



**FINAL**  
**Building Condition Assessment**  
290 Durham Street West, Walkerton, Ontario

Prepared for:

**Corporation of the Municipality of Brockton**  
Box 68, 100 Scott Street,  
Walkerton, ON

Attention: Mr. Michael Murphy  
Acting Director of Parks and Recreation

July 31, 2019

Pinchin Ltd. File: 238065



**Issued to:** Corporation of the Municipality of Brockton  
**Contact:** Mr. Michael Murphy  
Acting Director of Parks and Recreation  
**Issued on:** July 31, 2019  
**Pinchin File:** 238065  
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## EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained by Mr. Michael Murphy of the Corporation of the Municipality of Brockton (Client) to conduct a Building Condition Assessment (BCA), subject to the limitations outlined in Section 6.0 of this report. As discussed with the Client a specialist review of the mechanical/electrical systems are included under a separate report. This report does not include specialist review of structural components, life safety systems, etc. The municipal address for the property is 290 Durham Street West, Walkerton, Ontario (the Site). Natalie Tupper of Pinchin, conducted a visual assessment on May 22, 2019, at which time Pinchin interviewed and was accompanied by Mr. Rick Reich, Facility Attendant of the Site for approximately 18 years (hereafter referred to as the Site Representative).

Pinchin was advised by the Client that the purpose of the BCA was to understand the condition and performance of the Site Building and Site components as well as provide a capital forecast for a 10-year period. The budget threshold as provided in our proposal included for a \$5,000 threshold for repairs. The primary purpose of this assessment is to evaluate the Site and forecast projects and costing for the next 10 years that maintains its current operational standards. It is assumed that the projects are completed like-for-like and do not include upgrades to the facilities. This assessment is to maintain the present functional standards of today and does not encompass the municipalities' future functionality standards as they may differ from the present.

The Site is an irregular shaped property approximately 11.57 acres in area. For the purpose of this BCA, Pinchin has only included the south portion of the property which includes the Walkerton Community Centre and adjacent parking areas. The Site is occupied by a partial two storey community centre/arena (the Site Building).

The Site Building substructure is constructed with a cast-in-place concrete slab-on-grade with concrete block masonry walls. The superstructure of the Site Building is comprised of loadbearing concrete block masonry walls and a steel frame structure (steel beams, open webbed steel joists (OWSJ)), and a steel roof deck. The partial second floor area was noted to be comprised of loadbearing concrete block masonry supporting corrugated steel decking. The spectator stands serving the arena were noted to be cast-in-place concrete with structural steel support systems.

The exterior walls of the Site Building are clad with concrete block masonry on all elevations. Split-faced architectural concrete block masonry was noted at the south and east elevations at the main entrance areas. There are asphalt paved parking areas adjacent to the south and east elevations of the Site Building. Asphalt paved drive aisles are also located adjacent to the west and north elevations.

The Site Building appears to be in overall satisfactory condition.



The assessment did not reveal any visual evidence of major structural failures, soil erosion or differential settlement.

The municipality has informed Pinchin that they are currently updating an asbestos management plan with our substance surveys. We have not included the effect that additional asbestos removal may have on these costs as they are not apart of the original scope of work and the extent of repairs/renovation is currently unknown.

No immediate repair costs are required. Repair requirements (under replacement reserves) over the term of the analysis (i.e., 10 years) of \$707,500 have been identified. As noted during the Site visit, deficiencies relating to the roof systems, wall systems, interior finishes, Site features, were noted. Of particular note, recommendations, repairs and replacements for the following items are included throughout the term of the analysis:

#### **Roof Systems:**

- Miscellaneous repairs to the Thermoplastic Polyolefin (TPO) membrane roof systems including clearing of roof drain strainers, cleaning of the roof system, removal of debris, and higher maintenance at the middle of the term due to the roof systems approaching the end of their Projected Useful Life (PUL).
- Installation of a waterproofing system atop the concrete canopy serving the south main entrance to the Site Building.
- Repairs to the bent/damaged metal roofing atop the sloped metal canopy on the east elevation.
- Installation of splash pads below perimeter downspouts and installation of rain water leaders away from building.

#### **Building Envelope:**

- Repoint the deteriorated mortar throughout the concrete block masonry walls, miscellaneous repairs to damaged concrete block masonry and application of masonry coating to prolong life of masonry cladding. Pinchin has added a building envelope study prior to this project if the township wishes to pursue alternative options at this time.
- Comprehensive replacement of all exterior sealants on the Site Building (i.e., windows, doors, control joints, roof penetrations, wall penetrations, etc.).
- Replacement of an original Single Glazed (SG) window system at the south portion of the Site Building.
- Cleaning, repainting and repairing of the corroded exterior doors and/or door frames, installation of door sweeps and weather stripping at exterior doors.



### **Structural Elements:**

- Inspection and repair of the corroded metal decking noted within Change Rooms 1&2.
- Site management has expressed concern over the 2<sup>nd</sup> floor walkway (hawk's nest) that was constructed. Pinchin has included a project to complete a structural review at this location.

### **Interior Finishes:**

- Miscellaneous repairs throughout the Site including repairs to deteriorated vinyl floor tiles, replacement of stained or bowing ceiling tiles, repainting of wood benches, etc. This item has been included as an allowance to complete subjective repairs as needed throughout the interior of the facility.
- Replacement of the concrete floor slab and waterproofing near east elevation exterior door.

### **Vertical Transportation:**

- Interior finishes in the elevator cab interiors and controls are dated and renewal is required.

### **Site Features:**

- Repaving of the deteriorated asphalt surfaced parking area at the south portion of the Site with an allowance for concrete replacement.
- Cyclical repairs of the asphalt system throughout the term of analysis to eliminate trip hazards and seasonal deterioration.
- Repaving of the remainder of the site near the horse palace and surrounding buildings at the late portion of the study.

Consideration has been given regarding required ongoing maintenance and repairs of the major elements and at the direction of the Client, Pinchin has utilized a threshold of \$5,000 per system, per year as a limit in determining and carrying anticipated expenditures.

Anticipated expenditures associated with maintenance and reparation of the major components below the threshold are carried within the annual operating budget and excluded from the Summary of Anticipated Expenditures.

Regular maintenance should be conducted on the roof systems, wall systems, structural elements, interior finishes, Site features and the mechanical/electrical systems to ensure that the projected useful life (PUL) of the major components is realized. Repair costs for the aforementioned items have been included over the term of the analysis (i.e., 10 years) included within Appendix I. The specific deficiencies identified during the BCA and their associated recommendations for repair are described in the main body



of the report. These deficiencies should be corrected as part of routine maintenance unless otherwise stated within the report. Costs associated with desired upgrades have not been carried.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*



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## APPENDICES

APPENDIX I	Table 1 – Summary of Anticipated Expenditures
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## **1.0 INTRODUCTION**

Pinchin Ltd. (Pinchin) was retained by Mr. Michael Murphy of the Corporation of the Municipality of Brockton (Client) to conduct a Building Condition Assessment (BCA), subject to the limitations outlined in Section 6.0 of this report. As discussed with the Client this service did include a specialist review of the mechanical/electrical systems which is followed under a separate report. Mechanical and electrical components have been excluded from this report. This report does not include specialist review of structural components, life safety systems, etc. The municipal address for the property is 290 Durham Street West, Walkerton, Ontario (the Site). Natalie Tupper of Pinchin, conducted a visual assessment of the Site on May 22, 2019, at which time Pinchin interviewed and was accompanied by Mr. Rick Reich, Facility Attendant of the Site for approximately 18 years (hereafter referred to as the Site Representative).

