BURNSIDE

Building Condition Assessment
5 Keppel Street
Dundalk ON

Corporation of the Township of Southgate

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R.J. Burnside & Associates Limited
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R.J. Burnside & Associates Limited

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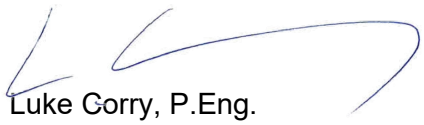

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1.0 Background

1.1 Scope of Work

This report outlines the results of the Building Condition Assessment (BCA) conducted by R.J. Burnside & Associates Limited (Burnside) at 5 Keppel Street, Dundalk Ontario. The work was authorized by the Council of the Corporation of the Township of Southgate on August 14, 2026. The purpose of the BCA was to visually assess the condition of the structural, building interior, building envelope, site works, and mechanical and electrical components during a walk-through survey, and report any obvious physical material deficiencies, along with our opinion of cost. We understand that significant upgrades to the mechanical and electrical components, site works, and full replacement of interior finishes are likely to occur as part of an initial renovation project prior to building occupation, therefore, these costs have been excluded from the current report.

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

As per ASTM E 2018-15 the reporting threshold is $3,000 for individual items or $10,000.00 for similar items in the aggregate. We have provided our opinion of cost for items that are expected to require repair or replacement within ten years found in **Appendix A**. Items that are cosmetic enhancements to the property, or part of normal preventative maintenance were excluded from our report. Our opinion of costs is based on our experience with contractors specializing in these fields, historical cost data from similar projects, and/or current construction cost data published by the R.S. Means Company. These cost estimates should be used as a guide only, as costs may vary according to the time of year, quality of materials used, volume of work, actual site conditions, etc.

Reviewed Components

- Building Structure (visible extents only)
  - Concrete foundation walls (visible extents only), concrete slabs-on-grade, concrete masonry unit walls, and structural steel members
- Building Interior
  - Interior walls, flooring, ceiling, windows, and doors
- Building Envelope
  - Windows, doors, flat roofs, concrete masonry unit walls, and metal cladding

- Mechanical
  - Both buildings are heated and cooled through various furnaces, and radiant tube heaters, and standalone baseboard heaters
  - Ventilation is provided through the furnaces and exhaust fans
  - Domestic hot water is provided through a gas fired tankless water heater
- Electrical
  - Power panels, transformers, disconnects, flat panel lights, pot lights, strip lights and pendant lights
- Site Works
  - Asphalt pavement, concrete sidewalks, and fencing

1.2 Property Description

The property at 5 Keppel Street consists of the following:

- A two-storey light industrial building (Building 1) with an approximate building footprint of 2,900 m^2 (Photo 1)
- A single-storey workshop (Building 2) with an approximate building footprint of 1,000 m^2 (Photo 2)
- A single-storey garage with an approximate footprint of 150 m^2. We understand this building will likely be demolished and has therefore been excluded from this assessment.

The Township has recently approved the purchase of the property at 5 Keppel Street in Dundalk as a strategic municipal facility investment intended to address both current and future service delivery needs. The site is approximately 3.61 ha (8.92 ac) and is located south of the Dundalk Street and Toronto Street intersection.

The main building (Building 1), constructed in 1999, includes approximately 600 m^2 (6,480 ft^2) of administrative office space and approximately 2,740 m^2 (29,520 ft^2) of open, on-grade operational space with bay doors, drive-through capability, and approximately 20-foot ceiling heights. The substructure of the main building is composed of poured concrete footings and slabs-on-grade. The superstructure is composed of structural steel columns, beams, open web steel joists, suspended concrete slabs, and concrete masonry unit (CMU) walls (Photo 3). The building is clad with prefinished, corrugated metal siding and a glass curtain wall located at the north-east corner of the building in addition to the CMU walls. Building 1 is protected with a conventional modified bitumen flat roof assembly. The roof is comprised of a main upper roof, lower roof, and two entrance canopies; refer to the site plan in **Appendix A**. The mechanical systems for Building 1 include gas fired furnaces and outdoor condensers, through wall exhaust fans and radiant tube heaters. The domestic hot water is provided by a gas fired tankless water heater. The electrical systems consist of power panels, and transformers to provide power and lighting to the building.

The site also includes a workshop (Building 2), likely constructed in 1999 in conjunction with the main building, with five bay doors that currently serves as a garage, storage area, and workshop. There was a 370 m^2 addition at the west end of Building 2; however, the date of construction of the addition is unknown. The substructure of the workshop (Building 2) is composed of poured concrete footings and slabs-on-grade. The superstructure is composed of structural steel columns, beams, and purlins (Photo 4). The building is clad with prefinished, corrugated metal siding and is protected with a conventional low-slope modified bitumen roof assembly. The mechanical heating is provided by radiant tube heaters; air conditioning is not provided. Ventilation is provided by a through wall exhaust fan. The electrical for Building 2, includes the main incoming power, disconnect switch and meter cabinet, along with splitters, sub-panels and local disconnect switches. The lighting for Building 2 is comprised of pendant lights.

The following documents made available were reviewed for purpose of this report:

Date	Description	Author
December 14, 2021	Legal survey	Rudy Mak Surveying Ltd.
May 21, 2020	Building 1 – Architectural Drawings A100, A101, A200 and A300	Steenhof Building Services Group

1.3 Site Visit

On August 25, 2026, the property was visited by the following personnel from Burnside:

- Matt McLester, B.Sc. (Eng) – structure, building interior, envelope, and site works
- Wyatt Poulton, P.Eng. – structure, building interior, envelope, and site works
- Luke Corry, P.Eng. – mechanical and electrical

The assessment was conducted during clear weather and outdoor temperatures of approximately 18°C. Burnside was provided access to the building interior and the main building flat roof by The Township of Southgate's Fire Chief, Derek Malynyk. Exterior elements and the building envelope were reviewed from grade.

2.0 Building Components

2.1 Structure

2.1.1 Building 1

Structural elements of the main building (Building 1) consist of the following:

- The substructure consists of poured concrete footings and slabs-on-grade.
- In general, the superstructure consists of structural steel columns, beams, open web steel joists, precast hollow core floor slabs, and concrete masonry unit (CMU) walls.

- Where exposed the roof deck is corrugated metal; it is unclear whether this is a composite deck (with a concrete topping) or metal only.

The concrete slabs-on-grade generally appear to be in good condition with some minor cracking at the west end of the garage bay (Photo 5). The poured concrete footings were concealed and therefore not reviewed.

CMU walls function as cladding in addition to its structural function and accounts for approximately 70% of the building's cladding (Photo 6). In general, the masonry is in good condition with localized areas of deteriorated mortar joints, and cracking and impact damage to individual masonry units (Photo 7).

In general, the superstructure appears to be in good condition; however, the following deficiencies were observed:

- Surface corrosion of steel lintels at the garage bay doors (Photo 8)
- Localized cracked CMU blocks (Photos 7 and 9)
- Localized areas of corrosion on steel roof deck and open web steel joists observed from the interior (Photo 10)

Recommendations

- Although structural components are expected to have a service life equal to that of the building, we recommend including a periodic structural repair allowance of $25,000.00 every ten years for unanticipated expenditures related to structural elements, in addition to the repairs recommended below.
- We have included an allowance of $20,000.00 to clean and recoat the bay door steel lintels in 2027.
- We have included an allowance of $10,000.00 to replace damaged CMU blocks and complete localized repointing on an as-needed basis in 2027.
- We have included an allowance of $25,000.00 to clean and recoat corroded interior steel framing as needed in 2027 in conjunction with roof replacement.

2.1.2 Building 2

Structural elements of Building 2 consist of the following:

- The substructure consists of poured concrete footings and slabs-on-grade.
- In general, the superstructure consists of a steel roof deck supported on a combination of HSS and W-shape columns, steel beams and purlins (Photo 4).

Structural elements of Building 2 generally appear to be in good condition. Although structural components are expected to have a service life equal to that of the building, we recommend including a periodic structural repair allowance of $10,000.00 every ten years for unanticipated expenditures related to structural elements.

2.2 Interior Finishes – Building 1

2.2.1 Ceiling Finishes

Ceilings within Building 1 are either exposed steel decking, precast, hollow core concrete slabs, or finished with acoustic ceiling tiles (Photo 11). The ceiling tiles generally appear to be in good condition.

2.2.2 Wall Finishes

The offices have painted gypsum walls while second floor bathrooms and the kitchenette are finished with ceramic tiles. All other interior walls consist of painted CMU (Photos 11 to 13). In general, the ceramic tiles and painted gypsum are in fair condition; touch-up painting appears to have been recently completed. The following deficiencies related to wall finishes were observed:

- Walls adjacent to recently replaced windows at the southwest elevation are unfinished (Photo 14).
- Baseboard and window trim are missing at various locations throughout the office area (Photo 15).
- The paint on the CMU walls is generally in poor condition with debonding observed at various locations throughout the garage (Photo 16).

Full interior repainting is expected to be completed as part of the planned comprehensive renovations. As described in Section 1.1, costing to refurbish the interior wall finishes is excluded from this assessment.

2.2.3 Floor Finishes

The office floors are finished with carpet tiles installed over the original hardwood (or laminate) flooring (Photo 17). The kitchenette, second floor bathrooms, and main floor lobby areas are finished with ceramic tiles (Photo 12). Carpeted areas are in a fair condition with some staining and a noticeable odour. The carpet tiled floors are generally in poor condition, with localized staining and debonded carpet panels at various locations (Photo 18). As described in Section 1.1, we expect that carpet replacement will be completed as part of the initial renovations and has therefore been excluded from this assessment.

