Building Condition Assessment
965 Gartshore Street, Fergus

Township of Centre Wellington

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0	September 9, 2022	Initial Submission to the Township of Centre Wellington
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R.J. Burnside & Associates Limited

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Appendices

Disclaimer

1.0 Background

1.1 Scope of Work

This report outlines the results of the Building Condition Assessment (BCA) conducted by R.J. Burnside & Associates Limited (Burnside) at 965 Gartshore Street, Fergus. The purpose of the BCA was to visually assess the condition of the structural, mechanical, electrical, and building envelope components during a walk-through survey, and report any obvious physical material deficiencies, along with our opinion of cost.

The BCA was conducted in general accordance with the ASTM Standard E 2018-15: Standard Guide for Property Condition Assessments. Accessible areas were reviewed during the walk-through survey. No destructive testing, test pits or physical sampling was completed. Deficient conditions were documented and photographed as described herein. Photographs referenced in the report are enclosed within **Appendix B**.

As per ASTM E 2018-15 the reporting threshold is $3,000 for individual items or $10,000 for similar items in the aggregate. We have provided our opinion of cost for items that are expected to require repair or replacement within 10 years found in **Appendix A**. Items that are cosmetic enhancements to the property, or part of normal preventative maintenance were excluded from our report. Costs associated with upgrades to the facility or changes required to facilitate future use are also outside the scope of this report.

Our opinion of costs is based on our experience with contractors specializing in these fields, historical cost data from similar projects, and/or current construction cost data published by the R.S. Means Company. These cost estimates should be used as a guide only, as costs may vary according to the time of year, quality of materials used, volume of work, actual site conditions, etc.

Reviewed Components

Building Structure:	Foundation walls (visible extents only), concrete slabs, and structural framing members.
Envelope:	Windows, doors, roofs, brick cladding
Mechanical:	Building HVAC system, plumbing system
Electrical:	Main electrical power, and interior and exterior lighting systems

1.2 Property Description

The building at 965 Gartshore Street, Fergus, consists of a two-storey residential farmhouse structure. It appears that it may have been constructed in the late 1800s based on building materials and practices used to build it. The superstructure appears to be a combination of wood framing and multi-wythe load bearing masonry. The foundations are of rubble wall construction. The sloped roofs have overlapped, corrugated sheet metal panels protecting them.

A small wood framed/clad addition was constructed within the last 20 to 40 years which is used as a mud room. There is also a small green **house** attached to this structure and partially to the main building. A covered porch was constructed adjacent the greenhouse structure.

Heating is provided to the building via a gas fired furnace. A pass-through window air-conditioner is also installed along with ceiling fans.

Domestic hot water is provided to the building by an electrical hot water tank. Plumbing systems include incoming water service and sanitary drainage piping.

There are no fire extinguishers installed throughout the building.

No documents or drawings were made available to review at the time of our site visit. A copy of RDH Architects Inc. drawings A1-01 – A1-03 which have since been prepared by RDHA has been included in Appendix D for reference.

1.3 Site Visit

On August 3, 2022 the property was visited by Wyatt Poulton, B.A.Sc., EIT., of Burnside to record observations and take photographs.

Rolf Weidelich, P.Eng. authored all of the building envelope and structural components of the report, having more than 27 years of experience in building renewal and capital planning.

Dan Beaudoin, C.E.T. authored all of the mechanical, electrical, and life safety components of the report, having more than 15 years of experience in building systems renewal and capital planning.

The assessment was conducted during a sunny day and outdoor temperatures of approximately 25°C. Burnside was provided access to the building interior. The various building cladding elements were reviewed from grade.

2.0 Building Components

2.1 Structure

2.1.1 Below Grade Structure

The foundation walls are of rubble wall construction (Photo 6), with one section of the basement stabilized with poured concrete which appears to be in good condition (Photo 5 -Located on RDHA drawing in Appendix D). The basement height varies, with most areas appearing to be 6 feet high or less. There are timber columns (logs) within the interior of the basement which pass through the concrete slab-on-grade. The concrete floor slab is likely not original to construction and was cast-in-place around the timber columns. The clay brick masonry extends below grade (likely 2 to 4 courses though no test pits were completed to verify) with active leakage at the transition from foundation to masonry at the first-floor level framing, with some of these transitions being foamed to mitigate the leaks. The rubble wall foundations were generally covered with efflorescence, and active leaks were noted throughout both basement areas. The timber columns that pass through the slab-on-grade have moisture wicking stains and possible wood rot extending up from the concrete slab surface (Photo 5) though we were not able to determine the extent or severity of the deterioration without further testing.

There is an exterior access hatch structure for the basement (Photo 11). Active water penetration was noted below the door, which could not be opened. The exterior hatch could also not be opened.

The mudroom addition appears to be constructed on a slab-on-grade. The greenhouse structure appears to rest on logs directly on grade. The covered porch support columns extend below grade and are likely supported in a “fence post concrete mix”. (Photo 2)

Recommendations

- To remediate the moisture issues in the basement, a general excavation, waterproofing and weeping tile (complete with a sump pump) installation program will be required. This will also require general regrading of the exterior such that the foundation is exposed at least 6”. The exterior face of the rubble wall foundation will require a general parging surface application to provide a suitable substrate for the waterproofing and to cover the exposed portion of the foundation after regrading. It is likely that the lime binder in the original mortar has leached out over time, so lime grout injection to stabilize the rubble foundation walls may also be required. A further evaluation of the foundation wall by extracting cores should be considered at an expected cost of about $8,000. The cost to complete the waterproofing work would be in the order of $200,000. Further review would be required to ascertain the cost of any required structural repairs to the stone rubble foundation wall and to

better understand the extent of deterioration and its impact to the existing timber columns.

2.1.2 Superstructure

It appears the building superstructure is constructed of multi-wythe clay masonry (brick or in combination with clay tile or rubble stone back-up), with wood framed floors, interior walls, and roof structures. Where seen at the attic hatch the roof framing is rough sawn lumber and the roof is sheathed with wood planks (not tongue and groove). Large "log beams" support the first-floor level that have been hewn to have flat surfaces on two sides (Photo 5 and 6), along with log columns as discussed in section 2.1.1. Additional log columns and HSS posts were added to shore up the first floor. Moisture staining and possible wood rot was observed on exposed structural wood members in the basement and within the attic.

The mudroom addition which is "attached" to the house appears to be supported on a concrete slab-on-grade, which is not appropriate given the possibility of heaving. Likewise, the greenhouse and covered porch is also inappropriately supported on grade and attached to the house (Photo 2). The porch is supported on a ledger that is bolted to the clay masonry, which is not ideal and is generally not acceptable even if the house has multi-wythe load bearing clay masonry (Photo 14) due to risk of the anchors failing as masonry deteriorates. The porch's wood support posts extend below grade, likely within concrete similar to how a fence is constructed, and are generally not plumb (Photo 2).