Pinchin was advised by the Client that the purpose of the BCA was to understand the condition and performance of the Site Building and Site components as well as provide a capital forecast for a 10-year period.

The Client has advised Pinchin that no previous Building Condition Assessments or other building reports have been prepared for the Site.

It was reported to Pinchin that the costs associated with ongoing general maintenance of the major components of the Site Building are carried as part of the annual operating budget for the Site. At the direction of the Client a threshold of \$5,000 per system, per year has been utilized in determining anticipated expenditures. Anticipated expenditures associated with maintenance and reparation of the major components below the threshold are reported to be carried within the annual operating budget and excluded from the Summary of Anticipated Expenditures. The term of analysis requested by the Client was 10 years.

The results of the BCA are presented in the following report. This report is subject to the Terms and Limitations discussed in Section 6.0.

## **2.0 SCOPE AND METHODOLOGY**

The scope of the BCA included a visual examination (without any intrusive testing or demolition of finishes to observe hidden areas) of the following components associated with the subject property:

- Architectural (including interior finishes readily visible in accessible areas of the building);
- Exterior walls;
- Windows, doors, sealants;
- Roof system;



- Structural;
- Mechanical (Separate report);
- Electrical (Separate report);
- Fire/life safety; and
- Exterior Site features (asphalt pavements, concrete sidewalks, concrete curbs, landscaping, and fencing).

The BCA will also include the following:

- Review of general documentation on the repair/maintenance history of the elements, if available;
- cursory review of previous reports and/or drawings pertaining to the Site Building, if available;
- Interviews and discussions with on-Site personnel regarding the repair/maintenance conducted on the Site Building or to determine any known deficiencies which may not be obvious (note that this is an important component of this work and the absence of the Site personnel will be noted if they are not available); and
- Photographic documentation of various components and observed deficiencies.

The report provides:

- A basic description of each of the various major components of the Site Building;
- A list of deficiencies noted with respect to the components examined; and
- Recommendations and cost estimates for the corrections recommended.

Cost estimates provided in this report are preliminary Class "D" and provided only as an indication of the order of magnitude of the remedial work. These values have been arrived at by determining a representative quantity from the visual observations made at the time of our Site visit and by applying current market value unit costs to such quantities and or a reasonable lump sum allowance for the work. More precise cost estimates would require more detailed investigation to define the scope of work. They are not intended to warrant that the final costs will not exceed these amounts or that all costs are covered. The estimates assume the work is performed at one time and do not include costs for potential de-mobilization and re-mobilization if repairs/replacement are spread out over the term of analysis. An appendix consisting of a table entitled "Summary of Anticipated Expenditures" for a period of 10 years (or as otherwise indicated by Client, prior to commencement of the project) with a threshold cost of \$5,000.00, outlining reserve costs, is included.

All costs are identified in 2019 Canadian Dollars, and do not include consulting fees or applicable taxes. (For consulting fees, Pinchin typically recommends a budget allowance of 10% to 15% of the costs identified).

All cost estimates assume that regular annual maintenance and repairs will be performed to all building elements at the facility. No cost allowance is carried for this regular maintenance.

The cost estimates provided in this report are based on costs of past repairs at similar buildings, recent costing data such as “RS Means Repair and Remodelling Cost Data – Commercial/Residential”, “Hanscomb’s Yardsticks for Costing”, and Pinchin’s professional judgment.

Unless otherwise stated, the replacement costs identified for an element reflects the cost to remove and replace the existing element with the same type of element.

### 3.0 OBSERVATIONS AND COMMENTS

#### 3.1 Site Information



General view of the South elevation of the Site Building.



General view of the North elevation of the Site Building.



General view of the East elevation of the Site Building.



General view of the West elevation of the Site Building.

Table 3.1 – Site Information

<b>Site Occupant/Name</b>	<b>Walkerton Community Centre</b>		
<b>Site Address</b>	<b>290 Durham Street West, Walkerton, Ontario</b>		
<i>Existing Land Use Type</i>	Commercial	<i>Primary On-Site Activity</i>	Community Centre/Arena
<i>Multi-Tenant/Single Occupant</i>	Single	<i>Number of Units</i>	One
<i>Date First Developed</i>	Unknown	<i>Site Area</i>	11.57 acres
<i>Number of Buildings</i>	One	<i>Building Footprint Area(s)</i>	~ 33,130 ft <sup>2</sup>
<i>Number of Stories above grade</i>	Two (at south portion of the Site Building only)	<i>Total leasable Building Area(s)</i>	Unknown (due to second floor spaces and missing architectural drawings)



Table 3.1 – Site Information

<b>Site Occupant/Name</b>	<b>Walkerton Community Centre</b>		
<b>Site Address</b>	<b>290 Durham Street West, Walkerton, Ontario</b>		
<i>Date Building(s) Constructed</i>	1972	<i>Area of Tenant Spaces</i>	Unknown (due to second floor spaces and missing architectural drawings)
<i>Date Building(s) Renovated</i>	N/A	<i>Basement and/or U/G Parking</i>	None
<i>Type of Roof System(s)</i>	Thermoplastic Polyolefin (TPO) membrane Sloped metal Concrete canopy without membrane	<i>Number of Levels U/G</i>	None
<i>Type of Wall Cladding</i>	Concrete block masonry Architectural concrete block masonry	<i>Area of Roof System(s)</i>	TPO ~ 33,130 ft <sup>2</sup> East metal canopy ~ 280 ft <sup>2</sup> South concrete canopy ~ 515 ft <sup>2</sup>
<i>Type of Doors</i>	Exterior: Single Glazed (SG) metal doors within frames serve the main entrance Metal doors within metal frames complete with SG Georgian Wire Safety Glass (GWG) inserts Metal doors within metal frames Insulated sectional metal overhead doors Interior: Wood doors within wood frames, wood doors within metal frames, and metal doors within metal frames	<i>Types of Windows</i>	Fixed SG units within wood frames Operable (i.e., horizontally sliding) Insulated Glass (IG) units within vinyl frames complete with insect screens.
<i>Above Grade Parking Area</i>	Yes	<i>Electrical Source</i>	Hydro One

Table 3.1 – Site Information

<b>Site Occupant/Name</b>	<b>Walkerton Community Centre</b>		
<b>Site Address</b>	<b>290 Durham Street West, Walkerton, Ontario</b>		
<i>Surface Type</i>	Concrete walkways, asphalt paving, landscaping.	<i>Type of Heating/Cooling</i>	Information under separate report.