The stairs generally appear to be in fair condition; however, we expect that floor refinishing will be required as part of the initial interior renovations. The stair guards may also require replacement as part of the initial interior renovations as the openings currently exceed the maximum size requirements of OBC 3.3.1.18.(2).

The slab-on-grade in the garage is protected by a liquid applied membrane with embedded aggregate (Photo 19) except for the southwest corner of the garage, which

does not have a traffic coating and consists of the exposed slab-on-grade (Photo 5). The slab membrane is in fair to poor condition with localized areas of debonded membrane observed (Photo 20).

Recommendations

- Complete localized patch repairs as needed to address areas where the membrane is debonded. We expect this may be required every two years until full replacement occurs.
- Fully remove and replace the slab coating in the garage once completing localized patch repairs is no longer cost effective. In our opinion a reasonable project budget for this is $400,000.00 and we expect this will be required near the end of the ten-year study period of this assessment.

2.2.4 Interior Windows

There are interior windows at various locations composed of wired glass panes in metal frames (Photo 21). These windows appear to be in good condition. As described in Section 1.1, costs associated with the initial renovations are excluded from this assessment.

2.2.5 Interior Doors

The interior doors are a combination of solid wood and metal with a painted finish (Photos 22 & 23). In general, the interior doors appear to be in good condition. We understand the interior doors may be replaced in conjunction with the planned comprehensive renovation to upgrade the building components which are excluded from this assessment.

2.3 Building Envelope – Building 1

2.3.1 Roofing & Parapet Cap Flashing

The upper roof, lower roof and canopies are protected with a conventional modified bitumen flat roof assembly. The modified bitumen membrane is in poor condition, with degranulation and blistering observed throughout each roof area (Photo 24). We also observed significant ponding water on the lower roof, indicating that the roof is not sloped to drain as intended (Photo 25). The canopy roofs are also in poor condition with visible ponding, vegetation growth and missing fascia observed (Photo 26).

The prefinished metal cap flashing and counter flashing at roof parapets appeared to be in fair condition, with localized areas of minor scratching observed on the metal finish (Photo 27). However, metal flashing will have to be removed and replaced when replacing the modified bitumen roofing.

Recommendations

- Remove and replace the modified bitumen membrane roofing system, roof drains, parapet cap flashing, and sheet metal counterflashing at each roof area. During replacement of the roof system, we recommend installing tapered insulation to provide positive slope towards the roof drains in order to reduce ponding water. We also recommend completing test cuts of existing roof assembly to determine full assembly and insulation thickness to determine if upgrades to the thermal performance should be considered (e.g. replacing the existing insulation or adding additional insulation). In conjunction with the test cuts, we also recommend completing an assessment of the fire resistance rating of the existing roof assembly and supporting structure. In our opinion the cost to replace the roof membrane, drains, sheet metal flashing, and all the roof insulation (based on an assumed thickness of 150 mm) would be approximately $871,000.00. Skylights are expected to be removed and adequate for re-use (refer to Section 2.3.4).

2.3.2 Cladding – Metal Siding

The second storey exterior walls at the office area are clad with prefinished, corrugated metal siding. In general, the metal siding appears to be original to the building and in fair condition with the paint finish appearing weathered and worn at the edges of the flutes (Photo 28). There was no evidence of corrosion at the time of our review.

Recommendations

- Replacement of the metal siding can be pursued at the discretion of the Township, as the concerns are mainly aesthetic. In our opinion, the expected cost of replacement is $59,000.00. We do not recommend repainting, as field applied paint does not have a long service life.

2.3.3 Cladding – Curtain Wall

The northeast corner of the building is clad with a glass curtain wall. The curtain wall appears to be in good condition (Photo 29). The curtain wall has an expected service life of at least 35 years and based on a date of construction of 1999, replacement of the curtain wall is expected to be required near the end of the ten-year study period of this assessment.

Recommendations

- We recommend replacing the curtain wall near the end of the ten-year study period of this assessment, in approximately 2034. In our opinion the expected cost of replacement is $120,000.00.

2.3.4 Exterior Windows and Skylights

Windows are original construction and are located at the northeast and southeast elevations consisting of thermally broken, aluminum frames with double-pane insulated glazing units (IGUs) in fixed configuration (Photo 30). The three windows with operable casements in vinyl frames at the southwest elevation appear to have been recently replaced, however the date of replacement is unknown (Photo 14). There are 22 double-glazed, aluminum frame skylights at the upper roof (Photo 31). The windows and skylights have an expected service life of 35 years and we have not been advised of any performance related issues.

In general, the windows and skylights appear to be in fair condition; however, given that the windows and skylights were installed in 1999, they are expected to require replacement towards the end of this report's ten-year timeframe.

Recommendations

- Prepare investigative openings at various exterior wall areas and windows to confirm moisture barrier and insulation condition. We have provided a $20,000.00 allowance to complete this investigation.
- We recommend replacing all exterior windows throughout the building in conjunction with the curtain wall in 2034. In our opinion the expected cost to replace the remaining windows is $45,000.00.
- We recommend replacing all skylights near the end of the ten-year study period of this assessment. In our opinion the expected cost to replace the skylights is $361,000.00.

2.3.5 Exterior Doors

Exterior doors consist of insulated metal doors in steel frames, sectional steel overhead doors, and glazed doors set in anodized aluminum frames (Photos 32, 33 & 34). The insulated metal doors are in poor condition with loose operating hardware and discontinuous weather stripping (Photo 35). The glazed doors in anodized aluminum frames appear in good condition.

Six of the fifteen overhead doors at the garage appear to have been recently replaced and are in good condition. The remaining nine overhead doors are either damaged (e.g. denting) or there is condensation in the IGUs (Photo 36). The two overhead doors on the east elevation (main floor and second floor) are also in poor condition and are at the end of their service life.

Recommendations

- Replace all steel pedestrian doors. In our opinion, the expected cost associated with this is $37,000.00.

- Replace ten overhead doors (nine are located at the garage and one is located at the east elevation) and infill the second storey overhead door at the east elevation to protect building occupants from a fall hazard. In our opinion, the expected cost associated with replacement of the overhead doors is $165,000.00.

2.4 Building Envelope – Building 2

2.4.1 Roofing & Fascia

The roof is protected with a low sloped, conventional, modified bitumen roof assembly. Access to the Building 2 roof area was not provided; however, the roof was visible from Building 1. The modified bitumen membrane is in poor condition, with degranulation and blistering observed throughout (Photo 37). Metal fascia is located at the roof eaves and appears to be in good condition (Photo 38). On the interior, the existing vapour barrier is in poor condition with damaged areas and punctures observed throughout (Photo 39).

Recommendations

- Fully remove and replace the modified bitumen membrane roofing system and repair the interior vapour barrier where damaged. In our opinion, the expected cost associated with this work is $290,000.00.

2.4.2 Cladding – Metal Siding

The building is clad with metal siding at each elevation. The siding is in poor condition with significant impact damage and deterioration of the finish coat observed throughout (Photo 40). The exterior wall insulation and vapour barrier (aluminum backed blanket insulation) was exposed from the interior and is damaged with unsupported insulation at various locations throughout (Photo 41).

Recommendations

- Replacement of the metal siding can be pursued at the discretion of the Township, as the concerns are mainly aesthetic. In our opinion, the expected cost of replacement is $421,000.00.
- We have included an allowance of $20,000.00 in 2027 to complete localized vapour barrier and insulation repairs as required.

2.4.3 Exterior Doors

Exterior doors consist of four steel pedestrian doors in steel frames, and four sectional steel overhead doors with IGUs. The steel pedestrian doors are in fair to poor condition with significant weathering and corroding hardware (Photo 42). One overhead door at the west elevation appears to have been recently replaced and is in good condition. The remaining three overhead doors are in poor condition with evidence of impact damage and corrosion (Photo 43).

Recommendations

- Replacement of the exterior doors can be pursued at the discretion of the Township, as the concerns are mainly aesthetic. In our opinion, the expected cost to replace all steel pedestrian doors is $12,000.00, and the expected cost to replace the three remaining overhead doors is $60,000.00.

2.5 Mechanical Systems

The building electrical and mechanical systems were visually examined, where accessible, during the walk-through review. This assessment was based on visual observation of accessible equipment only; no measurements or testing was completed. Information concerning adequacy, efficiency, and condition of the electrical and mechanical systems, where possible, was obtained from the review. For the purpose of the report, a preventive maintenance plan was assumed to be in place for all major equipment and is not discussed throughout unless noted otherwise.

2.5.1 HVAC Systems – Building 1

2.5.1.1 Roof Exhaust Fan 10HP

Roof mounted, belt driven exhaust fan consists of a single Jenco Fan, model number TXB24SH1S, manufactured in 2007. The fan is in typical condition based on age with regular weathering (Photo 44). Gasket around vent tube penetration to motor compartment is deteriorating. The unit has a glove stuck in the grates which should be removed to ensure safe use (Photo 45).

Recommendations

- Regular maintenance to ensure full life span of unit
- Repair vent tube gasket
- Replacement cost of unit expected to be $7,000.00

2.5.1.2 Original Roof Exhaust Fan 10HP

Three units appear to be original roof exhaust fans. Unit nameplates are not visible. Based on the aged condition it is assumed these are original to the building. Extensive surface rust covers the units (Photo 46). Cracks at the outer edge of the internal damper blade was observed on one unit (Photo 47). Hinges of the internal damper appear corroded (Photo 48).

Recommendations

- Replacement recommended. In our opinion the cost associated with these units is $11,000.00.

2.5.1.3 Roof Exhaust Fan ¼ HP

Direct drive roof exhaust fan, S&P model number SDBD08, manufactured in 2023. The fan is in typical condition based on age with (Photo 49).