Recommendations

- A structural review should be completed to determine if any of the structural wood members in the basement and attic have suffered moisture related damage, at a cost of about $10,000 depending on access needed and any testing.

- The mudroom addition, the greenhouse structure and the covered porch should all be removed as they are not original to the structure (detract from building aesthetics), were constructed improperly, and are in poor condition. Further, when the foundation walls are excavated and waterproofed as discussed in 2.1.1, these structures would impede this work. The cost to demolish and dispose these structures would be in the order of $10,000 if completed in conjunction with the foundation wall work.

2.2 Building Envelope

2.2.1 Roofing

The sloped roofs are protected with a low quality, prefinished, corrugated metal roofing system with overlapped joints. The metal panels are aged, and some panels have been replaced (Photos 4 and 8).

The second floor has cathedral ceilings with small roof attic spaces near the peak. From ground level only three small vents near the roof ridges were observed (2 appear to be dryer vents), with at least one belonging to a bathroom vent exhaust. Individual soffit vents (perforated metal panels) were provided at 6 to 8 foot spacings and at the one attic hatch accessed, insulation was reduced at rafters some with plywood bulkheads at several locations (Photo 7), but no Moore vents or plywood baffles were observed. The exposed roof framing and sheathing is moisture stained because of the inadequate ventilation. No obvious signs of past leaks were observed at interior finishes.

Cellulose insulation was blown into the attic, which was likely done within the last 30 to 40 years, with levels varying from 5 to 7 inches near the attic hatch (Photo 7). The hatch was not weather-stripped. The roof attic, and most likely the sloped cathedral ceilings, are not adequately insulated.

Eavestroughs have been provided to control water runoff at all eaves, with downpipes draining to grade. Soffits at the eaves and rakes have been clad with solid sheet metal panels, with perforated panels inserted at various spacings. Rakes and eaves are clad with prefinished sheet metal (Photos 2 and 8). The sheet metal is generally in fair to good condition, with some localized damage and discolouration of the painted finish.

Recommendations

- The sheet metal roofing system is aged and will likely require replacement within the next 10 years. The driver for its replacement will be determined on this building's future use. If the farmhouse is to remain in full use with all of the interior space being heated and cooled year-round, and the Township wishes to restore the exterior aesthetics in general conformance to any heritage "requirements" (building does not appear to have any designation / listing), all of the roof components discussed above should be replaced at the same time, including a retrofit of roof insulation and ventilation. The sheet metal cladding elements would be replaced with painted wood cladding (possibly adding ornate wood accents), and troughs replaced with period materials and fabrication techniques. The roofing may have to become tin/zinc/lead, cedar, copper or even slate depending on the Township's wishes. To complete all this work, save the insulation and ventilation retrofit, using conventional sheet metal systems, like for like, the cost would be in the order of $40,000.

2.2.2 Cladding

The building is clad with a multi-wythe clay masonry wall system that is likely load bearing. There are decorative masonry Quoins at corners, patterns around windows and at eaves level, with lighter coloured brick. The clay brick extends below grade which can accelerate freeze-thaw damage (Photo 9) due to the quantity of moisture they are exposed to. Windows have either sandstone or concrete sills (most have a cementitious coating applied to them, likely as a repair).

In general, the clay brick veneer is in fair to poor condition with extensive spalling and mortar joint deterioration on all elevations, which is more extensive at grade. Some step cracking and mortar repairs were observed. Some form of parging "repair" was completed overtop the clay masonry at the porch/greenhouse area (Photo 14).

Recommendations

- A significant masonry repair program will be required to properly restore the clay brick veneer. This will require extensive masonry unit replacement and mortar joint pointing repairs. Reclaimed brick will have to be sourced to match colour and dimensions of the existing brick. If it is not possible to source some or all of the brick required and consistent aesthetics is desired by the Township, tinting of the brick may be an option. A more detailed study should be undertaken to evaluate the true extent of repairs needed, which would likely cost in the order of $10,000 depending on if openings and site access requirements. A preliminary budget of $80,000 should be assumed for repairs until the study is completed, with work completed in conjunction with the foundation wall project recommended in 2.1.1, to take advantage of economies of scale, mobilization, and since the masonry extends below grade. If this work is completed separately, costs would be higher.

2.2.3 Windows

Most of the windows are newer (relative to the age of the building), with glazing spacer date stamps indicating 1997. They are vinyl framed containing insulating glazing units (IGUs) in fixed, fixed over awning, and double hung configurations. All of the newer vinyl framed windows were inserted into the old wood frames which were capped with sheet metal (Photo 10 to 11). A single window that is likely 40 years old or more above the main door is wood framed with a casement sash topped with a cathedral fixed unit above, both containing IGUs. They are all in good condition, except one IGU is cracked in the window adjacent the greenhouse structure.

The windows in the mudroom and the clear plastic of the greenhouse structure are not included in this assessment since these structures are recommended to be demolished.

Recommendations

- The windows can remain in service well beyond the 10 year horizon of this assessment, IGU replacement completed as necessary out of operating budgets. Depending on the Township's requirements, replacement in the near term would result only if heritage considerations became the driver of that decision.

2.2.4 Doors

There are three doors, two are insulated steel with vision units containing IGUs, and one at the building entrance within the mudroom being solid wood. They are all in serviceable condition (Photos 13 and 14). The main entrance door assembly (the original main entrance) was reduced in size, whereby the original door was likely larger and had a curved vision unit above. The arched door opening bounded by the ornate brick pattern was infilled with wood to accommodate the insertion of the existing conventional insulated steel door (Photo 13).

Recommendations

- The doors can remain in service for the next ten years and beyond, and once replacement is required, they are generally replaced as needed which is below the threshold of this report. Painted finishes should be renewed as necessary under operating budgets. It is likely the Township will want to investigate what type of door assembly originally existed at the main entrance, and possibly fabricate a replica door assembly which may cost upwards of $20,000 (this cost not included in the summary table as it is optional).

2.3 Mechanical Systems

The building mechanical systems were visually examined, where accessible, during the walk-through review. The system components were randomly reviewed to assess their overall condition. This assessment was based on visual observation of accessible equipment only, no measurements or testing was completed. Information concerning adequacy, efficiency, and condition of the electrical and mechanical systems, where possible, was obtained from the review. For the purpose of the report, a preventive maintenance plan is assumed to be in place for all major equipment and is not discussed throughout unless noted otherwise. Major replacement will be considered at its approximate end of life. Actual replacement could vary based on appropriate maintenance, water quality (if appropriate), as well as indoor and outdoor environmental factors.