### 3.2 Roof Systems

The main roof systems serving the Site Building consist of near-flat single-ply Thermoplastic Polyolefin (TPO) membrane roof systems. The TPO roof is comprised of two levels, the higher level at the south portion of the building, and the lower level serving the north arena portion of the building. The total area of the TPO roof systems is similar to the footprint area of the Site Building at approximately 33,130 ft<sup>2</sup>. The presence or type of vapour barrier, insulation, or substrate could not be verified, as the scope of the work did not include destructive testing. Access to the roof is provided by an interior fixed ladder and roof hatch located at the southwest portion of the Site Building.

The TPO roof was reportedly installed in 2011 (i.e., ~ 8 years old). Drainage of the TPO roof systems is primarily provided by internal roof drains which presumably drain to the municipal sewer system. Additional drainage consists of perimeter roof scuppers complete with downspouts which discharge at grade level. The upper level TPO roof also has perimeter scuppers and downspouts which drain to the lower TPO roof level. The roof areas were observed to be in generally satisfactory condition. There were no active leaks reported or observed during our site visit.

In addition, a sloped metal canopy roof system was noted serving a secondary entrance at the east elevation of the Site Building with an area of approximately 515 ft<sup>2</sup>. A concrete canopy without any roof membrane was also noted serving the south entrance of the Site Building with an area of approximately 280 ft<sup>2</sup>. The age of the canopy roof systems is unknown, however the concrete canopy is assumed original, while the metal canopy appears to be ~ 10 to 15 years old. Drainage of the main entrance concrete canopy is provided by an internal roof drain which presumably drains to the municipal sewer system, while drainage of the east metal canopy is not provided.

Table 3.2 outlines the findings of the inspection of the roof systems:

Table 3.2 – Roof Systems	
Findings	Remarks/Recommendations
<b>Major Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>The concrete canopy was noted to possess no waterproofing or roofing membrane.</li> <li>The TPO roof systems are reportedly eight years old and will be approaching the end of their Projected Useful Life (PUL) at the end of the term of analysis.</li> </ul>	<ul style="list-style-type: none"> <li>Install a waterproofing/roofing membrane atop the main entrance canopy.</li> <li>A higher degree of maintenance is recommended during the latter portion of the term. Roof replacement is anticipated shortly following the end of the term.</li> </ul>
<b>Minor Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>Organic growth was noted throughout the TPO roof systems.</li> <li>Debris was noted atop the TPO roof systems.</li> <li>An unsecured conduit/line was noted atop the roof system.</li> <li>Roof penetration sealants were noted to be deteriorating.</li> <li>Areas of water ponding were noted along the east perimeter of the TPO roof system.</li> <li>Bent and damaged metal roofing was noted atop the sloped metal canopy.</li> <li>A damaged downspout and missing splash pad was noted at the east elevation of the Site Building.</li> </ul>	<ul style="list-style-type: none"> <li>Clean the TPO roof as part of regular maintenance.</li> <li>Remove the debris to prevent damage to the roof membrane.</li> <li>Secure the conduit/line to prevent a safety hazard.</li> <li>Replace the sealants as part of regular maintenance.</li> <li>Clear the roof drain strainers to ensure proper drainage of the roof systems. Monitor for excessive pooling.</li> <li>Repair the damaged metal roof system.</li> <li>Repair the damaged downspout and install splash pads where missing.</li> </ul>



General view of the TPO roof of the Site Building.



View of the roof access hatch complete with guardrails.



View of typical roof drain atop Site Building.



View of typical organic growth noted throughout the roof.



View of debris noted atop the roof system.



View of a scupper and downspout draining to the lower level.



View of an unsecured conduit atop the roof system.



View of deteriorating sealants at roof penetrations.



View of water ponding noted along the east perimeter of the TPO roof system.



View of the concrete canopy serving the south entrance of the Site Building.

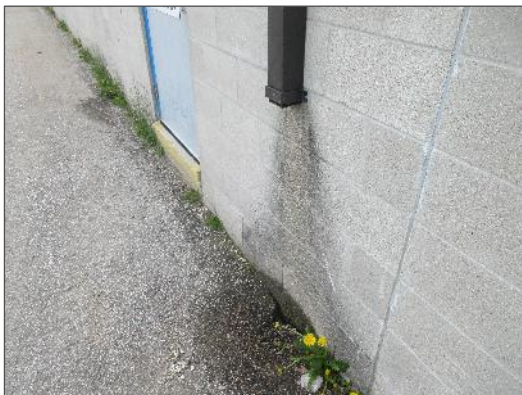
Note: Missing or deteriorated roofing membrane, debris, growth.



View of the sloped metal canopy serving the east entrance of the Site Building.



View of the bent/damaged capping noted atop the sloped metal canopy.



View of a damaged downspout and missing splash pad noted at the east elevation of the Site Building.

The Projected Useful Life (PUL) of a TPO roofing system is typically 17 to 20 years, while the PUL of a metal roof system ranges between 25 to 35 years and beyond, depending on the quality of the building materials used, efficiency of drainage, the quality of workmanship during installation and the level to which the roof system has been maintained.

The TPO roof system is reportedly approximately 8 years old and will reach its PUL shortly following the term of analysis. As such, Pinchin recommends a higher degree of maintenance near the end of the term



which falls below the reporting threshold. Replacement is anticipated shortly following the term. Pinchin has added a project to address any deficiencies to prolong the life of the roof membrane at the middle of its projected useful service life.

The sloped metal canopy appears to be in satisfactory condition, repairs to the damaged and lifting roofing should be completed as part of regular maintenance. In addition, Pinchin recommends installation of a protective roofing membrane atop the south concrete canopy. Pinchin has added a project to complete roofing at this canopy as well as repairs to the metal roofing system.

It is recommended to clean growth atop the roof systems as well as remove debris at roof drains on a seasonal basis as part of regular maintenance. Any miscellaneous debris should also be removed to prevent damage to the roofing systems. Annual walk-on inspections are recommended as part of regular maintenance to ensure the integrity of the roof systems and to extend their service life.

### **3.3 Building Envelope**

#### **3.3.1 Exterior Cladding**

The exterior walls of the Site Building are clad with concrete block masonry at all elevations. Split-faced architectural concrete block masonry was noted at the south and east elevations at the main entrance areas.

Localized areas of mortar were noted to be deteriorated and will require repointing. Overall the mortar joints appeared to be in satisfactory condition with the exception of the localized areas noted.

We have noted miscellaneous damage and deterioration that would generally be completed by building maintenance. We have included a project to remove staining, replace damaged masonry block and a general allowance for repointing at localized areas. We have included a project to install a protective sealer on the exposed concrete block walls to increase the longevity and service life of the masonry walls.

Cyclical repair costs for the wall systems fall below the reporting threshold and as such have not been included in the Cost Table. Localized repairs of exterior cladding should be completed on a regular basis.



General view of the exterior wall systems.



