, will become critical within a year or two.	Priority-2: <b>Potentially Critical</b> - In 1-2 years
3	Necessary, but not yet critical conditions that require appropriate attention to preclude predictable deterioration or potential downtime associated damage or higher costs differed further.	Priority-3: <b>Not yet Critical</b> - In 3-5 years
4	Necessary, recommended improvements which require no action at this time, but should substantial work be undertaken in contiguous areas, certain existing conditions may require correction.	Priority-4: <b>Need Improvement</b> - In 5+ years
5	Desirable. Conditions in this category include items that represent a sensible improvement to existing conditions to maintain the building from becoming physically or functionally obsolescent.	Priority-5: <b>Desirable</b>



## 4. BUILDING INSPECTIONS – STRUCTURE

The building components that make up the structural system for the property were visually reviewed, where accessible, from within the interior space and from the exterior at grade level. Further, several structural elements that are contained within other components or are located sub-surface, such as reinforcing steel and footings; were not accessed for review. Structural load and integrity checks were not undertaken.

The foundation walls are constructed of cast-in-place concrete as observed from the interior in the basement of the building. A crack in the foundation wall was observed on the west wall. In general, the foundation walls are in good condition. The roof and first level floor structures are constructed of wood. These could not be observed as they are finished. The slab-on-grade in the basement is in good condition with local areas of cracking; these are typical and are not considered to be a major structural concern.

On the northwest corner elevation of the building, Blueskin membrane was noted to be exposed.

Recommendations:

- 1) Repair the foundation wall crack observed on the west wall.
- 2) It is recommended to backfill the foundation wall area where Blueskin is exposed as part of operating. Ensure that the Blueskin is continuous and waterproof prior to backfilling.



## 5. BUILDING INSPECTIONS – BUILDING ENVELOPE

### 5.1 Wall Systems – Wood Siding

Observations/ Deficiencies:

- Wood siding with wainscott design in some areas are in fair condition.
- The site personnel noted that local areas at the base of the wood siding have been replaced in the past due to water damage. Water is reported to be seeping up onto the exterior wall from grade. The siding has rotted on the east and south elevations.
- In isolated areas, the wood siding has cracked/split.

Recommendations:

- 1) Replace wood siding on the south and east elevations in the next 2 years.
- 2) Repair local areas of wood damage in the next 2 years.
- 3) It is recommended to further investigate into the water damage to the wood siding within the year. An allowance for the investigation has been provided.

### 5.2 Exterior Paint

- Wood components of the heritage depot are typically painted. This includes the wood siding, window frames, exterior doors, wood trims, and wood signs and posts around the building.
- In general, the paint is in poor condition. Throughout the building, peeling/weathering of paint was noted.

Recommendations:

- 1) Repaint wood components in the next year. Repaint every 15 years thereafter.

### 5.3 Exterior Windows

Observations/Deficiencies:

- Windows throughout are typically single glazed, wood framed with muntin bars and are operable type. These are original to the building construction. Fixed



punch windows with insulated glazing units (IGUs) are present on the north and south elevations. These were installed in 2008.

- The windows are generally in good condition.

Recommendations:

- 1) Replace windows in 25 years.

## 5.4 Exterior Doors

Observations/Deficiencies:

- There are 8 exterior wood doors with half lite glazing present at the building.
- Most doors of the 1900 building are original and are in poor condition. The wood doors have rotted and cracked. At one location on the south elevation, the site personnel noted that the door has been replaced, however, it is observed to be in poor condition as noted by impact damage. The site personal also noted of moisture issues at the base of the replaced door.
- The doors of the 2008 addition are in good condition, however, it is reported that water infiltrates at the base of the doors on the north and south elevations.

Recommendations:

- 1) Replace all 1900 original doors within the year.
- 2) Replace all 2008 doors in the next 20 years.

## 5.5 Roofing – Asphalt Shingles and Cedar Shingles

Observations/Deficiencies:

- The main roofs are clad with asphalt shingles. The asphalt shingles were installed in 2008. The shingles are generally in fair condition with the exception of isolated areas where the shingles are beginning to deteriorate or is missing.
- The site personnel noted that the roofing will be replaced this year.
- The tower is clad with cedar shingles and is in good condition.

Recommendations:

- 1) Asphalt shingles will be replaced this year.