Recommendations

- No actions recommended

2.5.1.4 (Old) Condensing Units

There are two old condenser units, both in poor condition, manufactured by Air-Ease. The nameplate is unreadable on each and they are assumed to be the original units to this building (Photo 50). Surface corrosion covers both the fan motor and radiator grating (Photo 51). Cooling fins show bent and damaged fins (Photo 52).

Recommendations

- Replacement is recommended for both units. In our opinion the cost associated with this is $6,000.00 ($3,000.00 each).

2.5.1.5 Condensing Units – 2 Ton

2-ton condensing unit, manufactured by Weather King, model number WA1324AJ1NA, serial number W452247944. Based on the manufacturing year of 2022 it is assumed this unit was installed in 2022. No significant deficiencies noted. (Photo 53).

Recommendations

- No actions recommended

2.5.1.6 Through Wall Exhaust Fan

There are multiple through wall exhaust fans that appear in very poor condition. Nameplates are not visible. The units are assumed to be original to the building and have extensive corrosion (Photo 54).

Recommendations

- Replacement recommended. In our opinion the cost associated with this is $3,000.00 per unit.

2.5.1.7 Exhaust Louver

The exhaust system consists of 9 louvers on the building's exterior. The louvers are in poor condition (Photos 55 and 56).

Recommendations

- Replace the damaged exhaust louvers. In our opinion, the cost associated with this falls below the ASTM threshold of $10,000.00 on the aggregate and is included as part of the general HVAC repair allowance.

2.5.1.8 General HVAC Repair Allowance

General HVAC repairs consist of small issues that may or may not pose an immediate risk but will affect the efficiency of the mechanical systems over time. Current problems include: the incorrect size filters is currently being used with furnaces (Photo 57). Plastic wrapping around the motor of a wall exhaust unit (Photos 58 and 59). Incomplete seal on duct repair (Photo 60). Dust accumulation on exhaust fan inlet grille may increase load on the motor over time (Photo 61). Improper pipe hanging (Photo 62 and 63). Improper roof exhaust installation (Photos 64 and 65).

Recommendations

- Order and replace current filter with correct size
- Remove plastic from wall exhaust unit
- Replace the interior exhaust vent face
- Install hangers to study mounting points
- Install correct exhaust covering for this pipe
- An allowance for maintenance to the HVAC system of $3,000.00 per year has been carried

2.5.1.9 Gas Radiant Tube Heater

Gas Radiant Tube Heater consists of nine ceiling mounted radiant heaters in fair condition. Installation date is unknown; however, these units are assumed to be original to the building (Photos 66 and 67).

Recommendations

- In our opinion, the cost of replacing these units is $18,000.00 ($2,000.00 / unit).
- Continue regular maintenance. A detailed review of each unit should be completed annually by a certified gas technician with a report provided to the Owner stating any deficiencies.

2.5.1.10 Return Air Intake

There is a built-out return air intake for one of the ground floor furnaces, which appears to be in good condition. The air intake is assumed to be original to the building (Photo 68).

Recommendations

- Continue regular filter changing intervals.
- Major replacement of this unit is expected to occur beyond the ten year scope of this report.

2.5.1.11 100,000 Btuh Gas Furnace – 1999

100,000 Btuh Gas Furnace 1999 consists of two units. AirEase Ultra SX 90 is a gas furnace in fair condition (Photo 69). Carrier Infinity 96 is a gas furnace that is in fair condition (Photo 70). Exact age or installation date of these units are unknown, but it is assumed they are beyond their expected life. No significant deficiencies noted.

Recommendations

- Continue regular maintenance. A detailed review of each unit should be completed annually by a certified gas technician with a report provided to the Owner stating any deficiencies.
- In our opinion, the cost to replace these units is $6,000.00 ($3,000.00 / unit).

2.5.1.12 100,000 Btuh Gas Furnace 2019

100,000 Btuh Gas Furnace 2019 consists of one unit. York Furnace with the model number TM9Y100C20MP11 and serial number W1K9296032. Based on the manufacturing year of 2019, it is assumed that it was installed in 2019 (Photo 71).

Recommendations

- Major replacement of this unit, is expected to occur beyond the ten-year timeframe of this report.
- Continue regular maintenance. A detailed review of each unit should be completed annually by a certified gas technician with a report provided to the Owner stating any deficiencies.

2.5.1.13 88,000 Btuh Gas Furnace 2019

1 Lennox Gas Furnace is a gas furnace, ML196 series that is in fair condition (Photo 72). Unable to determine unit capacity as no model number was visible, however assumed to be 88,000 Btuh input. Based on the manual with this unit it is assumed that unit installation was 2021.

Recommendations

- Major replacement of this unit, is expected to occur beyond the ten-year timeframe of this report.
- Continue regular maintenance. A detailed review of each unit should be completed annually by a certified gas technician with a report provided to the Owner stating any deficiencies.

2.5.1.14 42,000 Btuh Gas Furnace 2019

1 Brock Gas Furnace (model number PG95ESAA42060BAA) is a gas furnace, that is in good condition (Photo 73). Based on model number this is a 42,000 Btuh input unit. Based on serial number this unit was installed 2021.

Recommendations

- Continue regular maintenance. A detailed review of each unit should be completed annually by a certified gas technician with a report provided to the Owner stating any deficiencies.

2.5.1.15 Baseboard Heater

Baseboard Heater consists of a single electric baseboard heater located in the ground floor boardroom, appeared in good condition. It is assumed that the unit was installed during the latest renovations, assumed to be 2019. No significant deficiencies noted (Photo 74).

Recommendations

- No actions recommended

2.5.1.16 Natural Gas Distribution System

Natural Gas Distribution System throughout the two buildings. Service is supplied by Enbridge.

Recommendations

- An allowance for $1,000.00 per year has been carried for general maintenance.

2.5.2 HVAC Systems – Building 2

2.5.2.1 General HVAC Repair Allowance

General HVAC repairs consist of small issues that may or may not pose an immediate risk but will affect the efficiency of the mechanical systems over time. Current problems include broken connection between a duct and a ceiling unit (Photo 75), two broken

thermostat units with one missing a cover plate (Photo 76) and the second damaged and hanging from the wall (Photo 77), unplugged radiant tub heater (Photo 78).

Recommendations

- Repair the connection between the duct and ceiling unit, along with the duct patchwork.
- Replace both thermostats.
- Decommission and remove unit heaters if no longer in use.
- In our opinion, the cost associated with maintaining the HVAC system is $1,000.00 every two years. An allowance of $1,000.00 per year has been carried for general maintenance to the building's HVAC systems.

2.5.2.2 Gas Radiant Tube Heater

Gas Radiant Tube Heater consists of six ceiling mounted radiant heaters in fair condition. Manufacturing / installation date is unknown, however assumed to be original to the building construction, replacements should be considered by the end of year six (Photo 79).

Recommendations

- In our opinion, the cost of replacing these units is $6,000.00 ($3,000.00 / unit).

2.5.2.3 Through Wall Exhaust Fan

There are multiple through wall exhaust fans that appear in very poor condition. Nameplates are not visible. The units are assumed to be original to the building (Photo 80).

Recommendations

- Replacement recommended. In our opinion the cost associated with this is $3,000.00.

2.5.2.4 Exhaust Louver – Replacement

The exhaust damper consists of three louvers on the building's exterior. The louvers are in poor condition (Photo 81).

Recommendations

- Replace the damaged exhaust louvers. In our opinion the cost associated with this is $2,000.00 ($675.00 / unit).

2.5.3 Plumbing Systems – Building 1

2.5.3.1 Domestic Water Piping Repairs

Domestic water piping repairs consist of small issues that may or may not pose an immediate risk but will affect the efficiency of the plumbing systems over time. Current problems include minor corrosion on piping / fittings (Photo 82). Some evidence of leaking at sanitary piping fittings (Photo 83 and 84). Possible leak under sink (Photo 85). Leak from piping where penetrating floor (Photos 86 and 87).

Recommendations

- Replace corroded piping and fittings with new.
- Replace cracked pipes and fittings with new.
- Inspect piping under the sink and repair if required.
- Replace leaking pipe.
- In our opinion, the cost associated with maintaining the plumbing system is $3,000.00 annually.

2.5.3.2 Water Meter

Water Meter consists of a single water meter Neptune E-Coder Part# RD2M31, Serial# 1830474570 in fair condition. The unit was installed approximately 2009 and is beyond its expected life. No significant deficiencies noted (Photo 88).

Recommendations

- In our opinion, the cost of replacing this unit is $3,000.00.

2.5.3.3 Gas Fired Tankless Water Heater 100MBH Input

Gas Fired Tankless Water Heater 100MBH Input consists of a Bosch natural gas water heater model# T9800SE 160, and serial# 8370-379-00143-7736503725. Based on the manufacturing year of 2019, it is assumed that it is installed in 2019 (Photo 89).

Recommendations

- Major replacement of this unit, is expected to occur beyond the ten-year timeframe of this report.
- Continue regular annual maintenance. A detailed review of each unit should be completed annually by a certified gas technician with a report provided to the Owner stating any deficiencies.

2.5.3.4 Plumbing Fixtures

Throughout Building 1, there are various plumbing fixtures installed, a sink and eyewash station (Photo 90), two urinals (Photo 91), a two-compartment commercial sink

(Photo 92), seven lavatories (Photos 93 to 95), two tank type water closets (Photos 96 and 97) six flush valve water closets (Photo 98), and two showers. The backflow preventer (Photo 99) is assumed to be original to the building, and at the end of its average life expectancy.

