

**Baseline Property Condition Assessment  
Sacred Heart of Jesus Parish  
3060 John Street and 549 Middle Street  
Cardinal, Ontario**



Prepared for:  
Archdiocese of Kingston  
390 Palace Road  
Kingston, Ontario K7L 4T3

September 2013

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## EXECUTIVE SUMMARY

Pinchin Environmental Ltd. (“Pinchin”) was retained by the Archdiocese of Kingston (“Client”) to conduct a Baseline Property Condition Assessment (“BPCA”), subject to the limitations outlined in Section 6.0 of this report. As discussed with the Client this service did not include any specialist review of items such as mechanical systems, structural components, etc. The municipal addresses for the properties are 3060 John Street and 549 Middle Street, Cardinal, Ontario (the “Site”). Mr. John Pye of Pinchin Environmental Ltd. conducted a visual assessment of the Site on March 13, 2013 at which time Pinchin interviewed Fr. Brent Brennan, the Parish Priest (hereafter referred to as the “Site Representative”).

Pinchin was advised by the Client that the purpose of the BPCA was to assess visible deficiencies for long term planning and due diligence of the Site.

The Site is a near-rectangular shaped property approximately 0.33 acres in area.

The Site is currently developed with two Site Buildings, defined as follows:

	Address	Description	Storeys	Construction Date	Footprint Area	Building Area
Site Building A	3060 John Street	Church	One with mezzanine	~ 1875	2,250 ft <sup>2</sup>	2,650 ft <sup>2</sup> (including mezzanine level)
Site Building B	549 Middle Street	Hall	One with basement level	~ 1984	3,200 ft <sup>2</sup>	6,400 ft <sup>2</sup> (including basement level)

Site Building A is constructed with stone masonry foundation walls and wood columns bearing on concrete footings. The building is complete with a partial basement level slab-on-grade located on the north portion of the Site with the majority of the building possessing a crawlspace complete with exposed subsurface soils. The superstructure is comprised of load bearing brick masonry walls, wood columns and beams which support wood framed floor and roof structures (i.e., joists, trusses and decking). A wood framed mezzanine structure is located on the south portion of the building. The exterior walls of Site Building A consist of painted brick masonry on all elevations.

Site Building B is constructed with a basement level cast-in-place concrete slab-on-grade complete with concrete block masonry foundation walls. The superstructure is comprised of load bearing concrete block masonry walls which support a pre-cast concrete floor slab and presumably a sloped wood framed roof structure. The exterior walls of Site Building B consist of architectural concrete block masonry on all elevations.

The Site Buildings appears to be in satisfactory condition, commensurate with their age and in comparable standing to other similar properties in the area.

Based on our visual assessment the Site Buildings appear to have been constructed in general accordance with standard building practices in place at the times of construction.

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

No immediate repair requirements were noted. Repair requirements (under replacement reserves) over the term of the analysis (i.e., 10 years) of \$51,800.00 have been identified. As noted during the Site visit, deficiencies relating to the roof systems, wall systems, structural elements, interior finishes, Site features and mechanical systems were noted. Of particular note, recommendations, repairs and replacements for the following items are included throughout the term of the analysis:

- Sealing of the area of cracking in the concrete foundation wall on the south elevation of Site Building B.
- Sealing of the areas of cracking in the cast-in-place concrete walkways and steps leading the Site Buildings;
- Refinishing of the sloped metal roof systems located on the west portion of Site Building A;
- Replacement of the cracked architectural concrete block masonry units and the spalled brick masonry units;
- Replacement of the perimeter window and door sealants;
- Refinishing of the wood window frames serving Site Building A;
- Replacement of the rotten wood window frame located on the west elevation of Site Building A;
- Replacement of the natural gas-fired forced air furnace serving Site Building A, along with refinishing of the rusted natural gas lines;
- Replacement of the two condenser units serving Site Building B;
- Replacement of the DHW heater serving Site Building B;
- Replacement/repairs to the mezzanine balustrades which currently do not meet height and opening requirements; and
- Ongoing repairs to the roof systems, wall systems and interior finishes.

The detailed breakdown of all costs for the Site can be found in Appendix I.

*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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## **1.0 INTRODUCTION**

Pinchin Environmental Ltd. (“Pinchin”) was retained by the Archdiocese of Kingston (“Client”) to conduct a Baseline Property Condition Assessment (“BPCA”), subject to the limitations outlined in Section 6.0 of this report. As discussed with the Client this service did not include any specialist review of items such as mechanical systems, structural components, etc. The municipal addresses for the properties are 3060 John Street and 549 Middle Street, Cardinal, Ontario (the “Site”). Mr. John Pye of Pinchin Environmental Ltd. conducted a visual assessment of the Site on March 13, 2013 at which time Pinchin interviewed Fr. Brent Brennan, the Parish Priest (hereafter referred to as the “Site Representative”).

Pinchin was advised by the Client that the purpose of the BPCA was to assess visible deficiencies for long term planning and due diligence of the Site.

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

## **2.0 SCOPE AND METHODOLOGY**

The scope of the BPCA included a visual examination (without any intrusive testing or demolition of finishes to observe hidden areas) of the following:

- the building envelope, comprised of the exterior walls, windows, exterior doors, and roof systems;
- the structural elements (i.e., joists, beams, columns and walls);
- the interior finishes of the Site Buildings;
- the Site features;
- the mechanical systems (i.e., furnaces, domestic hot water, etc.); and
- the electrical systems.