2.3.1 HVAC Systems

The building's heating, ventilation, and air conditioning (HVAC) system is provided by a gas fired furnace and a pass-through air conditioner, along with ceiling fans installed throughout the building.

We have included an allowance of $3,000 every 3 years for minor/repairs or replacement for the HVAC equipment.

2.3.1.1 Gas Fired Furnace

The gas fired furnace (Photo 15) is manufactured by Luxaire and has a model #TG9S080B12MP11B, serial # W1H6953550, with an input heating capacity of 80,000 BTU/hr and was manufactured in 2016.

The furnace vent termination (Photo 16) and gas meter (Photo 17) are located at grade in shrubbery.

A typical gas fired furnace is expected to have an average life expectancy of 10-15 years based on appropriate maintenance, usage, indoor/outdoor environmental factors etc.

Recommendations

- Continue to maintain the furnace. In addition to the maintenance, a detailed review of each unit should be completed annually by a certified technician. A report from the technician should be provided stating any deficiencies. The shrubbery around the vent termination and gas meter should be cleared for access and maintenance.

- We recommend cleaning / replacing the furnace air filters at least every three (3) months or as per manufacturer recommendations as part of regular building maintenance. Additional cleaning may be required depending on the interior environment (dust, etc.).

- Major replacement is expected to occur around 2031, or once maintenance / service frequency increases, replacement parts are no longer readily available, or once any other major issues arise. In our opinion the cost to replace the furnace is in the order of $8,000.

2.3.1.2 Pass-through Window Air Conditioner (PTAC)

There is a pass-through air conditioner installed to provide localized air-conditioning (Photo 18). The PTAC is manufactured by Haier and has a model # QHM08LXW1, a serial # FR030920H. A manufactured date cannot be confirmed.

A typical PTAC is expected to have an average life expectancy of 15 years based on appropriate maintenance, usage, etc.

In our opinion the cost to replace the PTACs would fall below the ASTM 2018-15 reporting threshold of $3,000 individually and $10,000 in the aggregate.

Recommendations

- Major replacement is considered to occur around 2024, or once maintenance / service frequency increases, replacement parts are no longer readily available, or once any other major issues arise.

The PTAC may have R22 refrigerant and if so, any cooling issue will likely require replacement of the unit at that time

2.3.2 Wood Fireplace

There is a cast iron wood fireplace (Photo 19). A manufactured date was not able to be determined. However, based on a visual review the fireplace appears to be in good shape.

Typically, a cast iron fireplace could last 30 years, pending the amount of use and quality of the wood burnt.

Recommendations

- A WETT (Wood Energy Transfer Technology) inspection should be completed by a certified technician. This inspection would be covered in the general HVAC allowance.

- In our opinion a wood burning fireplace could cost $3,000, major replacement would be considered beyond the scope of this report.

2.3.3 Ceiling Fans

Ceiling fans have been provided for throughout the building (Photos 20 & 21). A manufacturer, model and serial number could not be obtained. For the purpose of this report, the fans are assumed to be half-way through their life expectancy.

A typical ceiling fan and ceiling exhaust fan is expected to have an average life expectancy of 10-15 years.

Recommendations

- The ceiling fans appear to be in serviceable condition, otherwise major replacement is expected to occur around 2030, once maintenance / service frequency increases, replacement parts are no longer readily available, or once any other major issues arise. In our opinion, the cost to replace the ceiling fans falls below the ASTM 2018-15 reporting threshold of $3,000 individually or $10,000 in the aggregate

2.3.4 Plumbing Systems

2.3.4.1 Electrical Hot Water Tank

The fixtures throughout the building are supplied with hot water from one electrical hot water tank (Photo 22) and was manufactured by A.O. Smith and has a model # E80TE-45240 250, serial #1724106540175 with a capacity of 287 L, a rating of 3,000 W and was manufactured in 2017. It appears to be in serviceable condition.

A typical electrical hot water tank is expected to have an average life expectancy of 15 years based on appropriate maintenance, usage, water quality, etc.

Recommendations

- The HWT appears to be in good condition, and major replacement is expected to occur around 2031, or once maintenance / service frequency increases, replacement parts are no longer readily available, or any other major issues arise. In our opinion the cost to replace each HWT is in the order of $3,500.

2.3.4.2 Water Softener

There is a water softener (Photo 23) installed and was manufactured by Myers and has a model # 7370, a serial # 5799768 and appears to have been manufactured in 2005.

A typical water softener is expected to have an average life expectancy of 10-15 years based on appropriate maintenance, usage, water quality, etc.

Recommendations

- The water softener appears to be in good condition, and major replacement is expected to occur around 2023, or once maintenance / service frequency increases, replacement parts are no longer available, or once any other major issues arise. In our opinion the cost to replace the water softener falls below the ASTM2008-15 threshold of $3,000 individually or $10,000 in the aggregate.

2.3.4.3 Sump Pump

There is a sump pump installed in the building (Photo 24), a manufacturer, model, and serial number were not able to be obtained. For the purpose of this report, we will assume these pumps are half-way through their life expectancy.

A typical sump pump is expected to have an average life expectancy of 10-15 years based on appropriate maintenance, usage etc.

Recommendations

Major replacement is expected to occur around 2030 or once maintenance / service frequency increases, replacement parts are no longer readily available or once any other major issues arise. In our opinion the cost to replace each sump pump is expected to fall below the ASTM 2008-15 reporting threshold of $3,000 individually or $10,000 in the aggregate.

2.3.4.4 Plumbing Fixtures

There are two toilets (Photos 25 & 26), a lavatory (Photo 25), laundry sink (Photo 27) and a double kitchen sink (Photo 28).

The fridge, stove, chest freezer, washer, and dryer are removable and are not considered building components and are not considered within the scope of this report.

In general, the plumbing fixtures appear in good condition. The typical service life of plumbing fixtures is approximately 30-35 years. In our experience fixtures generally do not require major repair or replacement unless subject to damage by external forces. Their replacement is usually governed by the need for updated aesthetics.

Recommendations

- We have included for replacing broken or damaged fixtures as part of the plumbing allowance. Updating plumbing fixtures for aesthetic purposes is cosmetic in nature and is therefore excluded from the scope of this report.

2.3.4.5 Plumbing

The plumbing systems in the building include the incoming water services, domestic cold and hot water distribution piping, and sanitary drainage.

Exposed hot and cold-water piping was observed to be copper, while sanitary drainage was abs dwv (Photo 29).

Given the age of the building, inspection of the sanitary lines using scoping should be considered every 5-8 years to determine the condition of the lines and any potential problems such as collapsed piping or tree roots. Scoping of the lines is considered an operating expenditure.

Typical piping systems are expected to have an average life expectancy of 30-40 years; however, in our experience, piping, if properly maintained, can last much longer.