In general, the plumbing fixtures appear in good serviceable condition. Typical plumbing fixtures are expected to have an average life expectancy of 30-35 years. Major replacement is beyond the scope of this report. In our experience fixtures generally do not require major repair or replacement unless subject to damage by external forces. Their replacement is usually governed by the need for updated aesthetics.

Recommendations

- We have included minor repair / individual fixture replacement, including the backflow preventer as part of the plumbing allowance.
- Test the backflow preventer annually per local by-laws.

2.5.4 Plumbing Allowance

We have included a plumbing allowance for minor repairs and replacements as noted above. This allowance starts at $3,000.00 for year one and carries on for $1,500.00 annually.

2.6 Electrical System – Building 1

Electrical power for the property is distributed by Hydro One. 600V, 600 A, 3 Phase power is fed from Keppel St and is fed into the main electrical room located in Building 2. This is then split and fed underground to Building 1's electrical room and other locations on the property.

2.6.1 Electrical Distribution System

Electrical panel E is showing signs of age (Photo 100). 120/208V Panels consists of three electrical panels in fair condition, Panel A (Photo 101), Panel B (Photo 102), Subpanel C (Photo 103). 347/600V 400Amp Panel consists of a single electrical panel in fair condition. No significant deficiencies are noted (Photo 104). 240V Panel consists of a single electrical panel in fair condition. No significant deficiencies are noted (Photo 105). Wires are left exposed in multiple locations (Photos 106 and 107). Electrical panel G (Photos 108 and 109) appears to be an empty panel, but in other good condition. There are two transformers (possibly rated at 45 kVa) (Photos 110 and 111) which appear to be in serviceable condition. All units are assumed original to the building. Disconnects consists of nine units within Building 1 of varying amperages. All units are assumed to be original to the building. 4x 30Amp disconnect with max fuse 15A (Photo 112). 1x 30Amp disconnect is in poor condition with a damaged handle (Photo 113), 2x 30Amp (600V 15A) disconnect (Photo 114). 1x 60Amp disconnect

(Photo 115). 1x 100Amp disconnect with max fuse 70A RK5 (Photo 116). 600V 400Amp Main Disconnect consists of a single disconnect for Building 1 and is in fair condition. No significant deficiencies are noted (Photo 117).

Typical electrical distribution equipment can last 40-50 years pending maintenance and indoor environmental conditions.

Recommendations

- Due to age and discolouration on the electrical panel it should be inspected to ensure that it is able to operate safely.
- Wires must be properly secured and terminated appropriately.
- Inspect electrical panel G and note if there are spares or blanks.
- The various panels noted would be considered as part of the electrical allowance.
- Inspect the transformers and note correct kVA of both units.
- The 1x30A disconnect should be repaired and would be considered as part of the electrical allowance.
- Panel E should be considered for replacement within the next ten years, pending the electricians review. In our opinion, the expected cost to replace the panel is $3,000.00.
- Part of the electrical allowance includes the electrician review of Panels E and G, and gathering information on the two transformers.

2.6.2 Lighting

Lighting consists of 2’ x 4’ flat panels (Photo 118), surface mounted strip fixtures (Photo 119), pendant fixtures (Photo 120), pot lights (Photo 121) and exterior wall packs. The light bulb replacement is expected to be covered as part of operating expenses, and the light fixtures throughout the building on aggregate are beyond the ten-year threshold of this report.

Recommendations

- Continue to replace light bulbs as required through the operating budget.

2.6.3 75kVA Transformer

75kVA Transformer consists of a single 75kVA Hammond transformer unit, Serial# 3885NHHB99, Part# K075PB, in fair condition. A typical dry-type transformer would have an average life expectancy or 25-40 years pending maintenance, usage, and indoor environmental conditions. The top cover is dented, but no significant deficiencies noted (Photo 122).

Recommendations

- In our opinion, the cost to replace this unit is $12,000.00.

2.7 Electrical System – Building 2

2.7.1 Electrical Distribution System

Electrical Distribution System consist of miscellaneous components, and units which specifications are not currently identifiable or confirmed. Electrical panel A1 (Photo 123), Transformer (Photo 124), 2x unmarked disconnects (Photo 125), disconnects consists of 14 units within Building 2 of varying amperages. All units are assumed to be original to the building. 4x 30Amp disconnect are in fair condition (Photo 126). 2x 60Amp disconnect are in fair condition (Photos 127 and 128). 4x 100Amp disconnect that is not currently connected to anything are in fair condition (Photos 129 to 131). 1x 100Amp disconnect with max fuse 70Amp RK5 are in fair condition (Photo 132). 2x 100Amp disconnect in fair condition. 1x 200Amp disconnect in fair condition. 600-amp main site disconnect consists of a single 600Amp disconnect for the sites electrical system. The disconnect is assumed to be original to the building. The disconnect is in fair condition and is nearing the end of its expected life. No significant deficiencies are noted (Photo 133). 240V, 225Amp Panel consists of a single electrical panel. No significant deficiencies are noted (Photo 134). 600AC/CA 250 DC/CC 400 Amp Enclosed Switch consists of a single enclosed switch in fair condition. No significant deficiencies are noted (Photo 135). 600V 100Amp Heavy Duty Safety Switch consists of a single switch in fair condition. No significant deficiencies are noted (Photo 136).

All units are assumed original to the building and are fair condition. Typical electrical distribution equipment can last 40-50 years pending maintenance and indoor environmental conditions.

Recommendations

- Inspect electrical panel A1 and note if there are spares or blanks.
- Inspect disconnected units for damage and decommission appropriately, if necessary – this would be included as part of the electrical allowance.
- Inspect the transformer and note correct kVA of the unit.
- We have included minor repair replacement as part of the electrical allowance.

2.7.2 75kVA Transformer

75kVA Transformer consists of a single 75kVA Marcus transformer, Model# MT75A1, Serial# D-7631-704-Encl 1, in fair condition. The transformer is assumed to be original to the building and is nearing the end of its expected life. No significant deficiencies are noted (Photo 137).

Recommendations

- In our opinion, the cost to replace this unit is $12,000.00.

2.8 Life Safety Systems

There is various fire extinguishers installed on site. There is emergency life safety lighting and running man signs installed on site.

No sprinkler system installed in the building was observed, only a limited number of detectors with strobes were seen in the newer constructed rooms and the furnace room.

Recommendations

- Fire extinguishers should be replaced every 12 years. We have included annual testing and maintenance as part of a life safety allowance.
- Replacement of the emergency exit lights and running man signs are beyond the scope of this report; however, these should be tested as part of the health and safety committee.

2.9 Site Works

2.9.1 Asphalt Pavement

Asphalt pavement is located north and south of the building. The asphalt pavement is in poor condition and is at the end of its service life as it severely cracked and uneven (Photo 138). As described in Section 1.1, costing to replacing and reconfigure elements of the site works are excluded from this assessment.

2.9.2 Concrete Pavement

There is concrete pavement surrounding the full perimeter of Building 1. The concrete pavement is in poor condition and is at the end of its service life as it is severely cracked and uneven at various locations (Photo 139). As described in Section 1.1, costing to replacing and reconfigure elements of the site works are excluded from this assessment.

2.9.3 Site Lighting

There is a single light standard at the south end of the property. The light standard post is corroded and it is unknown if the light is operational (Photo 140). As described in Section 1.1, costing to replacing and reconfigure elements of the site works are excluded from this assessment.

2.9.4 Site Fencing

There is a combination of chain link fencing and wired fencing with wood posts at the southeast end of the property. The fencing is in poor condition with several leaning and deteriorated posts, and sections of poorly supported chain link (Photo 141). As described in Section 1.1, costs to replace and reconfigure elements of the site works are excluded from this assessment.

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Appendix A

Site Plan


Dundalk St
Toronto St
Boutique Patina Co
Flex Modular
BUILDING 1
BUILDING 2
UPPER ROOF
ENTRANCE CANOPIES
LOWER ROOF