The object of the BPCA included the following:

- a visual examination of the property in order to assess the current condition of the major elements;
- review of general documentation on the repair/maintenance history of the elements, if available;
- cursory review of previous reports pertaining to the Site Buildings, if made available by the Site Representative;
- interviews and discussions with on-Site personnel regarding the repair/maintenance conducted on the Site Buildings;
- documentation of observed existing deficiencies observed within the various elements;
- photographic documentation of various components and observed deficiencies; and

- compilation of Pinchin’s findings in a formal written report including observed deficiencies, together with a list of recommendations for repair/replacement with associated estimated costs for both short and long term.

The report provides:

- a basic description of each of the various major components of the Site Buildings;
- 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 recommended remedial work. More precise cost estimates would require more detailed investigation to define the scope of work. 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.

All costs are identified in **2013 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” and “Hanscomb’s Yardsticks for Costing”, or 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 General Background



General view of the south elevation of Site Building A.



General view of the west elevation of Site Building B



General view of the east elevation of Site Building A.



General view of the north elevation of Site Building B.



General view of the west elevation of Site Building A.



General view of the south elevation of Site Building B.

<b>Table 3.1 - SITE INFORMATION</b>			
Site Occupant/Name	Sacred Heart of Jesus Parish		
Site Address	3060 John Street (Church) and 549 Middle Street (Hall), Cardinal, Ontario		
Existing Land Use Type	Institutional	Primary On-Site Activity	Church, Parish Hall
Date First Developed	~ 1875	Site Area	~ 0.33 acres
Number of Buildings	Two	Building Footprint Area(s)	Site Building A ~ 2,250 ft <sup>2</sup> Site Building B ~ 3,200 ft <sup>2</sup>
Number of Stories (Excluding Basement)	Site Building A - 1 Site Building B - 1	Total Building Area(s)	Site Building A ~ 2,650 ft <sup>2</sup> (including mezzanine level) Site Building B ~ 6,400 ft <sup>2</sup> (including basement level)
Date Buildings Constructed	Site Building A - 1875 Site Building B - 1984	Area of Tenant Spaces	Varies
Date Buildings Renovated	Ongoing	Basement and/or U/G Parking	Site Building A - Yes Site Building B - Yes
Type of Roof System(s)	Site Building A – sloped metal roof system Site Building B – sloped asphalt shingled roof system	Number of Levels U/G	Site Building A – Basement/Crawlspace Site Building B - Basement
Type of Wall Cladding	Site Building A – Painted brick masonry Site Building B – Architectural concrete block masonry	Area of Roof System(s)	Site Building A ~ 2,600 ft <sup>2</sup> Site Building B ~ 3,500 ft <sup>2</sup> *refer to the body of the report for explanation of the increase roof areas.
Type of Doors	Solid core wood doors in wood frames, some complete with aluminum storm doors Single Glazed (“SG”) units set within aluminum frames Hollow metal doors in metal frames Hollow wood doors in wood frames	Types of Windows	Stained glass SG units set in wood frames Fixed and operable (i.e. single hung) Insulated Glass (“IG”) units set into aluminum frames

<b>Table 3.1 - SITE INFORMATION</b>			
Site Occupant/Name	Sacred Heart of Jesus Parish		
Site Address	3060 John Street (Church) and 549 Middle Street (Hall), Cardinal, Ontario		
<i>Above Grade Parking Area</i>	N/A	<i>Electrical Source</i>	Rideau St. Lawrence Distribution Inc.
<i>Surface Type</i>	Cast-in-place concrete walkways/steps Grass	<i>Type of Heating/Cooling</i>	Site Building A – Natural gas-fired forced air furnace Site Building B – Electrically-powered forced air furnaces, electric baseboard heaters, pad-mounted condensers

### 3.2 Roof Systems

The roof systems of Site Building A consist of conventionally designed, sloped metal roof systems presumably installed atop wood roof decking. The roof system of Site Building B consists of a conventionally designed, sloped asphalt shingled roof system presumably installed atop wood roof decking. Neither the presence of a vapour barrier nor the type or the thickness of the insulation could be verified as the scope of the work did not include destructive testing and access was not available to the attic cavities of the sloped roof systems.

Drainage of the roof systems is provided by perimeter eave troughs and vertical downspouts which discharge the water at grade level. Penetrations through the roof systems consist of roof vents, plumbing vents and a chimney atop Site Building A.

The age of the roof systems were unknown by the Site Representative at the time of the Site visit; however, Pinchin estimates the asphalt shingled roof system atop Site Building B to be approximately 5 years old.

The areas of the roof systems on each building are slightly larger than the footprint areas due to the overhangs and the sloped nature of the roof systems. The area of the roof systems serving Site Building A are estimated at approximately 2,600 ft<sup>2</sup> and the roof system of Site Building B is estimated at approximately 3,500 ft<sup>2</sup>.

No active leaking within the roof systems was reported or observed during the assessment.

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

<b>Table 3.2 – Roof Systems</b>	
<b>Findings</b>	<b>Remarks/Recommendations</b>
<u>Major Deficiencies/Deterioration</u> <ul style="list-style-type: none"> <li>• None observed.</li> </ul>	<ul style="list-style-type: none"> <li>• None required.</li> </ul>
<u>Minor Deficiencies/Deterioration</u> <ul style="list-style-type: none"> <li>• The sloped metal roof systems located on the west portion of Site Building A were noted to possess faded/deteriorated paint finishes.</li> <li>• An impact damaged downspout was noted on the northeast corner of Site Building B.</li> </ul>	<ul style="list-style-type: none"> <li>• The affected metal roof systems should be re-finished within the term of the analysis.</li> <li>• Replace the damaged downspout within the term of the analysis.</li> </ul>



General view of a sloped metal roof system which serves the west portion of Site Building A.