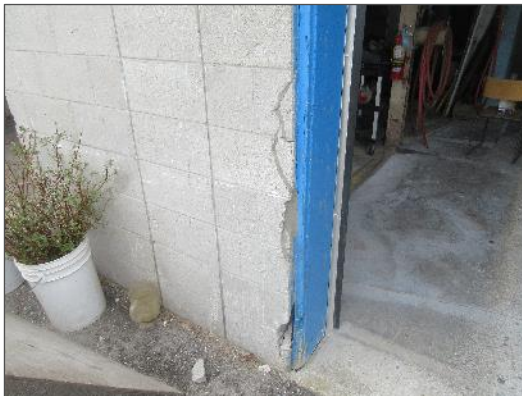
View of staining to the concrete block masonry noted at the southeast portion of the Site Building.



View of missing soffit at the east metal canopy.



View of stained wood columns serving the east metal canopy.



View of impact damaged concrete block masonry noted at the east overhead door systems.



View of damaged concrete block masonry noted at the west elevation.



View of a location of previously repointed mortar at the concrete block masonry walls.



View of deteriorated mortar noted throughout the concrete block masonry walls as well as staining.



View of deteriorated mortar noted.

### 3.3.2 Windows

The window assemblies of the Site Building consist of a combination of fixed Single Glazed (SG) units within wood frames. Due to height restrictions, the exact age and condition could not be confirmed however these units appear to be original. Operable (i.e., horizontally sliding) Insulated Glass (IG) units within vinyl frames complete with bug screens were also noted. The window assemblies are set within punched openings and are located on the south, east and west elevations. The IG units appear to have been recent replacements however date stamps were not present. As observed from ground level and

accessible areas within the interior of the building, the windows appeared to be in generally satisfactory condition. Window assemblies will typically have a service life in the order of 30 to 35 years provided that regular maintenance is carried out as required.

Pinchin recommends replacement of the original wood framed windows noted at the south elevation. We have included a budget in the report to replace the original windows. Window and door sealants are also anticipated and are included in our sealant replacement project. No major expenditures related to the window assemblies are expected to be required within the term of this analysis.



General view of the original window units serving the south elevation of the Site Building.



General view of the newer vinyl framed window units serving the Site Building.

### 3.3.3 Exterior Doors

The entrance doors of the Site Building are located at the south elevation and consist of Insulated metal doors within metal frames complete with SG inserts. A similar metal door within a metal frame complete with Georgian Wire Glass (GWG) insert serves the east elevation. Secondary entrance/exit doors were noted to be comprised of hollow metal doors within metal frames located at the north, west and east elevations. The doors swing outwards. The majority of the doors were noted to be soft close.

In addition, two insulated sectional metal overhead doors were noted at the east elevation, while one was noted at the north elevation. The exterior doors of the Site Building appeared to be in generally fair condition.

Minor surface corrosion was noted at the base of the exterior door frames. It is recommended to sand and repaint these areas as part of regular maintenance. In addition, the exterior doors appear to be missing or have damaged door sweeps and weather stripping in select locations. We have included an allowance to address door deficiencies and painting to prolong the life of the door systems until replacement is required.

Replacement of the door assemblies is not anticipated to be required within the term of this analysis.



View of the main entrance doors.



View of the east entrance doors.



Typical view of the secondary doors at other elevations.



View of the overhead doors located on the east elevation.



View of the overhead doors located on the east elevation.



View of typical corrosion noted at the base of the main entrance door frame.



View of typical corrosion noted at a metal door frame.

### 3.3.4 Sealants

Sealants are provided along the perimeters of the windows, doors, at roof penetrations, and at joints of dissimilar cladding materials. The sealant materials are estimated to be of varying ages ranging from original to construction to recent repairs. Overall the building joint sealants were observed to be in generally poor condition.

Sealants throughout were observed to be deteriorated, debonded from the substrate, split, cracked, and missing in isolated locations.

The short-term comprehensive replacement of the sealants throughout the Site Building is recommended. Sealant materials should be checked annually for pliability and cracking as part of a preventative maintenance plan.



View of deteriorated control joint sealant at the masonry walls.



View of a typical missing sealant at a wall penetration.



View of the typical deteriorated control joint sealants.

Table 3.3 outlines the findings of the inspection of the Building Envelope systems:

Table 3.3 – Building Envelope	
Findings	Remarks/Recommendations
<b>Major Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>The mortar at the concrete block masonry walls was noted locally deteriorated throughout and will require repointing.</li> <li>The majority of the perimeter sealants (i.e., wall penetrations, windows, doors, roof penetrations, joints, etc.) were noted to be deteriorated and/or missing.</li> <li>A SG window unit serving the south portion of the Site Building appears to have reached its PUL.</li> <li>Peeling paint and corrosion was noted at the exterior secondary doors.</li> </ul>	<ul style="list-style-type: none"> <li>Repoint the mortar throughout the Site Building. Complete additional masonry repairs. Coat concrete block with sealer.</li> <li>Replace the all building sealants.</li> <li>Replace the SG window unit.</li> <li>Sand blasting and repainting is recommended within the term. Localized repairs to weather-stripping and coating is recommended.</li> </ul>
<b>Minor Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>Localized damaged concrete block masonry noted at the west elevation.</li> <li>Impact damaged concrete block masonry was noted at the east overhead door systems.</li> <li>Stained wood columns were noted serving the east metal canopy.</li> <li>A localized area of missing soffit was noted at the east metal canopy.</li> <li>Staining on the concrete block masonry wall was noted at the southeast portion of the Site Building.</li> </ul>	<ul style="list-style-type: none"> <li>Repair the damaged masonry.</li> <li>Repair the damaged masonry.</li> <li>Pressure wash the stained columns and seal.</li> <li>Replace the missing soffit.</li> <li>Pressure wash the areas of staining.</li> </ul>

### 3.4 Structural Elements

As outlined in the scope of work, a visual assessment of the condition of the structural elements was carried out on the elements which were visible at the time of the inspection.

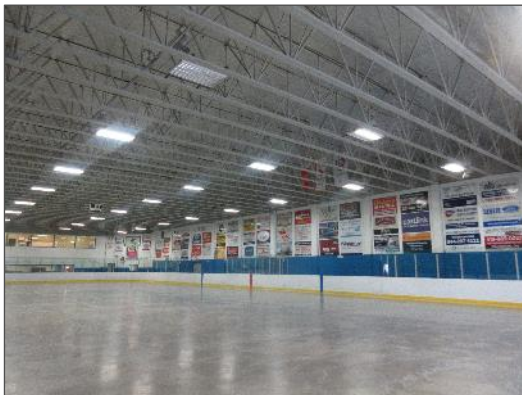
The Site Building substructure is constructed with a cast-in-place concrete slab-on-grade with concrete block masonry walls. The superstructure of the Site Building is comprised of a steel frame structure (steel beams, open webbed steel joists (OWSJ)), loadbearing concrete block masonry walls, and a steel roof deck. The partial second floor area was noted to be comprised of loadbearing concrete block masonry

supporting corrugated steel decking. The spectator stands serving the arena were noted to be cast-in-place concrete with structural steel support systems.

No structural drawings were available to Pinchin for review.