BURNSIDE

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Appendix B

Ten-Year Capital Plan

5 Keppel St., Dundalk - Building Condition Assessment

Category/ Report Section No.	Item Description	Condition Rating	Year of Acquisition	Typical Service Life (Years)	Adjustment for Condition Rating (Years)	Remaining Service Life (Years)	Priority	Estimated Repair or Replacement Cost	Annual Opinion of Costs										Total Cost
									2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
BUILDING 1																			
2.1 Building Structure																			
2.1.1	Periodic Structural Repair Allowance (Building 1)	3 - Fair	1999	10		0	2 - High (Years 2 or 3)	$25,000		$25,000									$25,000
2.1.1	Overhead Door Lintels - Clean & Recoat (Building 1)	4 - Poor	1999	10		0	2 - High (Years 2 or 3)	$20,000		$20,000									$20,000
2.1.1	Concrete Masonry Units - Repairs (Building 1)	3 - Fair	1999	10		0	2 - High (Years 2 or 3)	$10,000		$10,000									$10,000
2.1.1	Interior Steel Framing - Clean & Recoat (Building 1)	3 - Fair	1999	10		0	2 - High (Years 2 or 3)	$25,000		$25,000									$25,000
2.2 Building Interior																			
2.2.3	Vehicular Traffic Coating - Repairs	3 - Fair	1999	2		0	2 - High (Years 2 or 3)	$10,000		$10,000		$10,000		$10,000					$30,000
2.2.3	Vehicular Traffic Coating - Replacement	3 - Fair	1999	15		0	4 - Low (Beyond Year 6)	$400,000								$400,000			$400,000
2.3 Building Envelope																			
2.3.1	Modified Bitumen Roof - Replacement	5 - Very Poor	1999	20		0	2 - High (Years 2 or 3)	$844,000		$844,000									$844,000
2.3.1	Parapet Cap Flashing - Replacement	3 - Fair	1999	20		0	2 - High (Years 2 or 3)	$27,000		$27,000									$27,000
2.3.2	Metal Siding - Replacement	3 - Fair	1999	40		0	4 - Low (Beyond Year 6)	$59,000								$59,000			$59,000
2.3.3	Curtain Wall - Replacement	3 - Fair	1999	35		8	4 - Low (Beyond Year 6)	$120,000								$120,000			$120,000
2.3.4	Investigative Wall Openings	3 - Fair	1999	10		0	1 - Immediate (Year 1)	$20,000	$20,000										$20,000
2.3.4	Exterior Windows - Replacement	3 - Fair	1999	35		8	4 - Low (Beyond Year 6)	$45,000								$45,000			$45,000
2.3.4	Skylights - Replacement	3 - Fair	1999	35		8	4 - Low (Beyond Year 6)	$361,000								$361,000			$361,000
2.3.5	Exterior Pedestrian Doors - Replacement	4 - Poor	1999	30		0	2 - High (Years 2 or 3)	$37,000		$37,000									$37,000
2.3.5	Overhead Doors - Replacement	4 - Poor	1999	15		0	2 - High (Years 2 or 3)	$165,000		$165,000									$165,000
2.5 Mechanical																			
2.5.1 HVAC Systems																			
2.5.1.1	Roof Exhaust Fan 10HP - Replacement	3 - Fair	2007	20	5	6	3 - Medium (Years 4 to 6)	$7,000						$7,000					$7,000
2.5.1.2	Original Roof Exhaust Fan 10HP - Replacement	5 - Very Poor	1999	20	9	2	2 - High (Years 2 or 3)	$11,000		$11,000									$11,000
2.5.1.4	(Old) Condensing Units - Replacement	4 - Poor	1999	20	11	4	3 - Medium (Years 4 to 6)	$6,000				$6,000							$6,000
2.5.1.6	Through Wall Exhaust - Replacement	5 - Very Poor	1999	20	8	1	2 - High (Years 2 or 3)	$15,000	$3,000	$3,000						$3,000	$3,000	$3,000	$15,000
2.5.1.8	General HVAC repair Allowance	5 - Very Poor	N/A	N/A		N/A	4 - Low (Beyond Year 6)	$30,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$30,000
2.5.1.9	Gas Radiant Tube Heater	3 - Fair	1999	20	13	6	4 - Low (Beyond Year 6)	$12,000						$6,000	$3,000	$3,000	$3,000	$3,000	$18,000
2.5.1.16	Natural Gas Distribution System	3 - Fair	1999	20		-7	4 - Low (Beyond Year 6)	$10,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$10,000
2.5.3 Plumbing and Piping Systems																			
2.5.3.1	Domestic water piping repairs - Contigency allowance	4 - Poor	1999	20		-7	2 - High (Years 2 or 3)	$10,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$10,000
2.5.3.3	Water Meter	3 - Fair	2003	20		-3	3 - Medium (Years 4 to 6)	$3,000					$3,000						$3,000
2.5.3.10	Plumbing Allowance	N/A	1999	1		-26	1 - Immediate (Year 1)	$16,500	$3,000	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$16,500
2.6 Electrical																			
2.6.1	Electrical Distribution System Allowance	3 - Fair	1999	30		3	3 - Medium (Years 4 to 6)	$52,000	$7,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$52,000
2.6.4	75kVA Transformer	3 - Fair	1999	30		3	3 - Medium (Years 4 to 6)	$12,000				$12,000							$12,000
2.8 Life Safety																			
2.8.1	Life Safety Allowance	2 - Good	2020	1		-5	1 - Immediate (Year 1)	$15,000	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$15,000

		BUILDING 1 SUBTOTALS (2026 Dollars)	$43,500	$1,194,000	$17,000	$45,000	$20,000	$40,000	$20,000	$1,008,000	$23,000	$23,000	$2,393,500
Inflation Factor	Annual Rate	2.0%	1.00	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	n/a
		BUILDING 1 SUBTOTALS (factored)	$43,500	$1,217,880	$17,687	$47,754	$21,649	$44,163	$22,523	$1,157,875	$26,948	$27,487	$2,627,467

5 Keppel St., Dundalk - Building Condition Assessment

Category/ Report Section No.	Item Description	Condition Rating	Year of Acquisition	Typical Service Life (Years)	Adjustment for Condition Rating (Years)	Remaining Service Life (Years)	Priority	Estimated Repair or Replacement Cost	Annual Opinion of Costs 2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6	2032 Year 7	2033 Year 8	2034 Year 9	2035 Year 10	Total Cost
BUILDING 2																			
2.1 Building Structure																			
2.1.2	Periodic Structural Repair Allowance (Building 2)	3 - Fair	1999	10		0	2 - High (Years 2 or 3)	$10,000		$10,000									$10,000
2.4 Building Envelope																			
2.4.1	Modified Bitumen Roof - Replacement	4 - Poor	1999	20		0	2 - High (Years 2 or 3)	$290,000		$290,000									$290,000
2.4.2	Localized Interior Repairs	4 - Poor	1999	40		0	2 - High (Years 2 or 3)	$20,000		$20,000									$20,000
2.4.2	Metal Siding - Replacement	5 - Very Poor	1999	40		0	3 - Medium (Years 4 to 6)	$421,000						$421,000					$421,000
2.4.3	Exterior Pedestrian Doors - Replacement	4 - Poor	1999	30		0	3 - Medium (Years 4 to 6)	$12,000						$12,000					$12,000
2.4.3	Overhead Doors - Replacement	4 - Poor	1999	15		0	3 - Medium (Years 4 to 6)	$60,000						$60,000					$60,000
2.5.2 HVAC Systems																			
2.5.2.1	General HVAC repair Allowance	3 - Fair	1999	20		-7	4 - Low (Beyond Year 6)	$10,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$10,000
2.5.2.2	Gas Radiant Tube Heater	3 - Fair	1999	20	15	8	4 - Low (Beyond Year 6)	$4,000								$3,000	$3,000		$6,000
2.5.2.3	Through Wall Exhaust - Replacement	3 - Fair	1999	20	10	3	3 - Medium (Years 4 to 6)	$3,000				$3,000							$3,000
2.5.2.4	Exhaust Louver - Replacement	3 - Fair	1999	20	8	1	4 - Low (Beyond Year 6)	$2,000		$1,000	$1,000	$1,000							$3,000
2.7 Electrical																			
2.7.1	Electrical Distribution System Allowance	3 - Fair	1999	30		3	3 - Medium (Years 4 to 6)	$25,000	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$2,500	$25,000
2.7.7	75kVA Transformer	3 - Fair	1999	30		3	3 - Medium (Years 4 to 6)	$12,000				$12,000							$12,000

BUILDING 2 SUBTOTALS (2026 Dollars)	$3,500	$324,500	$4,500	$19,500	$3,500	$496,500	$3,500	$6,500	$6,500	$3,500	$872,000
Inflation Factor Annual Rate 2.0%	1.00	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	n/a
BUILDING 2 SUBTOTALS (factored)	$3,500	$330,990	$4,682	$20,694	$3,789	$548,176	$3,942	$7,466	$7,616	$4,183	$935,037

BUILDING 1 & 2 TOTALS (2026 Dollars)	$47,000	$1,518,500	$21,500	$64,500	$23,500	$536,500	$23,500	$1,014,500	$29,500	$26,500	$3,265,500
Inflation Factor Annual Rate 2.0%	1.00	1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	n/a
BUILDING 1 & 2 TOTALS (factored)	$47,000	$1,548,870	$22,369	$68,448	$25,437	$592,339	$26,465	$1,165,342	$34,564	$31,670	$3,562,503

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Appendix C

Photographs

Photo 1: Building 1 exterior.



Photo 2: Building 2 exterior.



Photo 3: Superstructure components within the garage bay of Building 1.

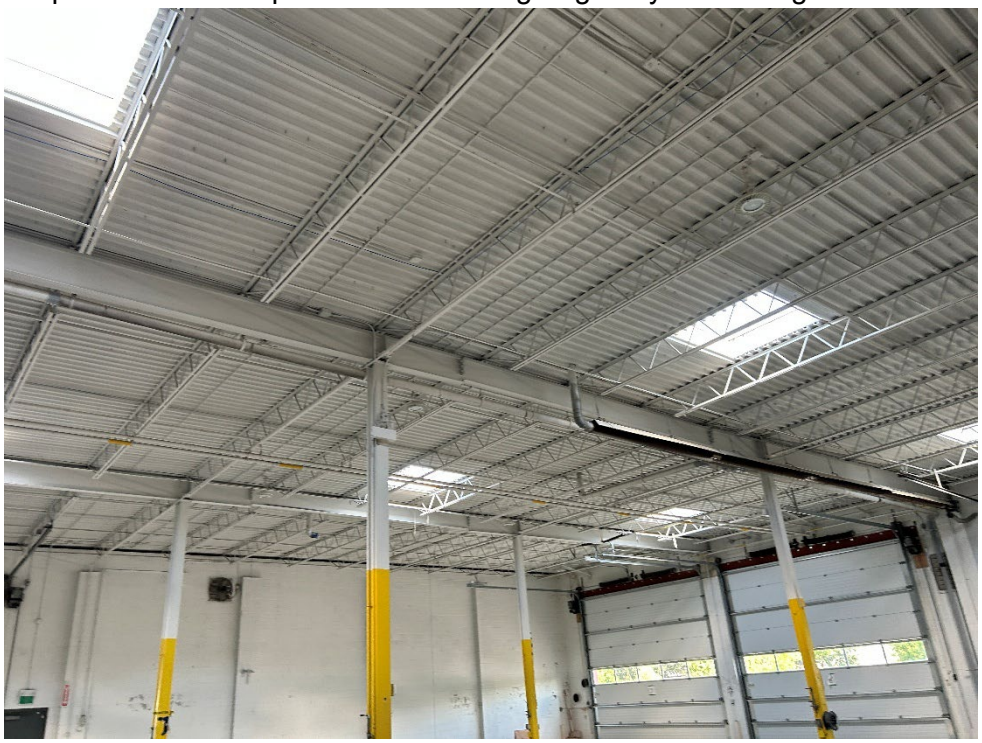

Photo 4: Superstructure components of Building 2.