- 2) It has been assumed that the cedar shingles have been installed in 2008. Replace cedar shingles in the next 2 years. Regular and good maintenance will increase service life.

## 5.6 Roofing - Trims

Observations/Deficiencies:

- The building has wood fascia and vented wood soffits. Prefinished metal eavestrough and downspouts are also present.
- In general, the trims are in good condition.

Recommendations:

- 1) Replace eavestrough and downspouts in the next 25+ years.



## 6. BUILDING INSPECTIONS – INTERIORS

### 6.1 Interior Finishes

Observations/Deficiencies:

- In the main building, the interior walls and ceilings are typically finished with painted gypsum boards. The washrooms are partially finished with ceramic tiles. The interior walls are generally in good condition.
- The interior walls and ceilings of the Tower are finished with painted wood panels. The finishes are in good condition.
- The basement ceiling is finished with painted gypsum boards and is in good condition.
- An interior window partition with painted wood trims is present in the gallery area and is in good condition.
- There are 3 wood doors and 1 metal (fire-rated) door. The doors are generally in good condition.
- Hardwood flooring in the main gallery area is in poor condition. The floor surface has weathered over time and the joints of the flooring are becoming visually prominent. In local areas, particularly at the Tower, the flooring has warped. The flooring near doors shows water staining/discolouration.
- 1" ceramic tile flooring is present in the washrooms and the office space in the main gallery. The tiles are in poor condition as the tiles are beginning to pop in isolated areas. A gap was noted between the wall tiles and floor tiles.
- Stone tile flooring is present in the 2008 addition and is in good condition. The flooring is noted to be uneven and could pose as a potential tripping hazard.
- Wood stairs lead to the basement. The stairs are in good condition.

Recommendations:

- 1) Allow to repaint the walls and ceilings in the next 5 years and every 15 years thereafter.
- 2) Replace hardwood flooring in the next year.



- 3) Repair ceramic floor tiles in the next year.
- 4) Repair ceramic wall tiles in the next 15 years.
- 5) Consider to grind the stone tile flooring to make level surface for patrons within the year.
- 6) Replace interior doors on an as needed basis. An allowance is allocated in the next 10 years.

## 6.2 Fixed Furnishings

Observations/Deficiencies:

- Kitchen wood cabinets and laminate countertops in the basement are in good condition.

Recommendations:

- 1) Replace cabinets and countertops in the next 15 years.



## 7. BUILDING INSPECTIONS – FIRE PROTECTION

### 7.1 Fire Safety Detection Systems and Equipment

Observations/Deficiencies:

- Fire extinguishers installed throughout the building are generally in good condition and checked regularly by "Georgian Bay Fire and Safety ". Older extinguishers can be replaced out of the operation and maintenance (O&M) budget.
- Emergency lighting battery units and illuminated exit signs are present throughout the building. The units are noted to have been installed this year (2018) and are in good condition.
- Illuminated exit sign is noted to be missing at an exit door on the south elevation. An illuminated exit sign in the basement is noted to be missing the arrow showing the direction of exit.
- Smoke detectors are present throughout the building; they are in good condition.

Recommendations:

- 1) Upgrade the emergency lighting heads and batteries throughout the building in the next 20 years.
- 2) Replace exit signs in the next 20 years.
- 3) Replace smoke detectors every 10 years as part of operating.



## 8. BUILDING INSPECTIONS – MECHANICAL

### 8.1 Plumbing

Observations/Deficiencies:

- Ceramic sinks and toilets in the washrooms are in good condition.
- Stainless steel sink in the kitchen is in good condition.
- Two (2) pumps were noted in the basement. Based on documentation, one services a submersible sewage pump to handle 30 US GPM at 20 feet head and another that services a submersible ground water pump to handle 20 US GPM at 30 feet head. The pumps appear to be in good condition.
- A natural gas fired storage water heater by "Superflue" with an input of 42000 BTU/hr and capacity of 227 L services the building and appears to be in good condition.
- A potable water expansion tank by "Apollo" with a tank capacity of 2.1 gallons is present. It is in good condition.
- A 1 ½" T10 Neptune water meter is present and is in good condition. A back flow preventer was observed.

Recommendations:

- 1) Allow to replace plumbing fixtures (sinks and toilets) in the next 15 years.
- 2) Replace both pumps in the next 15 years.
- 3) Replace water heater in the next 15 years.
- 4) Replace water expansion tank in the next 10 years.
- 5) Replace water meter in the next 15+ years.