Table 3.4 outlines the findings of the inspection of the Structural Elements:

Table 3.4 – Structural Elements	
Findings	Remarks/Recommendations
<b>Major Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>An area of isolated corrosion was noted within change rooms # 1&amp;2. As reported by the Site Representative this is due to a plumbing leak from the above floor which has since been repaired.</li> <li>Site representative has expressed concerns over separation of building components at the 2<sup>nd</sup> floor walkway (Hawks nest)</li> </ul>	<ul style="list-style-type: none"> <li>Inspect the section loss of the decking. Remove and replace the corroded steel decking and any members recommended by a structural engineer.</li> <li>Pinchin has included an allowance to complete a structural review at this location.</li> </ul>
<b>Minor Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>N/A</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>



View of the steel framed structure as viewed within the arena.



View of the underside of the steel decking serving the second-floor areas.



View of the underside of the cast-in-place concrete and steel framed stands serving the arena.



View of an area of isolated corrosion noted within the change room.

Assessment of the original or existing building design, compliance with prior or current Building Code or detection or comment upon concealed structural deficiencies are outside the scope of work. Accordingly, the findings are limited to the extent that the assessment has been made based on a walk-through visual inspection of accessible areas of the structure.

Pinchin's visual review of the structural elements and information provided by the Site Representative indicated that no major deterioration existed within the visibly accessible components of the Site Building.

### **3.5 Interior Finishes**

As outlined in the scope of work, the interior finishes of the Site Building were reviewed during the Site assessment. A rubberized sports flooring was noted serving the ground floor main entrance areas, the various change rooms, the second-floor arena access corridor and the arena rink perimeters. Vinyl floor tiles were noted serving the two kitchen areas, the storage areas, as well as the washrooms. Hardwood flooring was noted within the second-floor level hall. Exposed cast-in-place concrete floor slab was noted in the mechanical/electrical areas.

The wall finishes within the Site Building consist primarily of painted concrete block masonry walls throughout. Areas of painted gypsum wall board were also noted within various locations. Composite wall panels were noted within the showers serving the changerooms, as well as the second floor arena access corridor.

The ceiling finishes within the Site Building primarily consist of suspended ceiling assemblies complete with lay-in ceiling tiles throughout. Areas of exposed steel framed structure were noted, as well as plastic backed fibreglass insulation above the arena rink.

Pinchin reviewed the arena rink surface, dasher boards and plexi-glass shielding around the rink. Where randomly reviewed, Pinchin noted that the topside of the rink surface had past concrete patches and small undulations. The dasher boards, rink surface, and plexi-glass shielding were noted to be in satisfactory condition.

Pinchin was not retained to complete a full safety review for the suitability of the arena rink to be used as an entertainment/sports surface. Pinchin recommends further review of arena safety using current Ontario Recreation Facilities Association Inc. guidelines, CAN/CSA-Z262.7-04 – Guidelines for Spectator Safety in Indoor arenas and Building Code to ensure all application safety codes and requirements are met for further sporting use.

The Site Building contains the arena rink, bleachers, two kitchens, bathrooms, change rooms, offices, a hall space, maintenance, mechanical and electrical, as well as storage areas. The bathroom finishes consist of ceramic sinks, as well as ceramic wall-mounted urinals and/or floor-mounted flush toilets. The change rooms consist of painted concrete block walls with wood benches. The arena bleachers are comprised of cast-in-place concrete bleachers atop steel structures with wood benches. The kitchen finishes within the Site Building consist of laminate cabinetry and countertops with stainless steel sinks, gas stove, microwaves, fridges, bar fridges. These finishes appeared to generally be in satisfactory condition.

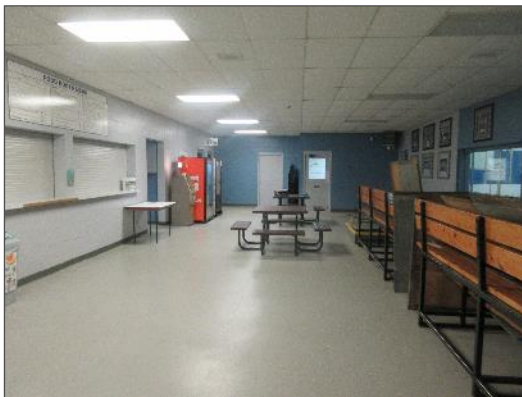
As discussed with the municipality, Pinchin has added an interim allowance for repairs of the interior finishes of the facility. Depending on the town's budgets, costs may be adjusted as the interior finishes are mainly an aesthetic choice and based on subjective standard of finishes.

Table 3.5 outlines the findings of the inspection of the Interior Finishes:

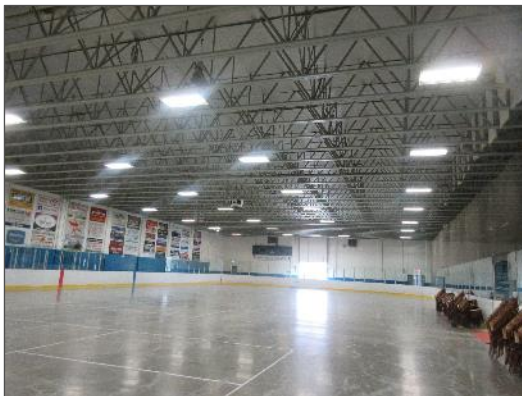
Table 3.5 – Interior Finishes	
Findings	Remarks/Recommendations
<b>Major Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>None observed/reported.</li> </ul>	<ul style="list-style-type: none"> <li>None required.</li> </ul>
<b>Minor Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>Peeling paint was noted at the wooden bleachers within the rink area.</li> <li>Efflorescence noted at the upper portions of the concrete block masonry walls within the rink areas.</li> <li>Deterioration of the cast-in-place concrete slabs was noted within the maintenance areas.</li> <li>Minor damages to the vinyl floor tiles within the second-floor area were noted.</li> <li>Bowing and damaged ceiling tiles were noted within the various change rooms of the Site Building.</li> <li>An area of isolated corrosion was noted within change room # 4. As reported by the Site Representative this is due to a plumbing leak from the above floor which has since been repaired.</li> <li>Concrete floor slab near the exit door is heavily deteriorated.</li> </ul>	<ul style="list-style-type: none"> <li>Repaint the bleachers.</li> <li>Repointing to the exterior of the block masonry walls has been recommended in the Building Envelope section. Following repointing and sealant replacements, clean the areas of efflorescence.</li> <li>Repair the affected areas.</li> <li>Replace the damaged tiles.</li> <li>Replace the damaged and bowed ceiling tiles.</li> <li>Remove and replace the corroded steel decking as indicated in the Structural Section of this report.</li> <li>Replace/repair floor slab at this area and apply waterproofing coating.</li> </ul>



General view of the interior finishes serving the second-floor hall area.



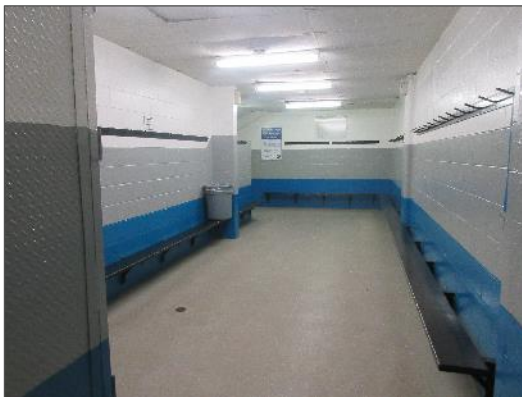
General view of the interior finishes within the first floor viewing area.