Photo 5: Cracked slab-on-grade within the garage.



Photo 6: Exterior face of CMU walls.



Photo 7: Damaged concrete block.



Photo 8: Protective coating is worn with the steel lintel beginning to rust.



Photo 9: Damaged concrete block.



Photo 10: Example of steel deck and open web steel joist corrosion.

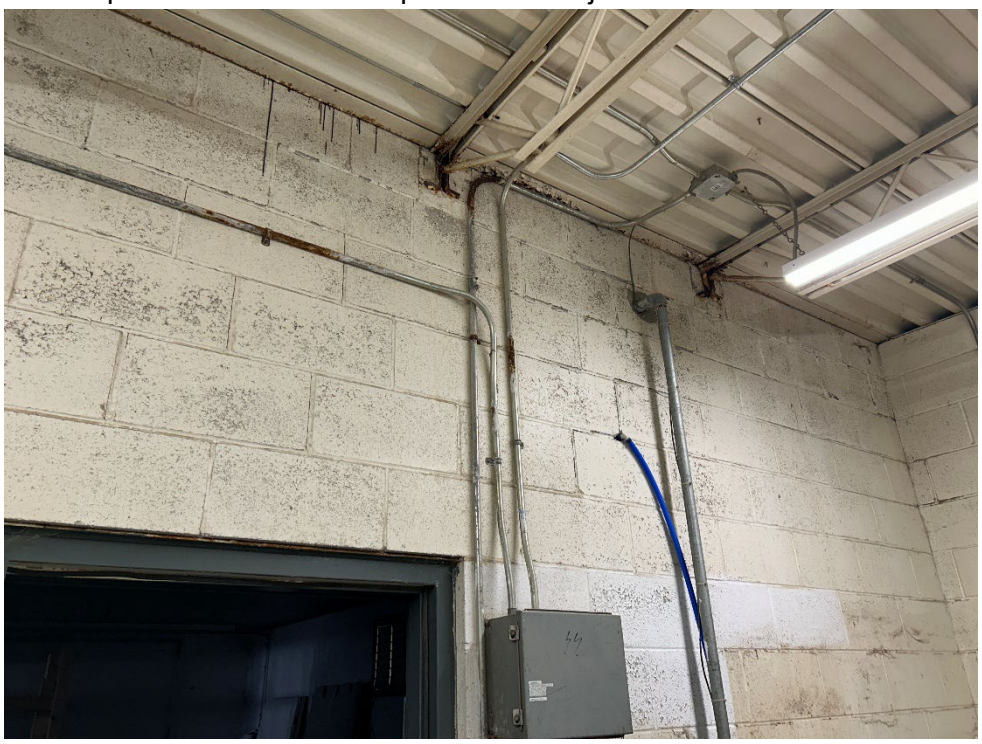

Photo 11: Typical interior finishes of an office space (carpet floors, painted gypsum walls and acoustic ceiling tiles).



Photo 12: Typical interior finishes for second floor bathrooms (tiled floors and walls).

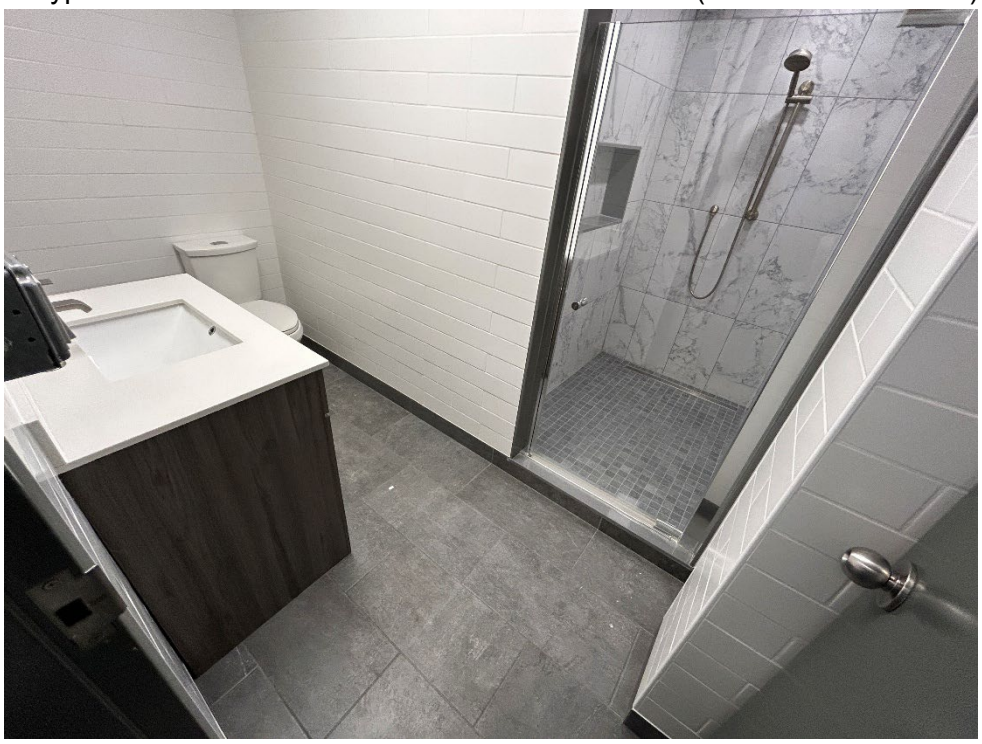

Photo 13: Typical finishes with exposed structural elements (painted CMU walls and concrete slab).



Photo 14: Unfinished exterior windows with operable casements (typical).



Photo 15: Baseboard and window trim missing.



Photo 16: Stained CMU walls with paint begin to peel.



Photo 17: Carpet tiles placed over existing flooring.

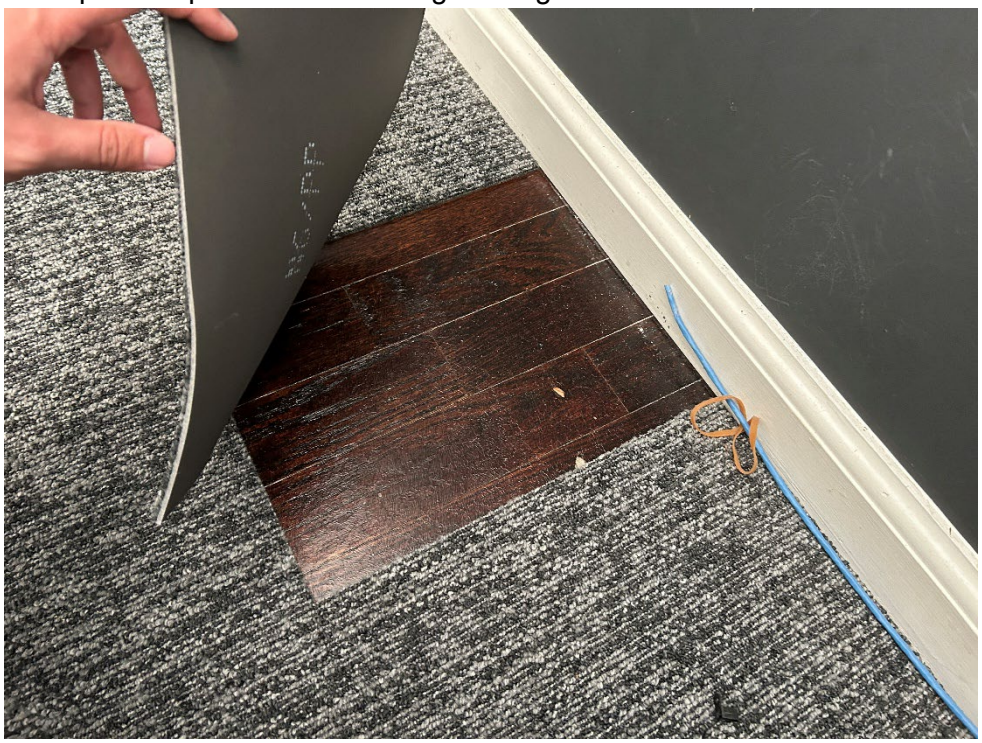

Photo 18: Debonding carpet panels.



Photo 19: Liquid applied vehicular traffic coating membrane with embedded aggregates.