## 8.2 HVAC

### Observations/Deficiencies:

- Washroom exhaust fans by "Greenheck" are present and are in good condition.
- A high efficiency gas fired furnace by "Bryant" is present in the basement. Based on documentation provided, the furnace has a 80MBH heating output complete with a power humidifier. It is in good condition.
- An air conditioner by "Continental" is reported to have been replaced in 2016 and is in good condition.
- A direct steam injection humidifier by "Honeywell" with a maximum working pressure of 100 psi is present. It is in good condition.

### Recommendations:

- 1) Replace washroom exhaust fans in the next 20 years.
- 2) Replace furnace in the next 10 years.
- 3) Replace air conditioner in the next 12 to 14 years.
- 4) Replace humidifier in 15+ years.



## 9. BUILDING INSPECTIONS – ELECTRICAL

### 9.1 Electrical Source

Observations/Deficiencies:

- 'Federal Pioneer' electrical panel rated for 225A, located in the basement, is in good condition.
- The disconnect switch by "Square D" for the air conditioning unit is in good condition.

Recommendations:

- 1) None.

### 9.2 Lighting

The building is equipped with interior and exterior lighting.

Observations/Deficiencies:

- In the interior, CFL lighting and spot lighting is typical throughout the building and is in good condition. Replacing CFL light fixtures to LED should be considered for energy saving purposes.
- On the exterior, CFL spot lights and wall mounted lights are present along the perimeters of the building. The spot lights were generally noted to be corroding.
- Currently there is a solar powered light stand on site.

Recommendations:

- 1) Upgrade the light fixtures to LED within the next 5 years.

### 9.3 Communications & Security

Observations/Deficiencies:

- A DSC Power 832 is present in the basement with controls located at the main entrance to the depot. It is in good condition.

Recommendations:



- 1) Replace security system in the next 5 years.

#### 9.4 Emergency Generator

Currently the building does not have an emergency generator. The site personnel noted that during times of power outage, there are no sources of emergency lighting, etc.

Recommendations:

- 1) Consider to install an emergency generator in the next year.



## 10. BUILDING INSPECTIONS – SITE WORK

### 10.1 Site Finishes

Observations/ Deficiencies:

- Stone steps and stone paver walkways are present at the front entrances to the building. It was reported that the pavers have been installed in 2008. The stone pavers and steps are generally in good condition with minor settlement noted in isolated areas.
- Water ingress was reported at the front doors. Based on site conditions, it appears that the pavers are graded with a negative slope (towards the building) and may be high in some areas.
- Lighting rods are present on the roofs of the building. The site personnel noted that 1 of 3 rods were replaced in 2017. The rods appear to be in good condition.
- A hanging building sign is present on the west elevation of the building and as a stand alone building sign is present on the west lot of the building. The building signs are generally in good condition. Wood posts of the stand alone building sign is noted to have split. The paint on both signs has lightly deteriorated.
- Site display signs are present in front of the building and along a trail adjacent to the site. The signs are constructed of wood and is painted. The paint has deteriorated and some parts of the wood is noted to be rotting.
- Parking sign at the accessibility parking space is in good condition.
- Wood decking is present on the east, west, and north elevations of the building. The decks are generally in good condition. The deck on the north elevation have wood handrails and are in good condition.
- A bollard is present next to electrical pole. The bollard has lightly corroded at the base and top with wearing of paint finish.
- Two (2) bike racks are present on the east elevation of the building next to the wood deck. At one of the bike racks, the head at the post has been sheared. The racks are in good operating condition however the missing head may pose as a safety hazard.



- A stand alone bench on a concrete pad is present on the east lot of the building. It was installed in 2007 and is in good condition.
- Flag pole is present at the southwest corner of the lot and is reported to have been installed in 2008. It is in good condition.
- The site has solar powered light stands and were installed in 2008. The site personnel noted that these light stands do not operate during the night.