Note: The finishes on the metal roof was noted to be faded/deteriorated.



General view of a sloped metal roof system which serves the east portion of Site Building A.



Partial view of the sloped asphalt shingled roof system which serves Site Building B.



View of an impact damaged downspout located on the northeast corner of Site Building B.

It has been Pinchin's experience that the Projected Useful Life ("PUL") of a typical sloped metal roof system typically ranges between 40 to 60 years, while a sloped asphalt shingled roof system range between 15 to 25 years. These ranges are dependent on the quality of building materials used, the quality of workmanship during installation and the level to which the roof system has been maintained.

The age of the roof systems were unknown by the Site Representative at the time of the Site visit; however, Pinchin estimates the asphalt shingled roof system atop Site Building B to be approximately 5 years old. Pinchin presumes that the sloped roof systems have not reached their PUL (i.e., presumably less than 60 years old).

Pinchin has carried an allowance to re-finish the metal roof systems located on the west portion of Site Building A. Replacement of the impact damaged downspout should also be replaced within the term of the analysis. Assuming that the above noted deficiencies are addressed and regular annual maintenance is performed, the roof systems serving the Site Buildings should continue to perform in a satisfactory manner throughout the term of the analysis.

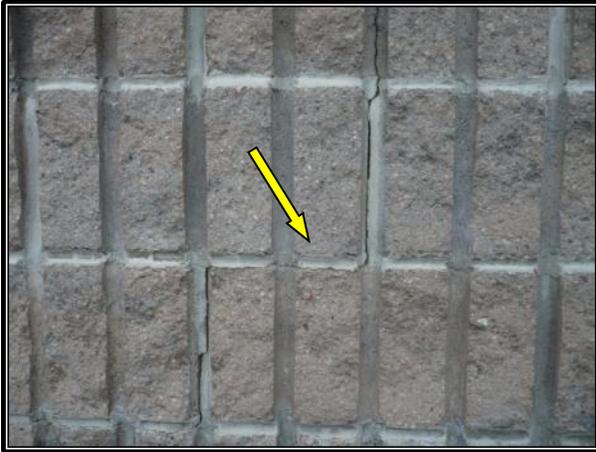
### 3.3 Wall Systems

The exterior walls of Site Building A consist of painted brick masonry on all elevations, while the exterior walls of Site Building B consist of architectural concrete block masonry on all elevations. The window systems serving Site Building A consists of stained glass panes set within wood frames. The windows are protected by a storm window consisting of Single Glazed (“SG”) units set in wood frames. The window systems serving Site Building B consist of a combination of fixed and operable (i.e., single hung) Insulated Glass (“IG”) units set into aluminum frames.

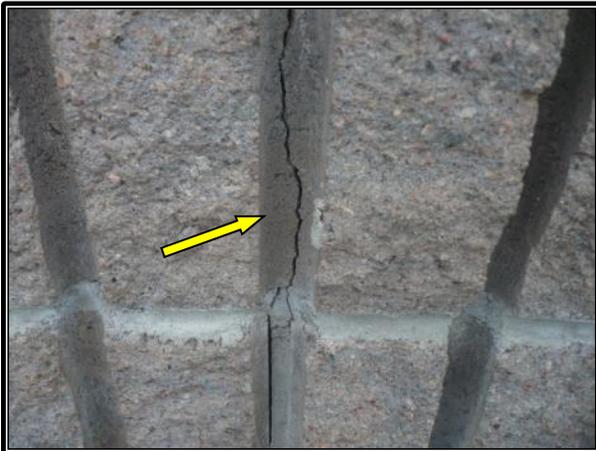
Exterior doors serving Site Building A consist of solid core wood doors set within wood frames, some complete with aluminum storm doors. Exterior doors serving Site Building B consist of SG units set within aluminum frames. The emergency exit door serving Site Building B consists of a hollow metal door with a metal frame. Interior doors consist of hollow wood doors set within wood frames.

Table 3.3 outlines the findings of the inspection of the wall systems:

<b>Table 3.3 – Wall Systems</b>	
<b>Findings</b>	<b>Remarks/Recommendations</b>
<p><u>Major Deficiencies/Deterioration</u></p> <ul style="list-style-type: none"> <li>• None observed.</li> </ul>	<ul style="list-style-type: none"> <li>• None required.</li> </ul>
<p><u>Minor Deficiencies/Deterioration</u></p> <ul style="list-style-type: none"> <li>• Isolated areas of step cracking and cracked architectural concrete block masonry units were observed at Site Building B.</li> <li>• Isolated areas of spalled brick masonry units were observed at Site Building A.</li> <li>• Areas of chipping/peeling paint finishes were observed on the brick masonry walls of Site Building A.</li> <li>• An area of efflorescence was observed on specific architectural concrete block masonry units on the north elevation of Site Building B.</li> <li>• A rotten wood window frame was noted on the west elevation of Site Building A.</li> <li>• Chipping paint finishes were observed throughout the wood framed window systems serving Site Building A.</li> <li>• Various window systems serving the Site Building were noted to possess cracked and deteriorated perimeter window sealants.</li> </ul>	<ul style="list-style-type: none"> <li>• The cracked concrete block masonry units should be replaced and the areas of step cracking should be re-pointed within the term of the analysis.</li> <li>• Replace the spalled brick masonry units within the term of the analysis.</li> <li>• Re-paint the brick masonry within the term of the analysis.</li> <li>• Clean the area of efflorescence from the wall system.</li> <li>• Replace the rotten window system within the short term.</li> <li>• Re-finish the wood window frames.</li> <li>• Replace the perimeter window sealants within the term of the analysis.</li> </ul>



View of step cracking and cracked architectural concrete block masonry units located on the south elevation of Site Building B.