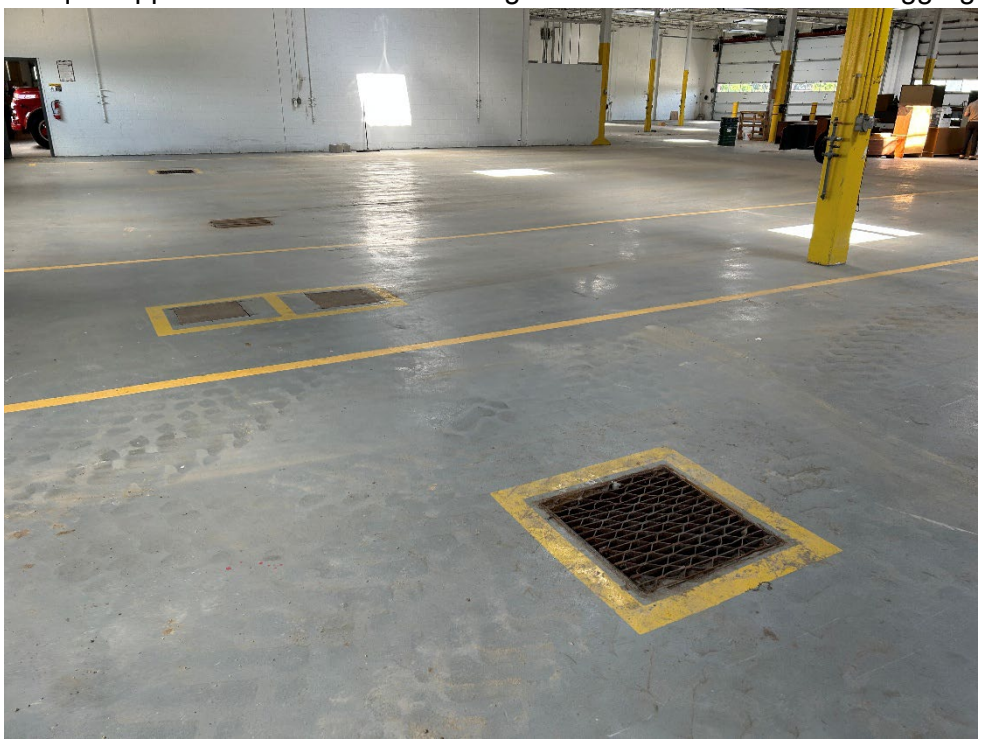

Photo 20: Localized areas of debonding membrane.



Photo 21: Interior windows with wired glass panes (typical).



Photo 22: Typical interior wood door.

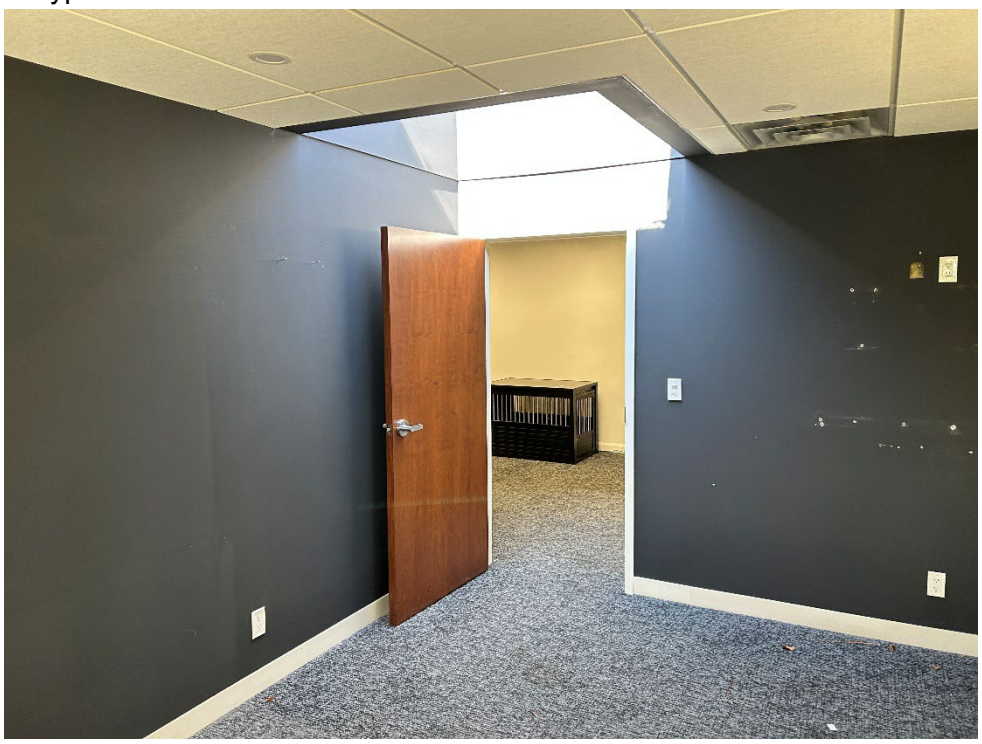

Photo 23: Typical interior metal doors.

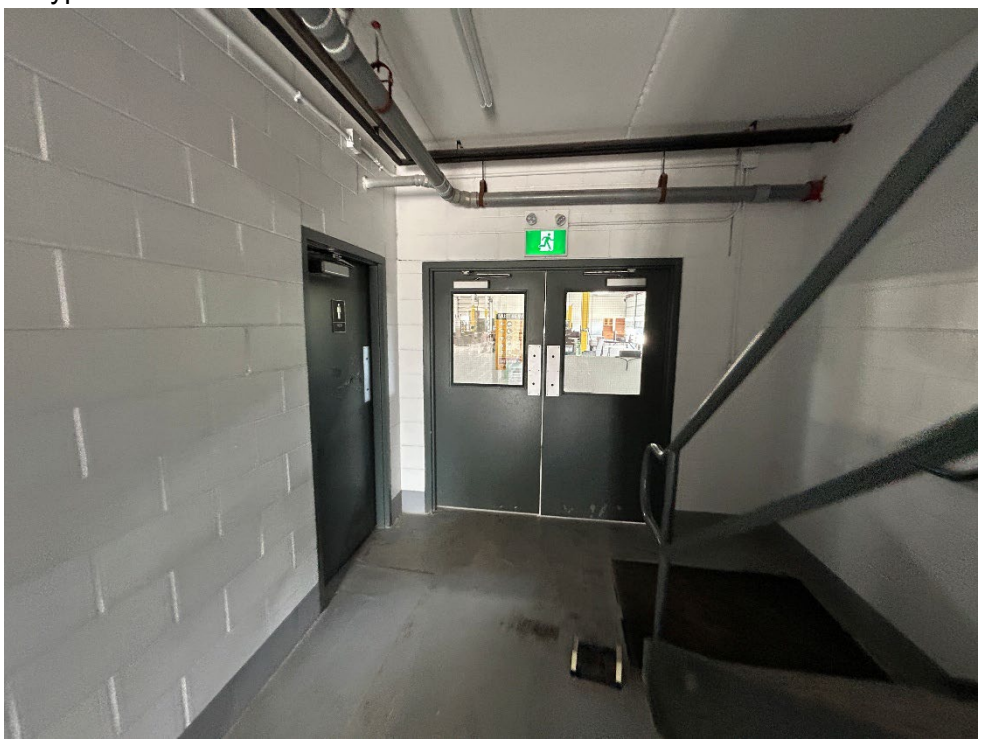

Photo 24: Blistering roof membrane (upper roof).



Photo 25: Ponding water (lower roof).



Photo 26: Ponding and vegetation growing on entrance canopy.



Photo 27: Parapet cap flashing at the upper roof.



Photo 28: Weathered edges of metal siding.



Photo 29: Glass curtain wall.



Photo 30: Exterior window with fixed configuration (typical).



Photo 31: Skylights on the upper roof.



Photo 32: Insulated metal doors (typical).



Photo 33: Sectional overhead doors (typical).



Photo 34: Glazed door in an anodized aluminum frame (typical).



Photo 35: Exterior door allowing daylight in.



Photo 36: Damaged overhead door panels and condensation in glazing units.



Photo 37: Building 2 roof membrane is blistering.



Photo 38: Metal fascia at Building 2's eaves.



Photo 39: Punctured roof vapour barrier.



Photo 40: Damaged metal siding.



Photo 41: Wall insulation is torn and falling away from the wall.

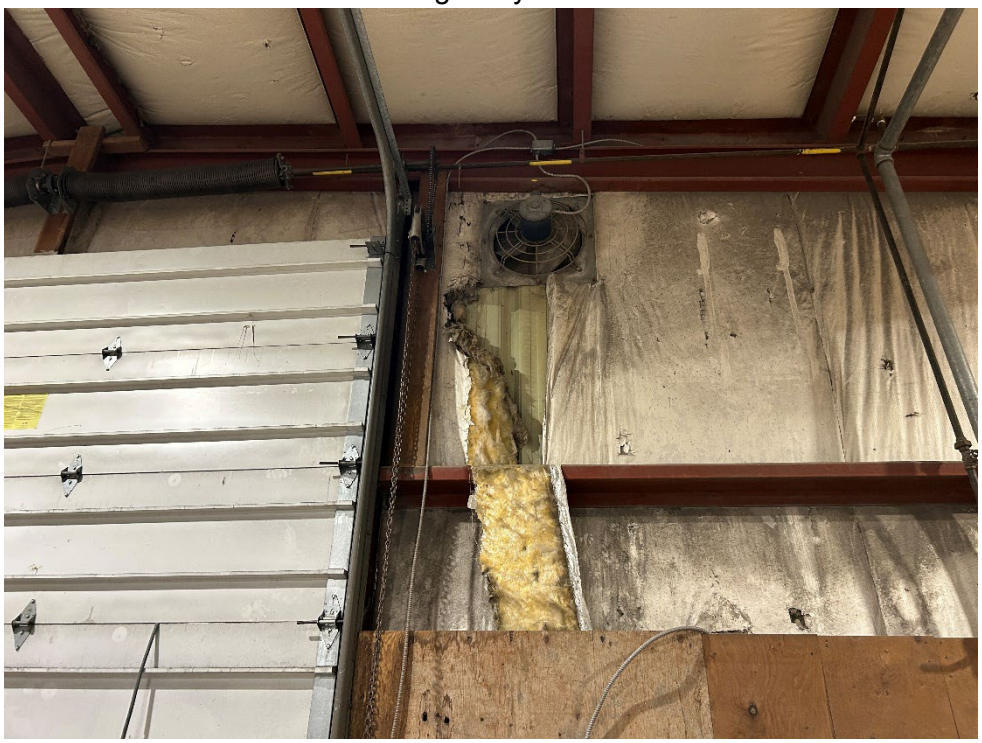

Photo 42: Weathered pedestrian door with corroding hinges.