Recommendations

- We have included an allowance of $4,500 every 3 years for minor repair / replacement of sanitary and domestic water piping.

2.4 Electrical Systems

2.4.1 Electrical Supply

Electrical service to this building enters through the exterior wall (Photo 30). Burnside was unable to locate the hydro meter. The power is supplied to the main 100A electrical panel in the basement (Photo 31) and a 60A sub-panel and disconnect switch on the second floor. (Photo 32).

The age of the electrical panels and disconnect switch is unknown, but they are operational. Wiring material (copper or aluminum) could not be determined based on a non-destructive visual review. Typical manufacturer quoted life expectancy of switches and circuit breakers are 30 years, but experience shows that well-maintained equipment can remain in service for much longer periods. The biggest threat to electrical equipment is heat (overloaded circuits). Equipment that has reached its useful life should be considered for future replacement but in the meantime, continue to be maintained. Due to their age, as a preventive maintenance measure, infrared imaging of the equipment every two or three years would provide thermographs which would reveal potential hot spots and other problems.

We have included an allowance of $4,500 every 3 years for minor/repairs or replacement for the electrical equipment.

Recommendations

- The main electrical panel appears to have been replaced recently and major replacement would be considered beyond the scope of this report. The main sub-panel appears to be dated but is operational and should be considered for major replacement. In our opinion the cost to replace the 60A sub-panel is expected to fall below the ASTM 2008-15 reporting threshold of $3,000 individually or $10,000 in the aggregate.

2.4.2 Lighting

Indoor lighting is provided via various lighting fixtures, (Photos 33, 34 & 35). Exterior lights were provided by wall mounted light packs (Photos 36, 37 & 38).

Based on the varying condition and styles of light fixtures and bulbs, we expect lighting has been replaced on an as-needed basis throughout the building's service life. Wall mounted exterior lights appear to be in serviceable condition.

Recommendations

- Replace ceiling and wall mounted light fixtures on an as-needed basis. In our opinion replacement of light fixtures as needed falls below the ASTM E 2018-15 reporting threshold of $3,000 individually and $10,000 in the aggregate.

- Ongoing maintenance and bulb replacement to be completed as required. Visual inspection and operation should be completed on an on-going basis. Costs associated with regular maintenance including bulb replacement are not considered a capital expenditure and therefore is not included in this study. We recommend replacing fixtures with more energy efficient fixtures such as LED when fixtures are replaced.

2.5 Life Safety Systems

2.5.1 Fire Protection

A single smoke alarm has been installed. (Photo 39). For the purpose of this report, the smoke alarm is assumed to be half-way through its life expectancy.

A typical smoke alarm is expected to have an average life expectancy of 10 years.

There were no carbon monoxide alarms or fire extinguishers visible during the visit.

Recommendations

- Maintain the smoke alarm and continue to test and replace the batteries. Replacing the batteries is considered an operational expense.

- Install carbon monoxide detectors on each floor of the building.

- Add fire extinguisher(s) to suit the Ontario Fire Code.

- Major replacement is expected to occur around 2025, in our opinion replacement of the smoke alarm, installation of the carbon monoxide alarms and fire extinguishers

falls below the ASTM E 2018-15 reporting threshold of $3,000 individually and $10,000 in the aggregate.

2.5.2 Emergency Lights and Exit Signs

Battery powered emergency lighting was noted at the stairs to the second level (Photo 11). No illuminated exit signs are present.

Recommendations

- As discussed in 2.5.1 above, with the change in occupancy additional emergency lighting will be required along with illuminated exit signs. This would be part of any renovation project budgets.

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Appendix A

10 Year Capital Plan

965 Gartshore Street, Fergus - Building Condition Assessment

Category/ Report Section No.	Item Description	Condition Rating	Priority	Estimated Repair or Replacement Cost	Annual Opinion of Costs										Total Cost
					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
2.1 BUILDING STRUCTURE															
2.1.1	Below Grade Structure - Waterproofing repairs (Note this opinion of cost can increase significantly pending the recommended coring investigation)	4 - Poor	2 - High (Years 2 or 3)	$200,000		$200,000									$200,000
2.1.1	Below Grade Structure - Foundation coring investigation	4 - Poor	1 - Immediate (Year 1)	$8,000	$8,000										$8,000
2.1.2	Superstructure - Structural review of wood members in basement and attic	4 - Poor	1 - Immediate (Year 1)	$10,000	$10,000										$10,000
2.1.2	Superstructure - Demolish and dispose of the mudroom addition, greenhouse structure, and the covered porch	4 - Poor	2 - High (Years 2 or 3)	$10,000		$10,000									$10,000
2.2 BUILDING ENVELOPE															
2.2.1	Roofing - Replacement (Opinion of cost is for replacing like for like)	4 - Poor	4 - Low (Beyond Year 6)	$40,000						$40,000					$40,000
2.2.2	Cladding - Masonry evaluation and repairs (Note this opinion of cost for repairs can increase significantly pending the recommended evaluation)	4 - Poor	2 - High (Years 2 or 3)	$80,000	$10,000	$80,000									$90,000
2.3 MECHANICAL SYSTEMS															
2.3.1 HVAC Systems															
2.3.1	HVAC Systems - Minor repair allowance	2 - Good	2 - High (Years 2 or 3)	$3,000			$3,000			$3,000			$3,000		$9,000
2.3.1.1	Gas Fired Furnace - Replacement	2 - Good	4 - Low (Beyond Year 6)	$8,000										$8,000	$8,000
2.3.3 Plumbing Systems															
2.3.3.1	Electrical Hot Water Tank - Replacement	2 - Good	4 - Low (Beyond Year 6)	$3,500										$3,500	$3,500
2.3.3.5	Plumbing - Minor repair allowance	2 - Good	2 - High (Years 2 or 3)	$4,500			$4,500			$4,500			$4,500		$13,500
2.4 ELECTRICAL SYSTEMS															
2.4.1	Electrical Supply - Minor repair allowance	2 - Good	2 - High (Years 2 or 3)	$4,500			$4,500			$4,500			$4,500		$13,500
			TOTALS (2021 Dollars)		$28,000	$290,000	$7,500	$0	$0	$47,500	$0	$0	$7,500	$11,500	$392,000
			Annual Rate	2.0%	1.00	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	n/a
			TOTALS (factored)		$28,000	$295,800	$7,803	$0	$0	$52,444	$0	$0	$8,787	$13,744	$406,578

Note: Costs associated with future upgrades or improvements are not included. Further investigations recommended may identify additional items requiring repair that are not captured in this summary.

BURNSIDE

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Appendix B

Photographs

Photo 1: View of north east elevation.

Photo 2: View of south west elevation, note the mudroom, greenhouse and canopy structures. Note canopy posts extend below grade.

Photo 3: View of south west elevation.