View of a cracked architectural concrete block masonry unit located on the north elevation of Site Building B.



View of a spalled brick masonry unit located on the east elevation of Site Building A.



View of peeling paint and spalled brick masonry located on the south elevation of Site Building A.



View of typical peeling paint on the brick masonry walls of Site Building A.



View of efflorescence on the architectural concrete block masonry units on the north elevation of Site Building B.



View of a rotten wood window frame located on the west elevation of Site Building A.



View of chipping paint on the wood window frame on a window system located on the south elevation of Site Building A.



View of typical chipping paint on the wood window frames of Site Building A.



View of chipping paint and a deteriorated perimeter window sealant on a wood window frame located on the north elevation of Site Building A.



View of a cracked and deteriorated perimeter window sealant located on the south elevation of Site Building B.

The wall, window and door systems of the Site Buildings were generally noted to be in satisfactory condition at the time of the Site visit with the exception of the above noted minor deficiencies. Pinchin has carried allowances to complete repairs to the brick masonry and the concrete block masonry walls throughout the term of the analysis. Allowances have also been carried to refinish the wood window frames and to replace the perimeter window sealants at both Site Buildings. Replacement of the rotten wood window frame should be completed in the short term.

Pinchin recommends that regular annual maintenance be performed on the walls, windows and doors systems to ensure these items meet their PULs. Assuming the above mentioned deficiencies are addressed and that regular annual maintenance is performed there should be no additional major expenditures required relating to the walls, windows and door systems of the Site Buildings throughout the term of the analysis.

### 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.

Site Building A is constructed with stone masonry foundation walls and wood columns bearing on concrete footings. The building is complete with a partial basement level slab-on-grade located on the north portion of the Site with the majority of the building possessing a crawlspace complete with exposed subsurface soils. The superstructure is comprised of load bearing brick masonry walls, wood columns and beams which support wood framed floor and roof structures (i.e., joists, trusses and decking). A wood framed mezzanine structure is located on the south portion of the building.

Site Building B is constructed with a basement level cast-in-place concrete slab-on-grade complete with concrete block masonry foundation walls. The superstructure is comprised of load bearing concrete block masonry walls which support a pre-cast concrete floor slab and presumably a sloped wood framed roof structure.

No structural drawings of any of the Site Buildings were available to Pinchin for review.

Table 3.4 outlines the findings of the inspection of the structural elements:

<b>Table 3.4 – Structural Elements</b>	
<b>Findings</b>	<b>Remarks/Recommendations</b>
<u>Major Deficiencies/Deterioration</u> <ul style="list-style-type: none"> <li>• None observed.</li> </ul>	<ul style="list-style-type: none"> <li>• None required.</li> </ul>
<u>Minor Deficiencies/Deterioration</u> <ul style="list-style-type: none"> <li>• An area of cracking was observed in the concrete foundation wall on the south elevation of Site Building B.</li> </ul>	<ul style="list-style-type: none"> <li>• Pinchin recommends that the area of cracking be sealed within the short term and that this location be monitored for any further movement.</li> </ul>



View of an area of cracking in the concrete foundation wall on the south elevation of Site Building B.

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. Similarly the identification and assessment of any Post-Tension reinforcing is not included in 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 structures.

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 Buildings.

It should be noted that an area of cracking was observed in the concrete foundation wall on the south elevation of Site Building B. Pinchin recommends that the area of cracking be sealed within the short term and that the area of cracking be monitored for any further movement.

### 3.5 Interior Finishes

As outlined in the scope of work, the interior finishes of the Site Buildings were reviewed during the Site assessment.

The floor finishes within Site Building A consist primarily of carpeting with vinyl floor tiles located at the mezzanine level. The floor finishes within the basement level and crawlspace consist of a combination of exposed cast-in-place concrete and exposed subsurface soils. The wall finishes within Site Building A consist primarily of painted plaster finishes with minor areas of painted or unfinished wood paneling. The wall finishes within the basement and crawlspace consist of exposed stone masonry foundation walls. The ceiling finishes within Site Building A consist of a combination of ceiling tiles, painted fibreboard and stained hardwood. The ceiling finishes within the basement level consist of exposed wood joists and decking.

The floor finishes of Site Building B consist of a combination of vinyl floor tiles, ceramic floor tiles and carpeting. The wall finishes in Site Building B consist of a combination of painted gypsum board and wood paneling. Ceilings on the main floor level of Site Building B consist of stippled gypsum board, while the basement level ceilings consist of painted pre-cast concrete ground level slab.

Table 3.5 outlines the findings of the inspection of the interior finishes:

Table 3.5 – Interior Finishes	
Findings	Remarks/Recommendations
<u>Major Deficiencies/Deterioration</u> <ul style="list-style-type: none"><li>None observed.</li></ul>	<ul style="list-style-type: none"><li>None required.</li></ul>

Minor Deficiencies/Deterioration

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• The railings serving the mezzanine level of Site Building A were noted to be 28" high and possess 6" openings between the spindles.</li><li>• Areas of cracked and peeling paint finishes were observed on the walls within Site Building A.</li><li>• Damaged stipple ceiling finishes were noted in the ceiling of Site Building B.</li></ul> | <ul style="list-style-type: none"><li>• Pinchin recommends that the balustrades (i.e., railings and spindles) be repaired/replaced due to the fact that they do not meet height and opening requirements.</li><li>• The areas of cracking in the plaster should be repaired and the areas peeling paint should be removed and re-painted within the term of the analysis.</li><li>• Repair the area of damaged stipple ceiling finishes.</li></ul> |
|---|--|



General view of the interior finishes within Site Building A.