View of the finishes at the rink area.



View of the finishes at the bleachers.



View of typical finishes within the change room spaces.



View of typical finishes within the second-floor kitchen area.



View of the finishes at the underside of the bleachers.



View of peeling paint noted at the wooden bleachers within the rink area.



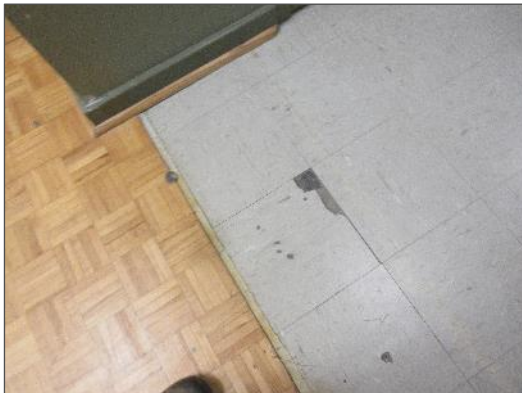
View of efflorescence noted at the upper portions of the walls within the rink areas.



View of recent repair work within a change room area.



View of deterioration of the cast-in-place concrete slabs within the maintenance areas.



View of minor damages to the vinyl floor tiles within the second-floor area.



View of typical bowing and damaged ceiling tiles noted within the various change rooms of the Site Building.



View of corrosion of the steel deck noted at change room 1 & 2 area.

The interior finishes within the Site Building were generally observed to be in satisfactory condition with the exception of the above referenced minor deficiencies. Pinchin recommends that the above referenced minor deficiencies be addressed and that regular annual maintenance of the interior finishes be performed throughout the term of the analysis.

### 3.6 Elevator Systems

The following is a brief description of the elevator systems present at the subject buildings:

#### Elevator #1

<b>Manufacturer:</b>	Delta
<b>Drive System:</b>	Hydraulic
<b>Floors Served</b>	G-2
<b>Date installed:</b>	Unknown, reportedly ~ 2 years old.

#### **Elevator #1**

<b>Capacity:</b>	454 kg or 2 persons and 1 wheelchair
<b>Function:</b>	Handicap
<b>Alarm:</b>	No
<b>Emergency Stop:</b>	Yes
<b>Emergency Phone:</b>	No
<b>Emergency Power:</b>	No

The typical elevator “full maintenance” contract covers the replacement of major components in addition to the labour and materials necessary for ongoing repairs, adjustments and preventive maintenance work. Entrances and cab finishes are normally excluded. As long as a “full maintenance” contract is purchased, the only additional costs to the Owner, during the first 15-25 years of use, should be for malicious damage and repairs to the elevator cabs and entrances. It is assumed that repairs required due to “Acts of God” (i.e., flood, fires, etc.) are covered by insurance. It was reported to Pinchin that the elevator is maintained on an all-inclusive contract by “Delta Elevator” on a bi-monthly basis with the most recent maintenance dated March 2019. The TSSA tag present within the elevator cab expires in July 2019.

Although functional, the interior finishes of the elevator are outdated and have reached their projected useful service life. We have added an allowance to update the finishes and controls of the elevator as discussed with the municipality.

Table 3.6 outlines the findings of the inspection of the elevator systems:

Table 3.6 – Elevator Systems	
Findings	Remarks/Recommendations
<b>Major Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>None observed/reported.</li> </ul>	<ul style="list-style-type: none"> <li>None required.</li> </ul>
<b>Minor Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>Interior finishes of elevator are dated and nearing the end of their PUL.</li> </ul>	<ul style="list-style-type: none"> <li>Refinish the interior elevator finishes.</li> </ul>



View of the hydraulic systems serving the elevator.



View of the elevator cab.



View of the elevator controls.



View of the updated TSSA tag posted within the elevator cab.

As the current assessment was performed as a Baseline Property Condition Assessment without Specialist review, our information is solely based on the information and documentation provided as well as the visual appearance of the elevator cabs, etc.

It was reported to Pinchin that the elevator is maintained and serviced by “Delta Elevator”. Assuming the full elevator maintenance contract is fulfilled no major expenditures should be required within the term of the analysis.

Pinchin has not included a project to modernize the interior finishes of the elevator. Pinchin assumes that updates would have been completed when replacement was completed two years ago. These interior finishes are considered an upgrade and subjective to the municipality and as such have not been included in our cost table.

### 3.7 Site Features

The Site Building occupies approximately 7% of the 11.57 acre Site. The remainder of the Site is surfaced with soft landscaping (e.g., grassed areas with trees) and parking areas surfaced with asphalt pavements. The Site Building has paved asphalt parking areas to the immediate south and east of the Site Building with access driveways along the west and north of the Site Building.

Drainage of the Site pavements is provided by on-site catch basins which presumably drain the water to the municipal sewer system. Since the inspection was limited to visible areas no examination of the catch basins was performed and no review of the initial compliance with code was performed. The inspection of underground or concealed components is outside the scope of work. No issues were reported with the catch basins or their ability to drain the Site.

Soft landscaping was noted at the south perimeter of the Site as well as to the north (excluded from the scope). There are cast-in-place concrete sidewalks along the South and East elevations of the Site Building. There is landscaping to the South and North, including trees, grass, stone and shrubs. Chain

link fencing was noted to border the south perimeter of the property. A metal gate mounted to wood columns was noted at the northeast corner of the Site Building. There are two entrance driveways to the Site from Durham Street West on the south portion of the Site.



General view of the asphalt paved parking areas on the south portion of the Site.

Note: Cracking and deterioration. Faded lines.



View of the asphalt paved parking areas on the east portion of the Site.



View of the cast-in-place concrete walkways serving the Site.



View of the cast-in-place concrete walkways serving the Site.



View of the asphalt paved drive-aisle located on the north portion of the Site.



View of alligator cracking and potholes noted within the asphalt pavements on the south portion of the Site.

Table 3.7 outlines the findings of the inspection of the Site features:

Table 3.7 – Site Features	
Findings	Remarks/Recommendations
<b>Major Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>Areas of deteriorated asphalt pavements and concrete (i.e., cracking, potholes, etc.) were noted on the south portion of the Site.</li> </ul>	<ul style="list-style-type: none"> <li>Pinchin has carried an allowance for repaving of the deteriorated asphalt on the south portion of the Site and to replace localized areas of heavily deteriorated concrete.</li> </ul>
<b>Minor Deficiencies/Findings</b>	
<ul style="list-style-type: none"> <li>Areas of minor cracking and deterioration were noted throughout the remaining asphalt paved areas.</li> <li>Cracking and deterioration were noted within the concrete elements of the Site.</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing repairs to the asphalt pavements should be completed. Phased full repaving at the later portion of the study is assumed.</li> <li>Repairs can be managed below the reporting threshold.</li> </ul>

The Site features appear to be in satisfactory condition with the above referenced deficiencies. Pinchin has carried an allowance for repaving of the deteriorated asphalt on the south portion of the Site at the mid-term of the study. Cyclical repairs to the remaining asphalt paved areas and concrete elements can be managed below the reporting threshold. Pinchin recommends that regular annual maintenance of the Site features be performed throughout the term of the analysis. Assessment of or comment upon concealed deficiencies and any buried/concealed utilities or components are outside the scope of work.