Photo 4: View of south east elevation.

Photo 5: View of concrete foundation angle, wood and steel post supports.

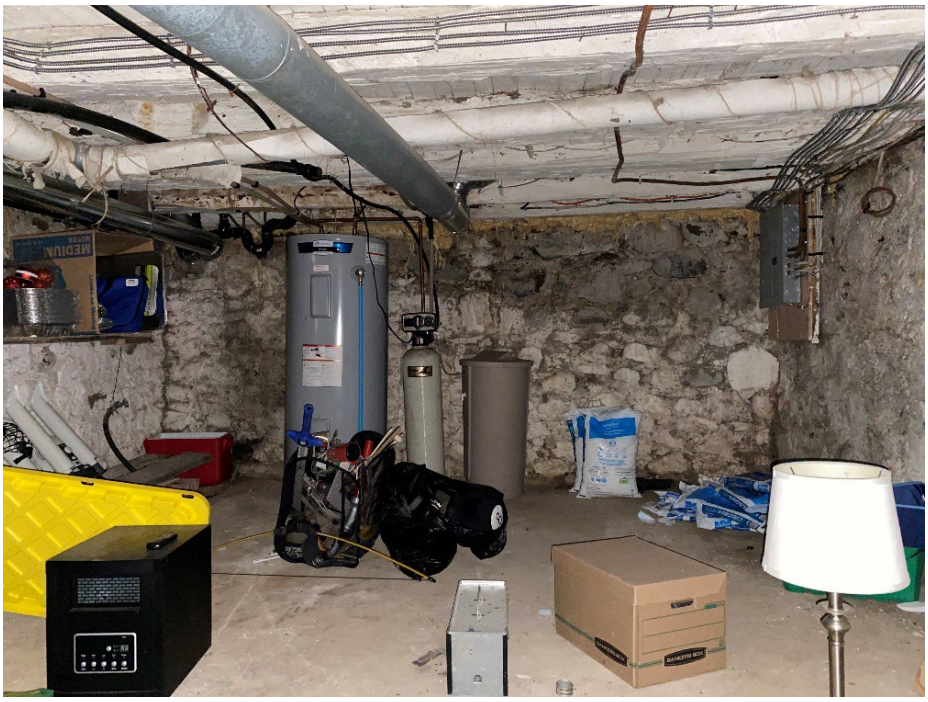

Photo 6: View of rubble wall foundation, note the extensive efflorescence.

Photo 7: View of attic insulation, likely bulkhead for soffit ventilation.

Photo 8: View of metal roofing and replaced panel section.

Photo 9: View of masonry deterioration. Note masonry extends below grade.

Photo 10: View of deteriorated brick.

Photo 11: View of windows, basement hatch.

Photo 12: View of wood framed gothic arch window.

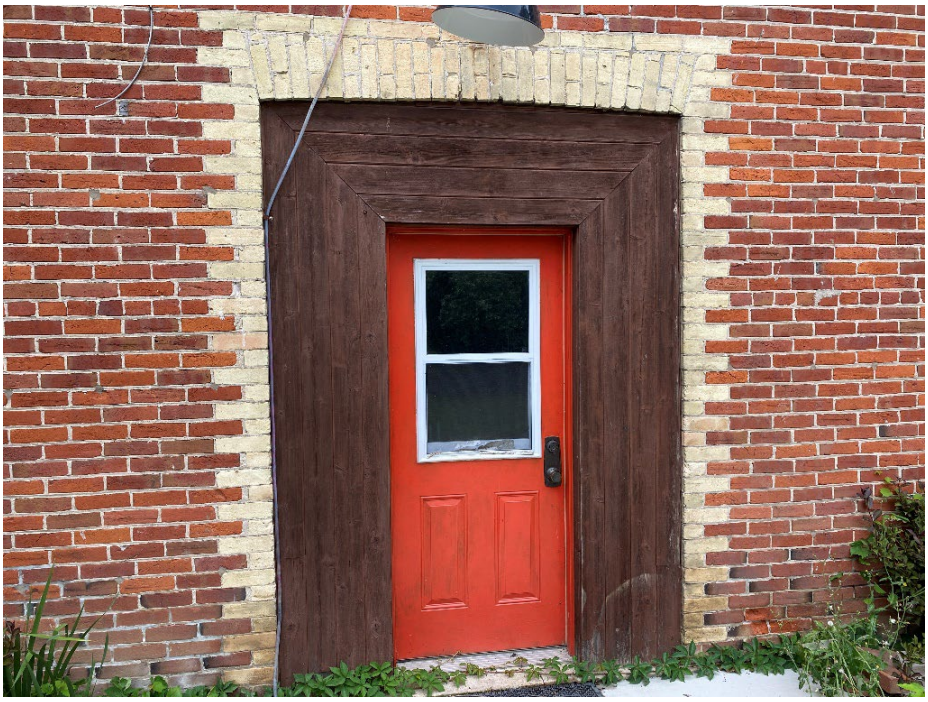

Photo 13: View of front door with infilled wood cladding.

Photo 14: View of side door. Note canopy supported by the brick veneer (white arrow). Note cementitious parging over brick (red arrow).

Photo 15: View of typical

Photo 16: View of

Photo 17:

Photo 18:

Photo 19:

Photo 20:

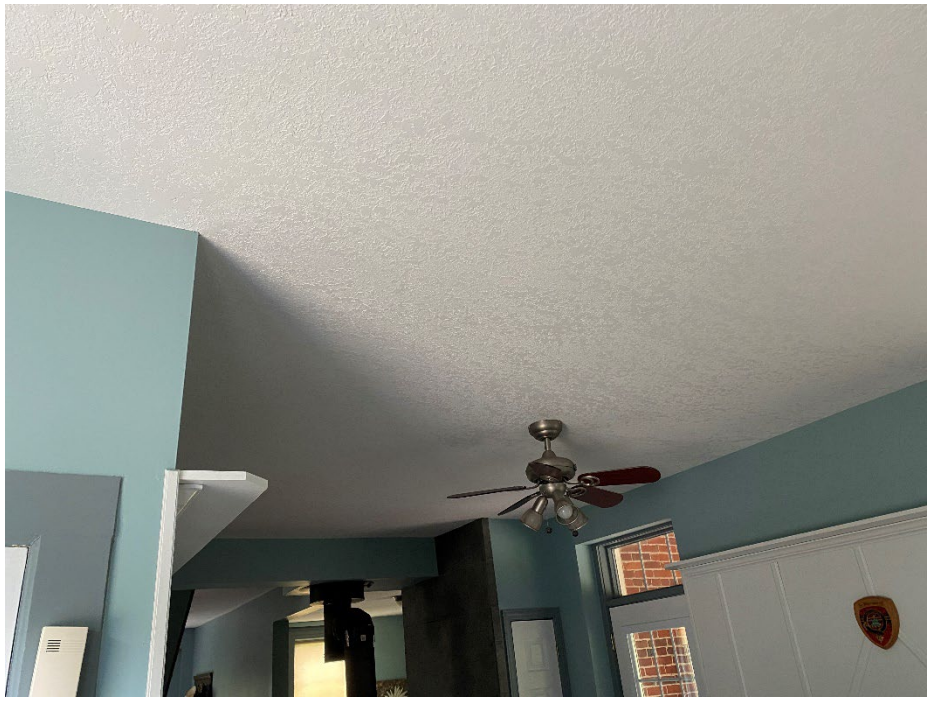

Photo 21:

Photo 22:

Photo 23:

Photo 24:

Photo 25:

Photo 26:

Photo 27:

Photo 28:

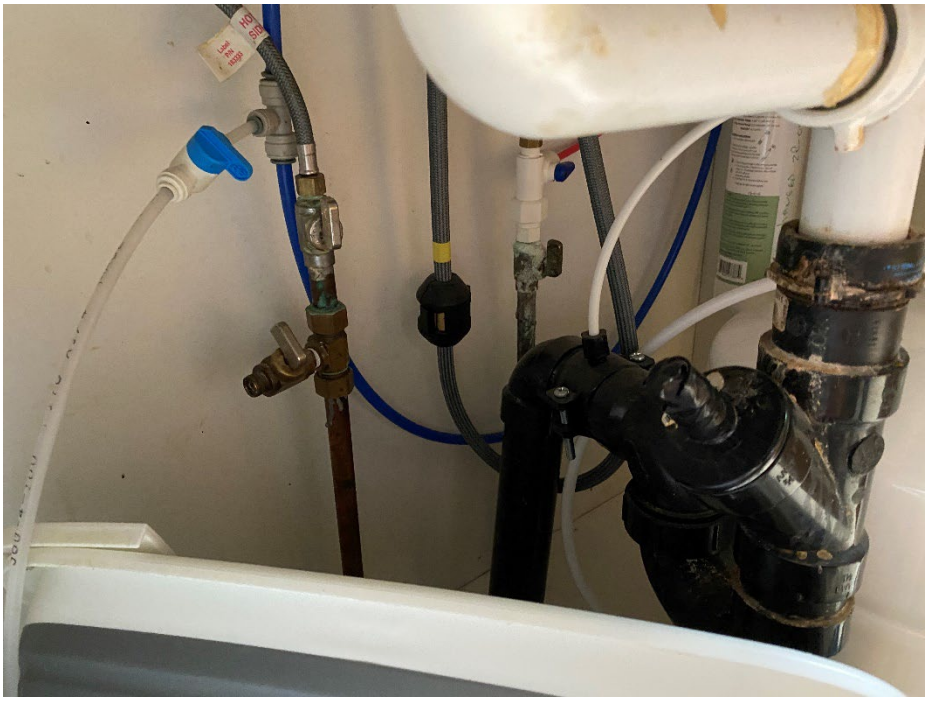

Photo 29:

Photo 30:

Photo 31:

Photo 32:

Photo 33:

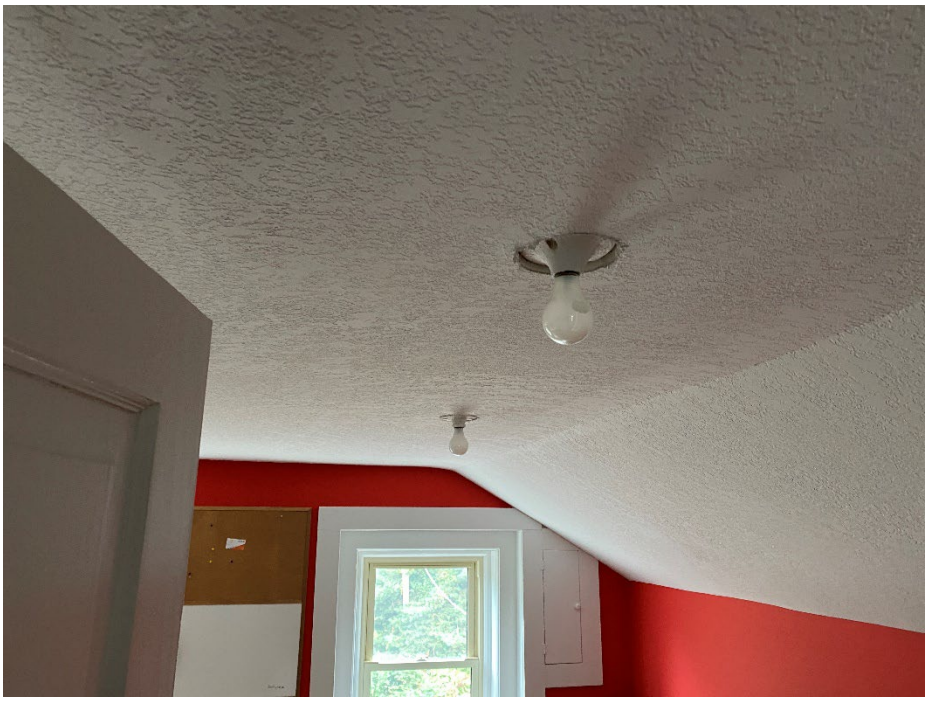

Photo 34:

Photo 35:

Photo 36:

Photo 37:

Photo 38:

Photo 39:

BURNSIDE

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Appendix C

Limitations

APPENDIX C - LIMITATIONS

- This report is intended solely for the Client(s) named in the report. The material in it reflects our best judgment in light of the information reviewed by R.J. Burnside & Associates Limited at the time of preparation. Unless otherwise agreed in writing by Burnside, it shall not be used to express or imply warranty as to the fitness of the property for a particular purpose. This report is not a certification of compliance with past or present regulations. No portion of this report may be used as a separate entity; it is written to be read in its entirety. No other party shall be entitled to rely on this report without the written consent of the consultant. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties.

- This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. No physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing but not recorded were not apparent given the level of study undertaken. We can perform further investigation on items of concern if so required.

- Only the specific information identified has been reviewed. The Consultant is not obligated to identify mistakes or insufficiencies in the information obtained from the various sources or to verify the accuracy of the information. The Consultant may use such specific information obtained in performing its services and is entitled to rely upon the accuracy and completeness thereof.

- Responsibility for detection of or advice about pollutants, contaminants or hazardous materials is not included in our mandate. In the event the Consultant or any other party encounters any hazardous or toxic materials, or should it become known to the Consultant that such materials may be present on or about the jobsite or any adjacent areas that may affect the performance of the Consultant's services, the Consultant may, at its option and without liability for consequential or any other damages, suspend performance of its services under this Agreement until the Client retains appropriates consultants to identify and abate or remove the hazardous or toxic materials and warrants that the jobsite is in full compliance with all applicable laws and regulations.