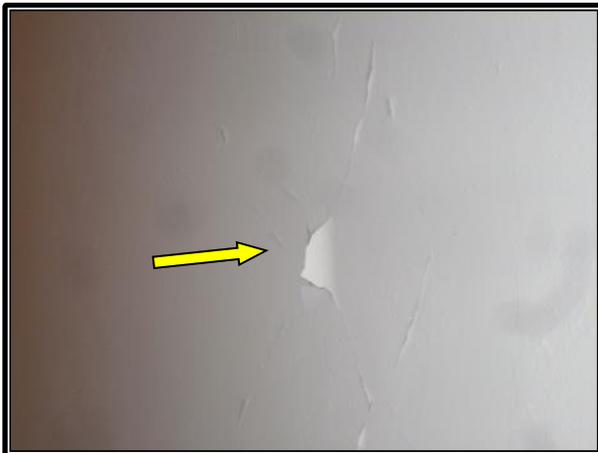


General view of the interior finishes within Site Building B.



View of the railings which serve the mezzanine level of Site Building A.

Note: The railings were noted to be approximately 28" high and possess 6" openings between the spindles.



View of peeling paint on the plaster walls of Site Building A.



View of cracked plaster wall finishes in Site Building A.



View of cracked plaster and paint finishes on the walls in Site Building A.



View of damaged stipple ceiling finishes located in the ceiling of Site Building B.

The interior finishes within the Site Buildings were generally observed to be in satisfactory condition with the exception of the above noted minor deficiencies. Pinchin has carried an allowance to repair the balustrades at the mezzanine level due to the fact that they do not meet height and opening requirements. Allowances have also been carried to complete repairs to the plaster wall finishes in Site Building A and to the stippled ceiling finishes in Site Building B. Replacement of interior finishes in the Site Buildings due to age or dated appearance is considered an upgrade, and as such, costs associated with cyclical replacement have not been included.

### 3.6 Site Features

The Site Buildings occupy approximately 40% of the 0.33 acre Site. The remainder of the Site is surfaced with soft landscaping (i.e., grassed areas with trees) and cast-in-place concrete walkways/steps. Vehicle parking for the Site is provided by municipal street parking along Middle Street and John Street.

Drainage of the Site is by means of natural infiltration through the soil or sheds overland following grade and discharges into the municipal storm sewers via catch basins adjacent to Middle Street and John Street.

The inspection of underground or concealed components is outside the scope of work

Soft landscaping was noted to surround the Site Buildings on all elevations. Cast-in-place concrete walkways, steps and ramps (i.e., Site Building B) provide access to the main entrance doors of the Site Buildings. A wood framed ramp provides access to the main entrance of Site Building A.

Two storage sheds are located adjacent to the east elevation of Site Building A. It should be noted that the sheds were not accessed at the time of the Site visit. The sheds were noted to be clad with steel and wood siding and possess sloped metal roof systems.

Table 3.6 outlines the findings of the inspection of the Site features:

<b>Table 3.6 – Site Features</b>	
<b>Findings</b>	<b>Remarks/Recommendations</b>
<u>Major Deficiencies/Deterioration</u> <ul style="list-style-type: none"> <li>• None observed.</li> </ul>	<ul style="list-style-type: none"> <li>• None required.</li> </ul>
<u>Minor Deficiencies/Deterioration</u> <ul style="list-style-type: none"> <li>• Cracking was observed in the cast-in-place concrete steps which provide access to the main entrance of Site Building A.</li> <li>• Cracking was noted in the cast-in-place concrete walkway located adjacent to the west elevation of Site Building B.</li> </ul>	<ul style="list-style-type: none"> <li>• Seal the area of cracking within the short term.</li> <li>• Seal the area of cracking within the short term.</li> </ul>



General view of the storage sheds located adjacent to the east elevation of Site Building A.



View of cracking in the cast-in-place concrete steps which provide access to the main entrance of Site Building A.



View of cracking in the cast-in-place concrete walkway located adjacent to the west elevation of Site Building B.

The Site features were noted to be in satisfactory condition with the exception of the isolated areas of cracking in the cast-in-place concrete walkways and steps. Pinchin has carried an allowance to seal the areas of cracking within the short term. Assessment of or comment upon concealed deficiencies and any buried/concealed utilities or components are outside the scope of work.

### 3.7 Mechanical Systems

#### Major Service Providers

The following providers serve the subject property:

Water	-	Township of Edwardsburgh/Cardinal
Electric	-	Rideau St. Lawrence Distribution Inc.
Sewer	-	Township of Edwardsburgh/Cardinal
Natural Gas	-	Union Gas
Police	-	Ontario Provincial Police
Fire	-	Cardinal Fire Department

### *3.7.1 Heating, Ventilation and Air Conditioning (HVAC)*

Heating within Site Buildings A is provided by a natural gas-fired forced air furnace which is located in the basement level. The “Lennox” furnace was noted to possess an input heating capacity of approximately 330,000 BTUH. The age of the furnace could not be determined; however, based on the appearance of the metal casing, Pinchin presumes that the furnace was manufactured in the 1990’s. There was no cooling provided within Site Building A.