### 3.8 Fire Suppression

#### 3.8.1 Sprinkler Systems

The Site Building does not possess a sprinkler system.

However, the Site Building does possess empty fire hose cabinets. The risers and fire hoses have reportedly been decommissioned.



View of the decommissioned riser.



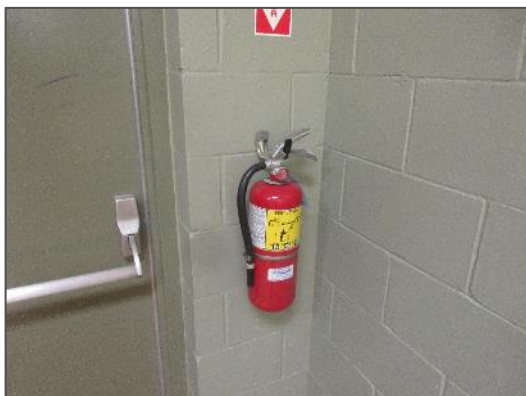
View of the decommissioned fire hose cabinet.

### 3.8.2 *Portable Fire Extinguishers*

Fire protection in the Site Building is provided by wall-mounted chemically-charged ABC-class fire extinguishers located in strategic locations.

The fire extinguishers were generally noted to be charged to sufficient levels and possess up-to-date inspection tags dated May 2019 by “Bluewater Fire & Security”. Monthly internal inspection initials marked on the fire extinguishers for the Site Building were dated May 2019.

In addition, chemical overhead fire suppression was noted at the oven hood within the second-floor kitchen and the ground floor kitchen. Both systems were noted to be “Range Guard” with updated inspection tags dated May 2019 by “Bluewater Fire & Security”.



View of fire extinguisher observed within the Site Building.



View of the range guard chemical fire suppression system noted within the second-floor kitchen area.

Table 3.8 outlines the findings of the inspection of fire suppression systems:

Table 3.8 – Fire Suppression	
Findings	Remarks/Recommendations
<b>Major Deficiencies/Findings</b>	
• N/A	• N/A
<b>Minor Deficiencies/Findings</b>	
• N/A	• N/A

### 3.9 Fire Alarm and Life Safety

#### 3.9.1 Fire Alarm System and Detection

The Site Building is equipped with an “Edwards Fire Shield Plus” fire alarm panel located adjacent to the east secondary entrance. The fire alarm panel was reportedly installed approximately 2 years ago. The panel is reportedly serviced annually by “Bluewater Fire & Security”. Updated inspection tags were not



visible at the time of the Site visit. The system is reportedly monitored by "Bluewater Fire Security". No trouble or fault indicators were lit on the fire alarm panel at the time of the inspection.

Pull stations are located strategically near required exits. There are audible and visual horn and strobe signal alarms located throughout the Site Building.

The Site Building is equipped with hardwired heat and smoke detectors with battery backup as well as ammonia detectors.

### *3.9.2 Exit Signs*

Illuminated emergency exit signage in the Site Building is provided by wall and ceiling mounted hardwired and battery-powered units located above exit doors and directional exit signs in the required means of egress. The exit signs are generally visible on approach to the exit.

### *3.9.3 Emergency Lighting*

Emergency lights within the Site Building consist of flood light units located strategically throughout. The emergency lighting units are hardwired and battery powered. The emergency lighting units appear to satisfy and provide the required 30 minutes of emergency power.

### *3.9.4 Fire Separation*

Since no architectural drawing details were provided, the loadbearing wall and column assemblies are generally of unknown construction where not open to view. It is recommended to ensure that these components meet the minimum fire resistance ratings.

### *3.9.5 Egress and Path of Travel*

Correct door swing direction was noted on exit doors and they are equipped with self-closing devices. Panic bar, single motion hardware was installed on exit doors where randomly reviewed for easy exit in the event of a fire.

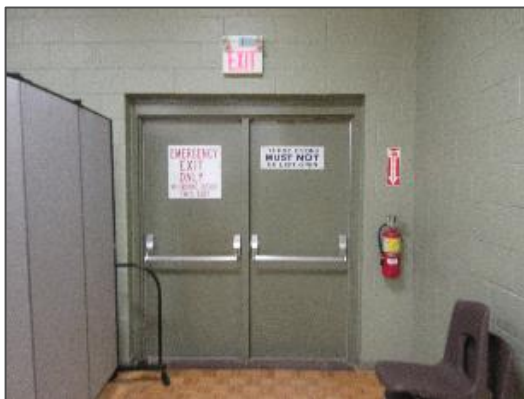
It is recommended to check and remove all obstructions from the path of travel to exits as part of regular housekeeping for fire and life safety.

### *3.9.6 Fire Safety Plan*

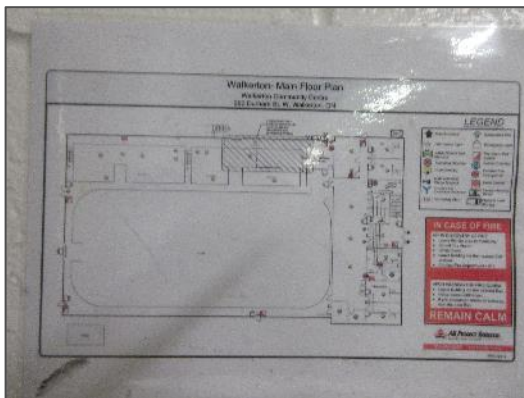
A Fire Safety Plan was prepared and readily available with fire escape plans posted in the Site Building.



View of the fire alarm panel and a manual pull station noted within the Site Building.



Exit doors clearly labelled complete with panic-bar.



View of a posted fire-safety plan.



View of a typical heat and smoke detector noted within the Site Building.



Emergency audio and visual fire alarm observed.



Illuminated exit signage and emergency lighting noted throughout the Site Building.

Table 3.9 outlines the findings of the inspection of fire alarm and life safety systems:

Table 3.9 – Fire Alarm and Life Safety Systems	
Findings	Remarks/Recommendations
<b>Major Deficiencies/Findings</b>	
• N/A	• N/A

Table 3.9 – Fire Alarm and Life Safety Systems

Findings	Remarks/Recommendations
<b>Minor Deficiencies/Findings</b>	
• N/A	• N/A

Upon inspection the life safety systems were noted to be in satisfactory condition with no major deficiencies.

The electrical and life safety systems should continue to perform satisfactorily over the term of analysis assuming regular annual maintenance is provided.

#### 4.0 KNOWN VIOLATIONS OF CODE

It was reported to Pinchin by the Site Representative that no outstanding violations from the Building Department existed pertaining to the property.