Recommendations:

- 1) The front lot of the building is not paved. Consider to pave the parking lot for enhanced use/accessibility for people with wheelchairs.
- 2) Regrade the pavers with positive slope to help mitigate moisture build up close to the building wall. It is recommended to regrade within the year.
- 3) An allowance has been allocated for potential replacement of the remaining two (2) lightning rods in the next 5 years.
- 4) Repair and repaint the building signs and display signs in the next year. Repair/repaint every 10 years.
- 5) Replacement of parking sign is considered as part of operating.
- 6) Replace wood decks in the next 10 years.
- 7) Paint bollard as part of maintenance.
- 8) Repair the head of the bike rack post for user safety as part of operating.
- 9) Replace wood bench in the next 25+ years.
- 10) Consider to install a light stand with an electrical source for night lighting. An allowance has been allocated in the next year. Replace solar lighting in the next 20+ years.



## 11. ACCESSIBILITY REVIEW

The original 1900 building is not designed for accessibility, however, since the 2008 addition, the building allows for people with accessibility to access the building. The accessibility review was undertaken in reference to the 2006 Ontario Building Code (OBC).

The following are our observations:

- The main double entrance doors are measured to be 6 feet wide in total (3 feet each) with an automatic door opener push button.
- The stone flooring, due to its uneven surface, may make it difficult for people with wheelchair to easily transport across the building.
- There is a level floor plane from the stone tile flooring to hardwood flooring for a person with a wheel chair to be able to access the remaining areas of the building with the exception of a small room located on the southwest corner of the building in which access is only available via wood steps.
- An exit door is present at the small room located on the southwest corner of the building which will allow a person with a wheelchair to access the room but from the outside only. The person with a wheelchair, if accessed from the exterior to this room, will not be able to access the remaining areas of the building.
- The washrooms are designed with accessibility. The following notes were made:
  - The washroom doors are at minimum 3' wide and are accessed via a lever handle.
  - Grab bars are present with appropriate orientations and lengths. T
  - The location of the toilet dispenser is below the grab bar.
  - The toilet has a back cover.
  - The automatic hand dryers, push type soap dispensers, and the sinks are positioned approximately a little over 2 feet from the ground.
  - The pipes below the sink are protected.



- The faucet type allows for a person to open the faucet with one hand.
- The light switch is manual.
- In general, the washroom appears to have been constructed as per the requirements of the OBC.

Recommendations:

- 1) Consider to install a ramp to allow for a person with a wheelchair to access the small room and the remaining areas of the building.



## 12. PRIORITIZATION & BUDGET ESTIMATE

The Repair Priority & Costing Table included in the Appendix outlines the list of recommended repairs/replacements. The table includes the estimated replacement year along with preliminary budget estimates.

The preliminary budget estimates were prepared utilizing in-house costs consultants as well as discussions with restoration contractors and published costs data resources.

The table headings are described below:

- **Uniformat Numbering:** Uniformat numbering up to three levels is shown in the first three columns.
- **Component:** Item description/heading for each building component/element.
- **Location Description:** Description of location of component/element.
- **Manufacturer/Model Number/Serial Number:** Equipment description (where available).
- **Year of Installation (Estimated Age):** This is the estimated current age of the building component. If exact age is not known, the component is assumed to be original.
- **Effective Age:** For various reasons, a component may be wearing faster or slower than would normally be expected for its age. The Effective Age is an adjudged age of the component based on its current condition and expected remaining life.
- **Service Life:** The service life is an estimate as to the duration of time between when a component is new and when it will require repair or replacement. Estimated life expectancies are based on manufacturer's recommendations and on our past experience with the performance of similar buildings and construction. Actual service lives may be found to be longer than estimated, however it is recommended that funds be available for repair or replacement at the earliest time that failures are likely to occur.

In some cases, service life represents the frequency of repair/replacement, not the overall life of the component. For example, repairs to exterior masonry walls being



undertaken every 15 years would display a “service life” on the table of 15 years, though the masonry walls themselves would have an indefinite service life (life of the building).

- Remaining Life: This is the time remaining in years before the corrective work is estimated to be required. It is the difference between the Service Life and the Effective Age.
- Section Reference: Reference to written report section.
- Photo Reference: Reference to pictures included in the photo summary.
- Condition rating: A series of basic condition ratings (1 to 5) which are used to qualify condition (Very Poor to Excellent).
- Priority rating: A series of priority ratings (1 to 5) which are used to highlight those components that have been identified as having recommended remedial work within the 25-year span of this assessment.
- Quantity / Units: Quantity measurements and units of measure for components where applicable.
- Yearly Expenditures - 2018 through 2043.