Heating, ventilation and cooling within Site Building B is provided by a combination of electrically-powered forced air furnaces, pad-mounted condenser units and electric baseboard heaters. The two electrically-powered forced air furnaces were suspended from the ceiling. Due to the height of the units, no information (i.e., manufacturer, age, heating capacity, etc.) pertaining to the furnaces could be determined at the time of the Site visit. It should be noted that two “Rheem” condenser units located adjacent to the south elevation of the building are presumably connected to the forced air furnaces. The condenser units appear to be original to the time of construction (i.e., ~ 29 years old). Additional heating throughout Site Building B is provided by electric baseboard heaters. Ventilation within the kitchen area is provided by a “LifeBreath” central ventilation system which was noted to be suspended from the ceiling space in the kitchen. Two “ElectroAir” electronic air cleaners serve the main floor level of Site Building B. The two air cleaners are installed in the ceiling of Site Building B. Due to the height of the ventilation and the air cleaner systems, their ages and conditions could not be determined at the time of the Site visit.

Domestic Hot Water (“DHW”) within Site Building B is provided by a self-contained, electrically-powered “Rheem” DHW heater. The DHW heater was noted to be manufactured in approximately 1990 (i.e., ~ 23 years old) possessing two, 3,000 watt elements and a holding capacity of 175 litres. It should be noted that Site Building A does not possess DHW. There is reportedly no shortage of DHW within Site Building B.

Drainage piping within Site Building B was observed to consist of ABS. All domestic water was noted to consist of copper piping. Due to the concealed nature of the plumbing systems the condition of the piping could not be verified.

### *3.7.2 Fire Protection*

Fire protection within the Site Buildings is provided by stand-alone chemical fire extinguishers which were noted throughout the Site Buildings. The fire extinguishers are inspected and maintained annually by “ABC Fire Protection” and were noted to be last inspected in July 2012.

Table 3.7 outlines the findings of the inspection of the mechanical systems:

<b>Table 3.7 – Mechanical Systems</b>	
<b>Findings</b>	<b>Remarks/Recommendations</b>
<p><u>Major Deficiencies/Deterioration</u></p> <ul style="list-style-type: none"> <li>• None observed.</li> </ul>	<ul style="list-style-type: none"> <li>• None required.</li> </ul>
<p><u>Minor Deficiencies/Deterioration</u></p> <ul style="list-style-type: none"> <li>• The “Lennox” forced air furnace was presumably manufactured in the 1990’s and will presumably reach the end of its Projected Useful Life (“PUL”) within the term of the analysis.</li> <li>• The visual gas lines adjacent to the furnace in the basement level of Site Building A were noted to be rusted.</li> <li>• The two “Rheem” condenser units serving Site Building B appear to be original to the time of construction (i.e., ~ 29 years old) and are expected to reach the end of their PUL within the early portion of the term of the analysis.</li> <li>• The DHW heater serving Site Building B is approximately 23 years old and has reached the end of its PUL.</li> <li>• A fire suppression system was not observed above the kitchen stove in Site Building B.</li> </ul>	<ul style="list-style-type: none"> <li>• Pinchin has carried an allowance to replace the furnace within the term of the analysis.</li> <li>• Re-finish or replace the gas lines within the term of the analysis.</li> <li>• Pinchin has carried an allowance to replace the two condensers within the term of the analysis.</li> <li>• Pinchin has carried an allowance to replace the DHW heater within the early portion of the term of the analysis.</li> <li>• Pinchin recommends that a review of the fire suppression system be completed to determine if a fire suppression system needs to be installed in the kitchen.</li> </ul>



View of the burners which serve the natural gas-fired “Lennox” forced air furnace of Site Building A.

Note: The natural gas lines were noted to be corroded.



View of an electrically-powered forced air furnace suspended from the ceiling in the main entrance area of Site Building B.



View of typical electric baseboard heaters located within Site Building B.



View of the “Rheem” condenser units which serve Site Building B.



View of an electronic air cleaner located in the ceiling of Site Building B.



View of the "LifeBreath" central ventilation system which serves the kitchen area in Site Building B.



View of the "Rheem" DHW heater which serves Site Building B.



View of typical chemical fire extinguisher located within the Site Buildings.

In summary, the mechanical systems within the Site Buildings are currently in satisfactory condition, with the exception of the aforementioned minor deficiencies. Pinchin has included allowances for replacement of the forced air furnace serving Site Building A, the DHW heater serving Site Building B and the two condenser units serving Site Building B as they are expected to reach the end of their PUL within the term of the analysis. Pinchin also recommends that the rusted gas lines in Site Building A be re-finished or replaced within the term of the analysis. Pinchin recommends that a review of the fire suppression system be completed in Site Building B to determine if a fire suppression system needs to be installed above the kitchen stove. Assuming that the above noted deficiencies are addressed and regular annual maintenance is performed, no additional major expenditures are anticipated relating to the mechanical systems throughout the term of the analysis.

In accordance with the proposed scope of work, no physical or destructive testing or design calculations will be conducted on any of the major components of the buildings. Similarly the inspection of the interior of ductwork or associated mechanical components is not included in the scope of work. Accordingly, the findings are limited to the extent that the assessment will be made visually from the exterior of the systems.

### **3.8 Electrical Systems**

#### *3.8.1 Electrical Power*

The electrical power for the Site Buildings is supplied by overhead wires which enter the Site from the west via an off-Site pole-mounted transformer.

The main electrical service for Site Building A consists of a 125 Ampere, 120/240 Volt service complete with a “Sylvania” breaker panel. The main service is located in the northwest portion of the building.