#### 5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on Pinchin's review of the property, conducted on May 22, 2019, the Site Building appears to be in overall satisfactory condition, and in comparable standing to other similar properties in the area. Based on our visual assessment, the Site Building appears to have been constructed in general accordance with standard building practices in place at the time of construction.

The assessment did not reveal any evidence of major structural failures, soil erosion or differential settlement.

As noted during the Site visit, deficiencies relating to the roof systems, wall systems, interior finishes, Site features were noted. Of particular note, recommendations, repairs and replacements for the following major items are included throughout the term of the analysis:

##### Roof Systems:

- Miscellaneous repairs to the Thermoplastic Polyolefin (TPO) membrane roof systems including clearing of roof drain strainers, cleaning of the roof system, removal of debris, and higher maintenance at the middle of the term due to the roof systems approaching the end of their Projected Useful Life (PUL).
- Installation of a waterproofing system atop the concrete canopy serving the south main entrance to the Site Building;

- Repairs to the bent/damaged metal roofing atop the sloped metal canopy on the east elevation;
- Installation of splash pads below perimeter downspouts and installation of rain water leaders away from building.

#### **Building Envelope:**

- Repoint the deteriorated mortar throughout the concrete block masonry walls, miscellaneous repairs to damaged concrete block masonry and application of masonry coating to prolong life of masonry cladding. Pinchin has added a building envelope study prior to this project if the township wishes to pursue alternative options at this time.
- Comprehensive replacement of all exterior sealants on the Site Building (i.e., windows, doors, control joints, roof penetrations, wall penetrations, etc.).
- Replacement of an original SG window system at the south portion of the Site Building.
- Cleaning, repainting and repairing of the corroded exterior doors and/or door frames, installation of door sweeps and weather stripping at exterior doors.

#### **Structural Elements:**

- Inspection and repair of the corroded metal decking noted within Change Rooms 1&2.
- Site management has expressed concern over the 2<sup>nd</sup> floor walkway (hawk's nest). We have included a project to complete a structural review at this location.

#### **Interior Finishes:**

- Miscellaneous repairs throughout the Site including repairs to deteriorated vinyl floor tiles, replacement of stained or bowing ceiling tiles, repainting of wood benches, etc. This item has been included as an allowance to complete subjective repairs as needed throughout the interior of the facility.
- Replacement of the concrete floor slab and waterproofing near east elevation exterior door.

#### **Vertical Transportation:**

- Interior finishes in the elevator cab interiors and controls are dated and renewal is required.

#### **Site Features:**

- Repaving of the deteriorated asphalt surfaced parking area at the south portion of the Site with an allowance for concrete replacement.



- Repaving of the remainder of the site near the horse palace and surrounding buildings at the late portion of the study.
- Cyclical repairs of the asphalt system throughout the term of analysis to eliminate trip hazards and seasonal deterioration.

Regular maintenance should be conducted on the roof systems, wall systems, structural elements, interior finishes, Site features and the fire and life safety systems to ensure that the PUL of the major components are realized. Repair costs for the aforementioned items have been included over the term of the analysis (i.e., 10 years) included within Appendix I. The specific deficiencies identified during the BCA and their associated recommendations for repair are described in the main body of the report. These deficiencies should be corrected as part of routine maintenance unless otherwise stated within the report. Costs associated with desired upgrades have not been carried.

## **6.0 TERMS AND LIMITATIONS**

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

In accordance with the proposed scope of work, no physical or destructive testing or design calculations were conducted on any of the components of the building. Assessment of the original or existing building design, or detection or comment upon concealed structural deficiencies and any buried/concealed utilities or components are outside the scope of work. Similarly, the assessment of any Post Tension reinforcing (if present) is not included in the scope of work. Determination of compliance with any Codes is beyond the scope of this Work. The Report has been completed in general conformance with the ASTM Designation: *E 2018 – 15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*.

It should be noted that Pinchin has attempted to identify all the deficiencies required by this Standard associated with this project. Pinchin does not accept any liability for deficiencies that were not within the scope of the investigation.

The budget costs for remedial work for each specific item has been provided to the best of our ability and will provide an order of magnitude cost for the individual item and the overall possible remedial work. Our experience has shown that the costs that Pinchin have provided are appropriate and of reasonable accuracy for the purpose intended. It should be noted that the budget cost or reserve costs for any



specific item may vary significantly based on the fact that the schedule or phasing of the future remedial work is unknown at this time and the impact on building operations of this remedial work is unknown at this time. If a more accurate, detailed or documented reserve cost is required at this time the Client should request Pinchin to provide the additional proposal to provide a more accurate cost estimate.

It should be noted that recommendations and estimates outlined in this report do not include allowances for future upgrading of components pertaining to Client or tenant fit-up that may be necessary or required by Authorities Having Jurisdiction (AHJ).

The assessment is based, in part, on information provided by others. Unless specifically noted, Pinchin has assumed that this information was correct and has relied on it in developing the conclusions.

It is possible that unexpected conditions may be encountered at the Site that have not been explored within the scope of this report. Should such an event occur, Pinchin should be notified in order to determine if we would recommend that modifications to the conclusions are necessary and to provide a cost estimate to update the report.

The inspection of the interior of boilers, pressure vessels, equipment, fan coils, ductwork or associated mechanical, etc., was beyond the scope of work. It should be noted that the heating and cooling duct work within the Site Building may contain interior insulation. The Site Representative was unaware of the presence of insulation within the duct work within the Site Building. It is Pinchin's experience that interior insulation within duct work is prone to deterioration or development of mould which may require removal of the insulation. In the case where interior insulation is present within the duct work, Pinchin recommends that the duct work insulation be inspected for the presence of mould. Pinchin did not complete test cuts into the roof assembly and did not review the presence of phenolic insulation.

Due to the concealed nature of the plumbing system the condition of the risers could not be verified.

Environmental Audits or the identification of designated substances, hazardous materials, PCBs, insect/rodent infestation, concealed mould and indoor air quality are excluded from this BCA report.

Further to the aforementioned, determination of the presence of asbestos containing material within the building such as drywall joint compound or the lead content within the older paint finishes was beyond the scope of work.

This report presents an overview on issues of the building condition, reflecting Pinchin's best judgment using information reasonably available at the time of Pinchin's review and Site assessment. Pinchin has prepared this report using information understood to be factual and correct and Pinchin will not be responsible for conditions arising from information or facts that were concealed or not fully disclosed to Pinchin at the time of the Site assessment.



**Building Condition Assessment**  
290 Durham Street West, Walkerton, Ontario  
Corporation of the Municipality of Brockton

July 31, 2019  
Pinchin File: 238065  
FINAL

Template: Master Report for Baseline PCA with Specialist Reviews Single Office Building, PCA, December 6, 2017

## **APPENDIX I**

### **Table 1 – Summary of Anticipated Expenditures**

Average Cost per Sq. Ft. per Year (Uninflated)	\$2.14
Average Cost per Sq. Ft. per Year (Inflated)	\$2.44

Pinchin Job # 238065