## 13. TERMS & CONDITIONS

1. The site inspections are strictly visual in nature. No destructive testing or laboratory analysis is undertaken. Assumptions pertaining to a component's current condition and remaining service life are based upon the visual observations of those systems, structures and components exposed to view and apparent as of the day of the inspection. Deficiencies that exist but not recorded are not apparent given the limited level of the building condition audit offered and commissioned. The building condition audit does not eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the property. This audit is limited in scope to only those components which are specifically referenced. It is likely that conditions not uncovered by the building condition audit exist which may affect the costs, timing or effectiveness of the recommendations detailed in the building condition audit.

The review associated with the building condition audit is limited to technical and construction items. Cion Coulter Corp. has not/will not conduct(ed) investigations into the nature and reasoning for the deficiencies found at the site and property whether visually inspected or of an inherent, hidden nature. As such, no legal survey, soil tests, assessment for environmental contaminants, engineering investigations, and detailed quantity survey compilations, nor exhaustive physical examinations are made, nor are they within the Scope of the building condition audit.

The inspections and reporting associated with the building condition audit will not address environmental issues including, but not limited to, the existence, competence or performance of fuel storage tanks or the existence of asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or airborne illness or disease.

2. Verification as to the accuracy or completeness of the drawings and information provided are not undertaken. Quantities were determined using the drawings except where otherwise noted or determined from the site inspections or from information provided by the Client. Cion Coulter Corp. relies upon the information (in terms of accuracy and completeness) provided by the client and/or its agents.

3. In the preparation of the building condition audit, it is assumed that a normal level of maintenance outside of what is called for in the Building condition audit will be undertaken.



**4.** This report is intended solely for the Client named. The material in it reflects Cion Coulter Corp. best judgement in light of the information available at the time of the building condition audit.

It shall not be distributed without the knowledge and permission of Cion Coulter Corp. It shall not be relied upon for any other purpose than as agreed with the Client without the written consent of Cion Coulter Corp. It shall not be used or relied upon by any other person unless that person is specifically named in the proposal of offer of services submitted prior to the engagement. The client agrees to maintain the confidentiality of the report and reasonably protect the audit from distribution to any other persons. If the client or its agent directly or indirectly causes the audit to be distributed to any other person, the client shall indemnify, defend, and hold Cion Coulter Corp. harmless against the claim of any third party.

It shall not be used to express or imply warranty as to the fitness (both physically and financially) of the property. No portion of this audit may be used as a separate entity.

**5.** Cost estimates presented in the building condition audit are based on estimated quantities and the Consultant's best judgement and experience with similar projects. The cost estimates are preliminary and meant as order of magnitude budget estimates only, and are subject to confirmation by competitive tendering and also subject to change and are dependent upon factors over which Cion Coulter Corp. has no control, including but not limited to: market conditions; contractor availability; methods and bidding practices; and the cost of labour, materials and equipment.

**6.** Any time frame given for undertaking future repair or replacement work represents a best guess opinion based upon the component's apparent condition and level of maintenance. Failure of the item or optimum repair/replacement times may occur sooner or later than shown in the building condition audit.

**7.** Cion Coulter Corp. shall not be responsible for any consequential loss, injury or damages suffered by the Client including but not limited to loss of use and earnings.

In issuing the building condition audit, the Consultant does not assume any of the duties or liabilities of the designers, builders or past or present owners of the subject property. Owners, prospective purchasers, tenants or others who use or rely on the contents of the audit do so with the understanding as to the limitations of the documents reviewed, the general visual inspections undertaken and understand that the Consultant cannot be held liable for damages they may suffer in respect to the purchase, ownership or use of the subject property.



- 8.** The total amount of all claims the Client or its agents may have against Cion Coulter Corp. under this engagement and all future engagements pertaining to updates to the building condition audit, including but not limited to claims of negligence, negligent misrepresentation and breach of contract, shall be strictly limited to direct loss or damage arising from such breach of contract or such tort or such negligence and further, shall be strictly limited to the policy limits of the company's errors and omissions insurance policy.
- 9.** The company assumes no liability whether in contract or in tort and including the negligence of the company for:

  - 1.** The actual, alleged or threatened inhalations of, ingestion of, contact with, exposure to, existence of, growth or presence of; or
  - 2.** Any costs or expenses incurred to prevent, respond to, test for, monitor, abate, mitigate, remove, clean-up, contain, remediate, treat, detoxify, neutralize, assess or otherwise deal with or dispose of; or
  - 3.** The actual or alleged failure to detect, report, test for, monitor, clean up, remove, contain, dispose of, treat, detoxify, neutralize, or in any way respond to, assess the effects of or advise of the existence of any fungi or any spores, mycotoxins, odours, or any other substances, products or by-products produced by, released by, or arising out of the current or past presence of fungi.