The main electrical service for Site Building B consists of a 400 Ampere, 125/250 Volt service complete with a “Square D” main disconnect switch. The main electrical room is located in the basement level electrical/coat room. Secondary distribution panels were noted on the ground floor level.

Based on Pinchin’s observations and as reported to Pinchin by the Site Representative, the Site Buildings do not contain aluminum or knob and tube wiring. However, based on the age of Site Building A, it may contain aluminum and/or knob and tube wiring which have not observed.

There is reportedly no emergency backup power for the Site Buildings.

No problems were observed or reported relating to the electrical systems of the Site Buildings.

### 3.8.2 Fire Alarm System and Life Safety

No fire alarm systems are present within the Site Buildings. No heat detectors or smoke detectors were observed within the Site Buildings.

Emergency lighting and illuminated exit signs are located throughout the Site Buildings and were noted to be powered by internal battery packs.

Table 3.8 outlines the findings of the inspection of the electrical systems:

Table 3.8 – Electrical Systems	
Findings	Remarks/Recommendations
<u>Major Deficiencies/Deterioration</u> <ul style="list-style-type: none"><li>• None observed.</li></ul>	<ul style="list-style-type: none"><li>• None required.</li></ul>
<u>Minor Deficiencies/Deterioration</u> <ul style="list-style-type: none"><li>• None observed.</li></ul>	<ul style="list-style-type: none"><li>• None required.</li></ul>



View of the “Sylvania” breaker panel which serves Site Building A.



View of the “Square D” main disconnect switch which serves Site Building B.

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

Due to the age of Site Building A, there may be aluminum wiring and knob and tube wiring present throughout the building. As a result the Owner should retain the services of a licensed electrician to review the wiring and connections throughout to ensure there are no loose connections throughout Site Building A.

No major expenditures should be incurred relating to the electrical and life safety systems assuming regular 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. Compliance with the National Building Code (“NBC”) and National Fire Code (“NFC”) was not reviewed as it was beyond the scope of this survey.

#### **5.0 CONCLUSIONS AND RECOMMENDATIONS**

Based on Pinchin’s review of the property, conducted on March 12, 2013 the Site Buildings appear to be in satisfactory condition, commensurate with their age and in comparable standing to other similar properties in the area. Based on our visual assessment the Site Buildings appear to have been constructed in general accordance with standard building practices in place at the times 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, structural elements, interior finishes, Site features and mechanical systems were noted.

Of particular note, recommendations, repairs and replacements for the following items are included throughout the term of the analysis:

- Sealing of the area of cracking in the concrete foundation wall on the south elevation of Site Building B.
- Sealing of the areas of cracking in the cast-in-place concrete walkways and steps leading the Site Buildings;
- Refinishing of the sloped metal roof systems located on the west portion of Site Building A;
- Replacement of the cracked architectural concrete block masonry units and the spalled brick masonry units;
- Replacement of the perimeter window and door sealants;
- Refinishing of the wood window frames serving Site Building A;
- Replacement of the rotten wood window frame located on the west elevation of Site Building A;
- Replacement of the natural gas-fired forced air furnace serving Site Building A, along with refinishing of the rusted natural gas lines;
- Replacement of the two condenser units serving Site Building B;
- Replacement of the DHW heater serving Site Building B;
- Replacement/repairs to the mezzanine balustrades which currently do not meet height and opening requirements; and
- Ongoing repairs to the roof systems, wall systems and interior finishes.

It was reported to Pinchin that the costs associated with ongoing general maintenance of the major components of the Site Buildings are carried as part of the annual operating budget for the Site.

Regular maintenance should be conducted on the roof systems, wall systems, interior finishes, and the mechanical/electrical systems to ensure that the 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 BPCA 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 LIMITATIONS**

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 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 – 08 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.

As indicated above the personnel conducting the building assessment, where applicable, have performed a non-specialist review of the building and all associated finishes and related systems including the mechanical and electrical (including fire alarm and life safety) systems, Site features, etc. The personnel conducting the assessment are knowledgeable of building systems and construction, but not technical specialists in each of these fields. The intent of Pinchin's comments on these systems are for the sole purpose of identifying areas where Pinchin has observed a noteworthy condition which will lead to a likely significant expenditure during the term of the assignment and/or where Pinchin would recommend that the client consider a further, more detailed 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, the impact on building operations of this remedial work is unknown at this time and that no intrusive inspection or detailed design work is included in the BPCA. 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.

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 ductwork or associated components was beyond the scope of work. It should be noted that the heating and cooling duct work within the Site Buildings may contain interior insulation. The Site Representative was unaware of the presence of insulation

within the duct work within the Site Buildings. 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.

Due to the concealed nature of the plumbing system the condition of the piping 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 BPCA report.

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

This report was prepared for the exclusive use of the Archdiocese of Kingston subject to the conditions and limitations contained within the duly authorized workplan. Pinchin will not be responsible for the use of this report by any third party, or reliance on of any decision to be made based on it without the prior written consent of Pinchin. Pinchin accepts no responsibility for damages, if any, by any third party as a result of decisions or actions based on this report.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from negligence of Pinchin. Pinchin will not be liable for any losses or damage if client has failed, within a period of two (2) years following the date upon which the claim is discovered within the meaning of the Limitations Act, 2002 (Ontario), to commence legal proceedings against Pinchin to recover such losses or damage.

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 is not responsible for conditions arising from information or facts that were concealed or not fully disclosed to Pinchin at the time of the Site assessment.