- Budget figures are our opinion of a probable current dollar value of the work and are provided for approximate budget purposes only. Accurate figures can only be obtained by establishing a scope of work and receiving quotes from suitable contractors.

- Any time frame given for undertaking work represents an educated guess based on apparent conditions existing at the time of our report. Failure of the item, or the optimum repair/replacement process, may vary from our estimate.

- We accept no responsibility for any decisions made or actions taken as a result of this report unless we are specifically advised of and participate in such action, in which case our responsibility will be as agreed to at that time. Any user of this report specifically denies any right to claims against the Consultant, Sub-Consultants, their Officers, Agents and Employees in excess of the fee paid for professional services.

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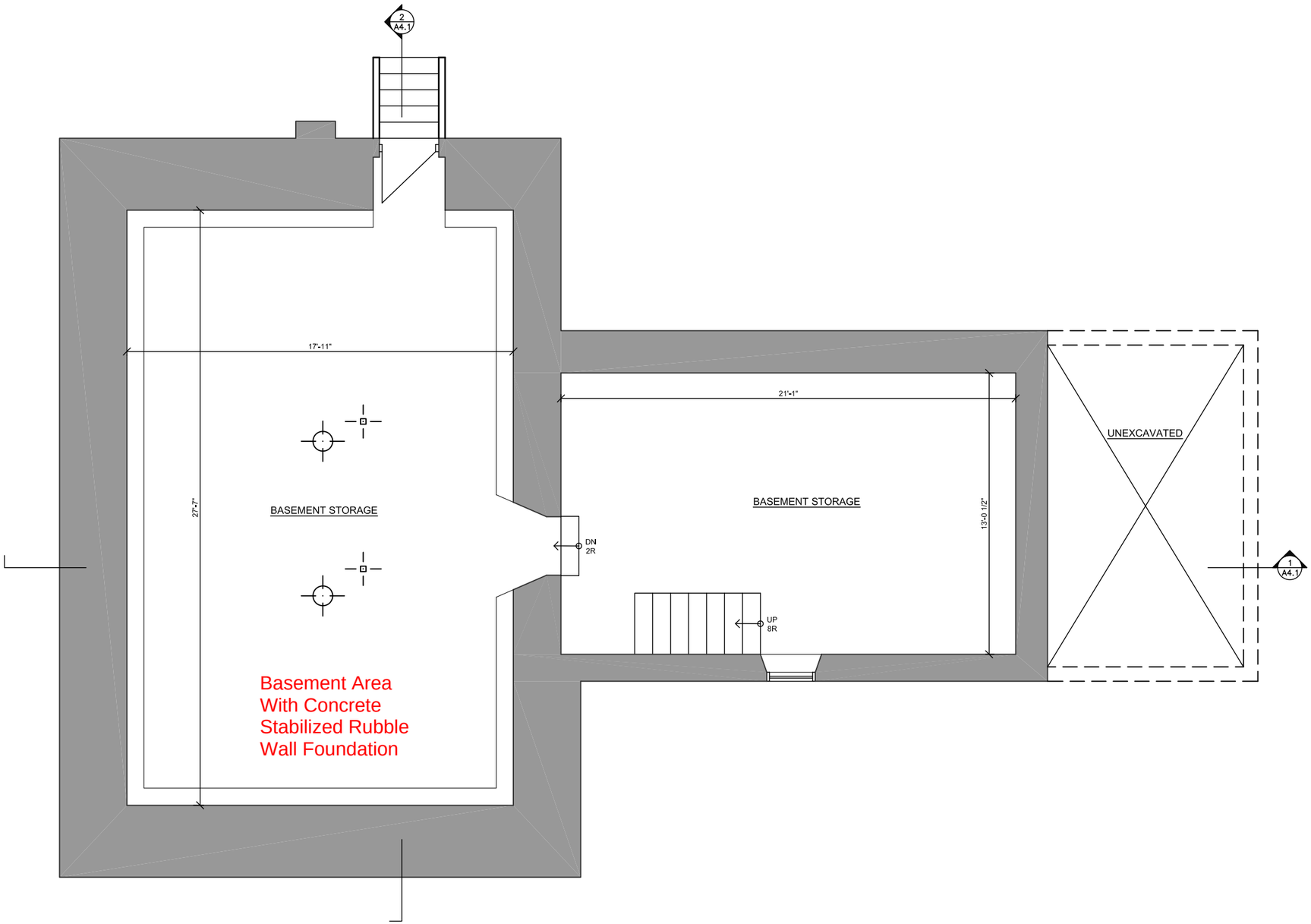
Appendix D

RDHA Reference Drawing



1 A1-01 BASEMENT FLOOR PLAN

3/16" = 1'-0"