"Fungi" means any form of fungus, including but not limited to, yeast, mould, mildew, rust, smut or mushroom.
- 10.** By engaging Cion Coulter Corp. to undertake the services as outlined in this audit, the Client agrees to the above conditions.



## 14. APPENDICES

These appendices are included on the pages which follow:

A Costing Table

B Photographs



## A Costing Table





## B Photographs

Photo Reference Pages – Overall



**Picture A 01**

**View – South elevation**



**Picture A 02**

**View – West elevation**



**Picture A 03**

**View – East elevation**



**Picture A 04**

**View – North elevation**

Photo Reference Pages - Structure



**Picture S 01**

**Components** – Concrete foundation  
**Location** – West wall



**Picture S 02**

**Components** – Foundation, exposed Blueskin  
**Location** – Tower

Photo Reference Pages - Envelope



**Picture ENV 01**

**Components** – Wood siding  
**Location** – Tower



**Picture ENV 02**

**Components** – Wood siding, peeling paint  
**Location** – East elevation



**Picture ENV 03**

**Components** – Wood siding, water damage  
**Location** – South elevation



**Picture ENV 04**

**Components** – Window frame, peeling paint  
**Location** – East elevation

Photo Reference Pages - Envelope



Picture ENV 05

**Components** – Typical window  
**Location** – West elevation



Picture ENV 06

**Components** – Original exterior door, rotted wood, peeling paint  
**Location** – Throughout



Picture ENV 07

**Components** – Exterior door to 2008 addition  
**Location** – Throughout



Picture ENV 08

**Components** – Asphalt shingles and cedar shingles  
**Location** – Throughout

Photo Reference Pages - Interior



**Picture INT 01**

**Components** – Painted gypsum boards  
**Location** – Throughout



**Picture INT 02**

**Components** – Painted wood siding  
**Location** – Tower



**Picture INT 03**

**Components** – Hardwood flooring, note warp  
**Location** – Throughout



**Picture INT 04**

**Components** – Ceramic tile flooring  
**Location** – Washrooms

Photo Reference Pages - Interior



**Picture INT 05**  
**Components** – Stone tile flooring  
**Location** – 2008 Addition



**Picture INT 06**  
**Components** – Kitchen cabinet and countertop  
**Location** – Basement

Photo Reference Pages – Mechanical-Electrical



Picture ME 01

**Components** – Emergency lighting and exit sign

**Location** –Throughout



Picture ME 02

**Components** – Fire extinguisher

**Location** – Throughout



Picture ME 03

**Components** – Missing exit sign.

**Location** – South elevation



Picture ME 04

**Components** – Pump

**Location** –Basement

Photo Reference Pages – Mechanical-Electrical



Picture ME 05

Components – Furnace

Location –Basement



Picture ME 06

Components – Water Heater

Location – Basement



Picture ME 07

Components – Water expansion tank

Location – Basement



Picture ME 08

Components – Interior lighting

Location – Basement

Photo Reference Pages – Mechanical-Electrical



**Picture ME 09**  
**Components** – Electrical panel  
**Location** – Basement



**Picture ME 10**  
**Components** – Air conditioner condenser  
**Location** – North elevation



**Picture ME 11**  
**Components** – Interior CFL lighting  
**Location** – Throughout



**Picture ME 12**  
**Components** – DSC Security panel  
**Location** – Basement

Photo Reference Pages – Site Components



Picture SITE 01

Components – Pavers  
Location – Front elevation



Picture SITE 02

Components – Building sign post  
Location – West lot



Picture SITE 03

Components – Building sign  
Location – West elevation



Picture SITE 04

Components – Wood display sign, rotting wood  
Location – Front elevation

Photo Reference Pages – Site Components



**Picture SITE 05**

**Components** – Bike rack  
**Location** – East lot



**Picture SITE 06**

**Components** – Lightning rod  
**Location** – Roof



**Picture SITE 07**

**Components** – Wood deck  
**Location** – East elevation



**Picture SITE 08**

**Components** – Light stand  
**Location** – Front elevation