## 7.0 CLOSURE

Pinchin Environmental Ltd. has prepared this report for the exclusive use of the Archdiocese of Kingston in evaluating the condition of the Site Buildings at the time of Pinchin's Site assessment. The Pinchin assessment was conducted in accordance with Pinchin's proposed scope of work and verbal direction provided by the client, and generally accepted building condition assessment practices. No other warranty, expressed or implied is made.

We trust that the aforementioned report addresses your requirements. Should you require clarification or information regarding this report, please contact the undersigned.

Following your review of this submission, we shall be available to address any questions you may have relating to the findings and/or recommendations.

Yours truly,

**PINCHIN ENVIRONMENTAL LTD.**



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**APPENDIX I**

**TABLE 1 – SUMMARY OF ANTICIPATED EXPENDITURES**

Table 1: Summary of Anticipated Expenditures  
 Replacement Reserve Costs

ITEM	Projected Useful Life (yrs)	Effective Age (yrs)	Projected Useful Life (yrs)	Quantity	Unit	Unit Cost	Total Cost	Immediate Costs	2014 1 yr Cost	2015 2 yr Cost	2016 3 yr Cost	2017 4 yr Cost	2018 5 yr Cost	2019 6 yr Cost	2020 7 yr Cost	2021 8 yr Cost	2022 9 yr Cost	2023 10 yr Cost	1 - 10 Year Total	
<b>Life Safety, Consulting and ADA</b>																				
Life Safety & Code Compliance																				
Follow-up Recommendations																				
General ADA Accessibility																				
<b>Site Conditions</b>																				
Utilities																				
Parking, Paving																				
Walkways/Steps (Crack Sealing)	Varies	Varies	Varies	1	LS	\$1,000.00	\$1,000.00		\$1,000.00											\$1,000.00
Landscaping																				
<b>Building Conditions</b>																				
Foundations (Site Building B - Crack sealing)	Varies	Varies	Varies	1	LS	\$2,500.00	\$2,500.00		\$2,500.00											\$2,500.00
Superstructure																				
Roof Structures and Roofing (Site Building A - Refinishing)	Varies	Unknown	N/A	1,300	SF	\$2.00	\$2,600.00				\$2,600.00									\$2,600.00
Roof Structures and Roofing (Repairs)	Varies	Varies	Varies	1	LS	\$4,000.00	\$4,000.00		\$1,000.00			\$1,000.00			\$1,000.00			\$1,000.00		\$4,000.00
Exterior Walls (Masonry Repairs)	Varies	Varies	Varies	1	LS	\$15,000.00	\$15,000.00			\$10,000.00			\$2,500.00			\$2,500.00				\$15,000.00
Exterior and Interior Stairs																				
Exterior Windows and Doors (Replacement of perimeter sealants)	Varies	Varies	Varies	~ 400	LF	\$3.00	\$1,200.00			\$1,200.00										\$1,200.00
Exterior Windows (Re-finishing of wood window frames)	Varies	Varies	Varies	1	LS	\$2,000.00	\$2,000.00			\$2,000.00										\$2,000.00
Exterior Windows (Site Building A - Replacement of rotten window frame)	Varies	Varies	Varies	1	EA	\$500.00	\$500.00		\$500.00											\$500.00
Energy Conservation																				
Common Areas, Entrance																				
<b>Building Systems</b>																				
Building HVAC (Site Building A - Furnace Replacement)	15 to 20	Unknown	N/A	1	EA	\$4,000.00	\$4,000.00				\$4,000.00									\$4,000.00
Building HVAC (Site Building B - Condenser Unit Replacement)	15 to 20	~ 29	N/A	2	EA	\$4,000.00	\$4,000.00			\$2,000.00	\$2,000.00									\$4,000.00
Building HVAC (Site Building A - Re-finishing of natural gas lines)	Varies	Varies	Varies	1	LS	\$1,000.00	\$1,000.00		\$1,000.00											\$1,000.00
Building Plumbing and Hot Water (Replacement of DHW heater)	~ 15	~ 23	N/A	1	EA	\$2,000.00	\$2,000.00		\$2,000.00											\$2,000.00
Building Electric																				
Fire Protection & Security																				
<b>Interior Finishes and Furnishings</b>																				
Interior Finishes (Repairs)	Varies	Varies	Varies	1	LS	\$5,000.00	\$5,000.00			\$3,000.00		\$500.00		\$500.00		\$500.00		\$500.00		\$5,000.00
Interior Finishes (Replacement/repairs to the mezzanine balustrades)	Varies	Varies	Varies	1	LS	\$7,000.00	\$7,000.00		\$7,000.00											\$7,000.00
Furniture																				
Appliances																				
<b>TOTALS (Uninflated)</b>							\$51,800.00	\$0.00	\$15,000.00	\$18,200.00	\$8,600.00	\$1,500.00	\$2,500.00	\$500.00	\$1,000.00	\$3,000.00	\$0.00	\$1,500.00	\$51,800.00	
Inflation Factor							Inflation Rate 2.5%		1.00	1.025	1.050	1.075	1.100	1.125	1.150	1.175	1.200	1.225		
<b>TOTALS (Inflated)</b>							\$15,000.00		\$18,655.00	\$9,030.00	\$1,612.50	\$2,750.00	\$562.50	\$1,150.00	\$3,525.00	\$0.00	\$1,837.50	\$54,122.50		

Term of Analysis 10  
 Total Square Foot area 9,050

Average Cost per Square Foot per Year (Uninflated)	\$0.57
Average Cost per Square Foot per Year (Inflated)	\$0.60