RDHA

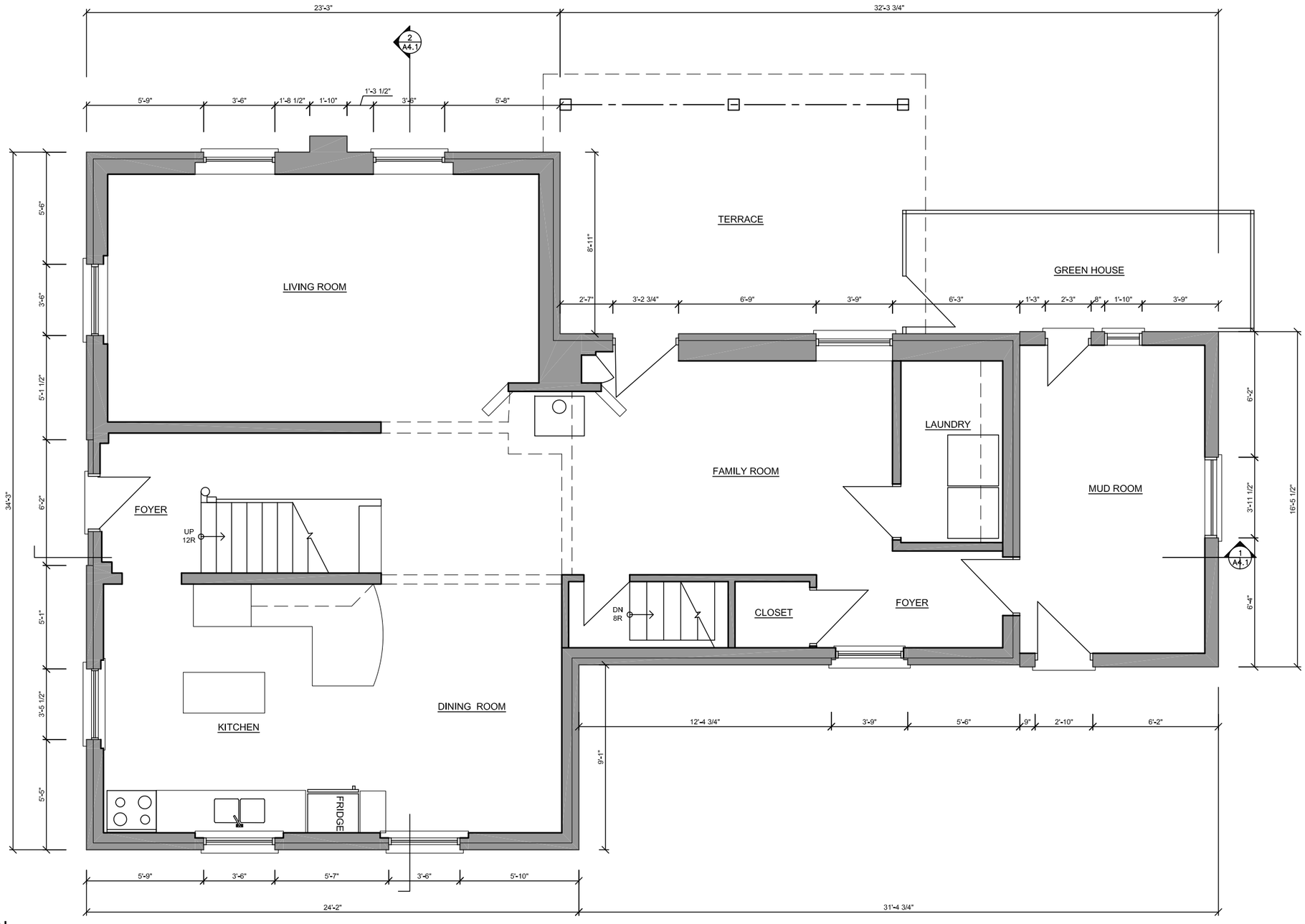
RDH Architects Inc.
695 Queen Street West, Suite 100, Toronto, Ontario, M6J 1E6
t (416) 204-1399
e Info@rdharch.com www.rdharch.com

Township of Centre Wellington
Operations Centre
Site Development
965 Gartshore Street, Fergus, Ontario

SCALE: 3/16" = 1'-0"
DATE: SEPT 12 2022
PROJECT NO. 202113

FARM HOUSE PLANS

PN A1-01



1
A1–02

GROUND FLOOR PLAN

3/6" = 1'–0"

RDHA

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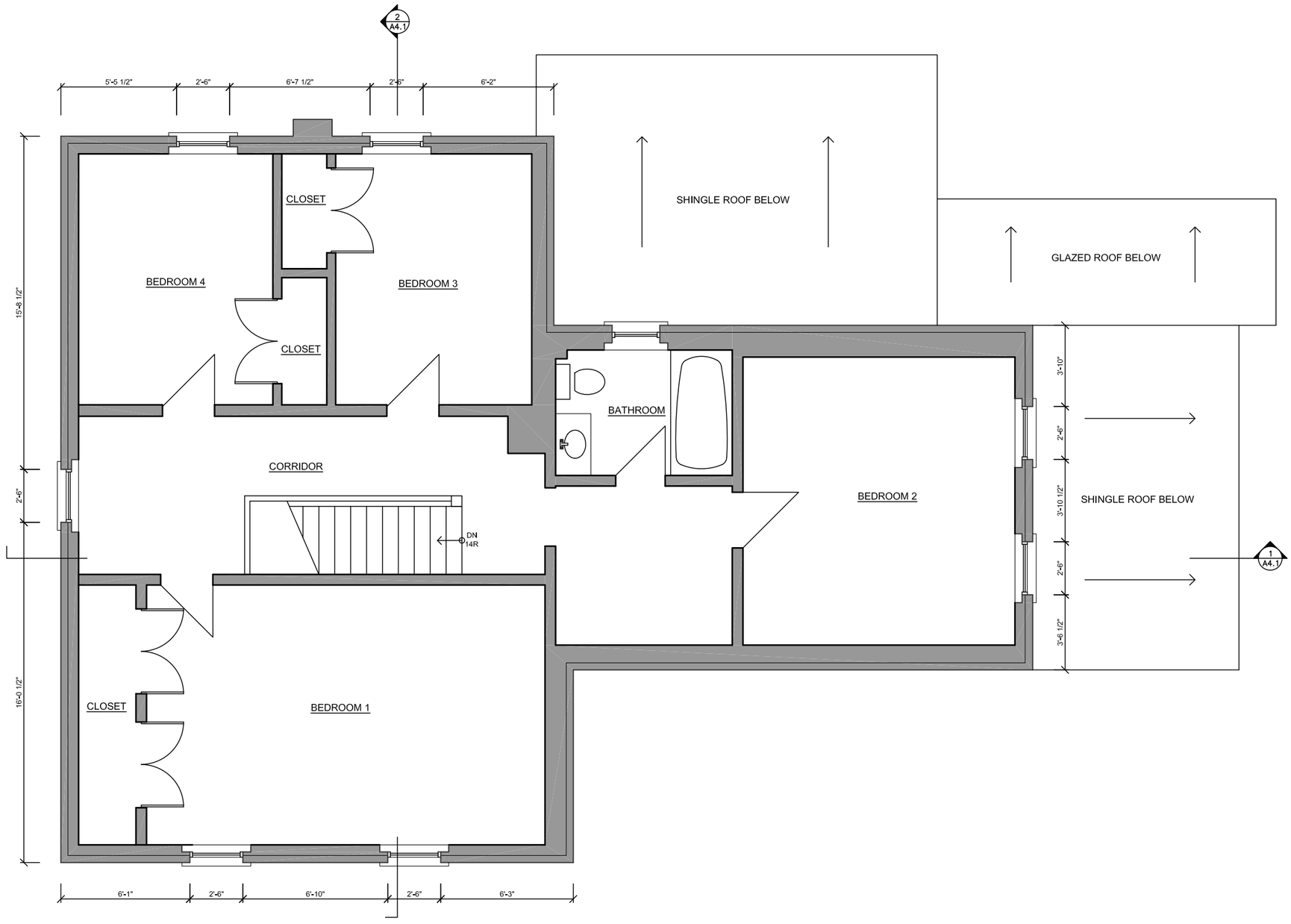
SCALE: 3/16" = 1'-0"
DATE: SEPT 12 2022
PROJECT NO. 202113

FARMHOUSE PLANS

PN A1-02



1 / A1–03 SECOND FLOOR PLAN

3/6" = 1'–0"

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PROJECT NO. 202113

FARMHOUSE PLANS

PN A1-03

R.J. Burnside & Associates Limited