Photo 43: Damaged overhead door.



Photo 44: Roof mounted, belt driven exhaust fan consists of a single Jenco Fan, model number TXB24SH1S.



Photo 45: Glove stuck in the grates which should be removed to ensure safe use.

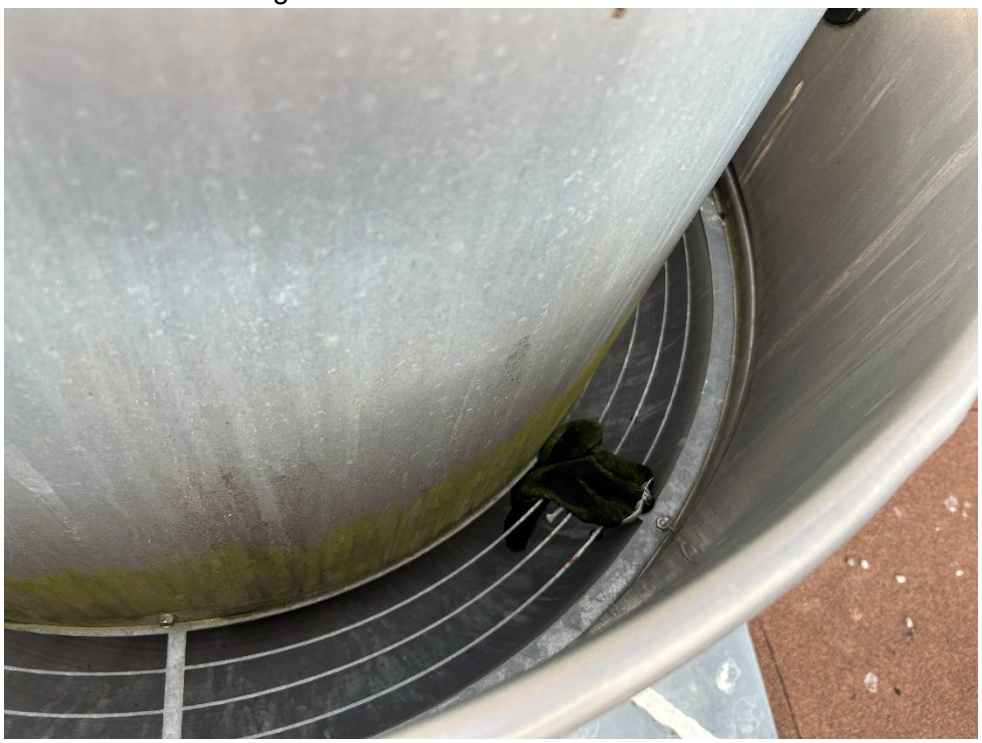

Photo 46: Original roof exhaust fans.



Photo 47: Cracks at the outer edge of the internal damper blade was observed on one unit.



Photo 48: Hinges of the internal damper appear corroded.



Photo 49: Direct drive roof exhaust fan, S&P model number SDBD08.



Photo 50: Nameplate is unreadable on each condenser unit.



Photo 51: Surface corrosion covers both the fan motor and radiator grating.



Photo 52: Cooling fins show bent and damaged fins.



Photo 53: 2-ton condensing unit, manufactured by Weather King.



Photo 54: Wall exhaust fans that appear in very poor condition.

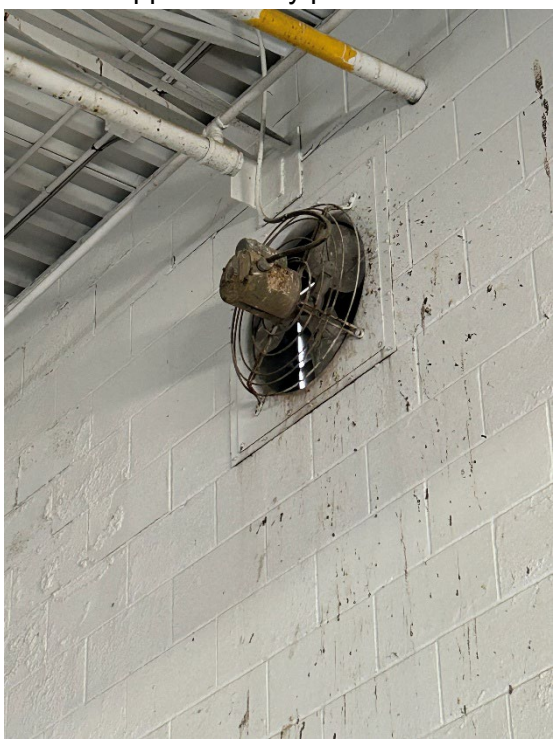

Photo 55: Louvers are in poor condition.



Photo 56: Louvers are in poor condition.



Photo 57: Incorrect size filters is currently being used with furnaces.



Photo 58: Plastic wrapping around the motor of a wall exhaust unit.



Photo 59: Plastic wrapping around the motor of a wall exhaust unit.



Photo 60: Incomplete seal on duct repair.



Photo 61: Dust accumulation on exhaust fan inlet grille may increase load on the motor over time.



Photo 62: Improper pipe hanging.



Photo 63: Improper pipe hanging.

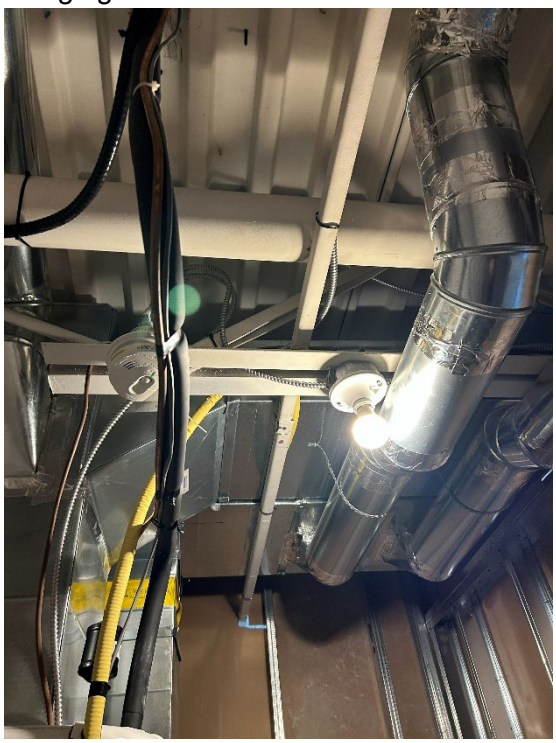

Photo 64: Improper roof exhaust installation.



Photo 65: Improper roof exhaust installation.



Photo 66: Gas Radiant Tube Heater.



Photo 67: Gas Radiant Tube Heater.

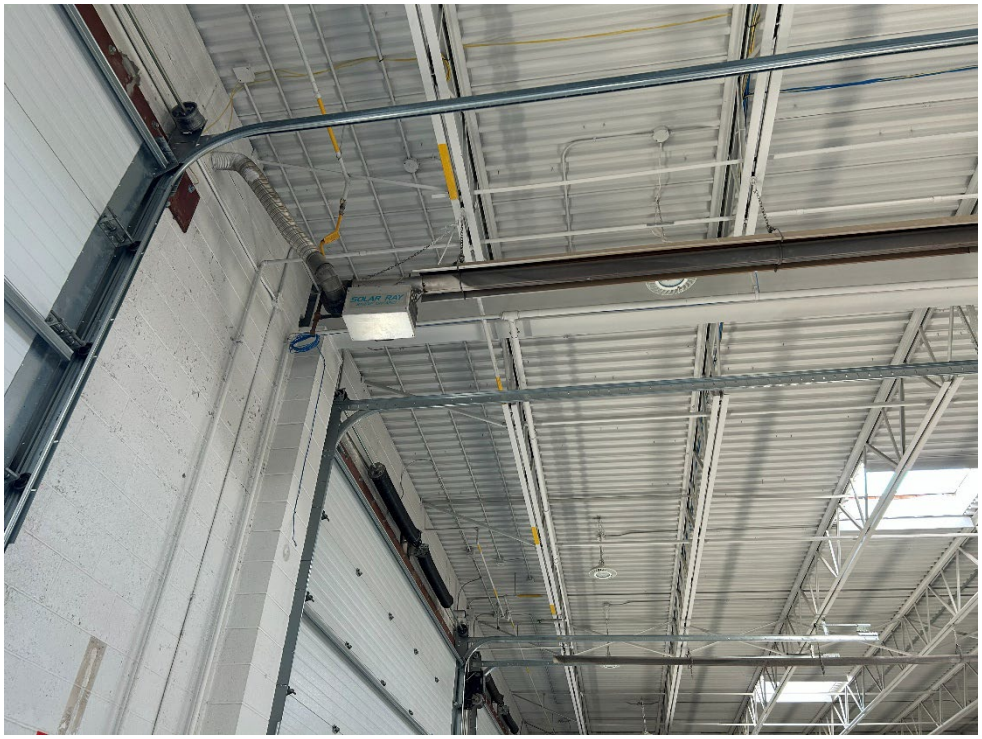

Photo 68: Built out return air intake.



Photo 69: AirEase Ultra SX 90 is a gas furnace.



Photo 70: Carrier Infinity 96 is a gas furnace.

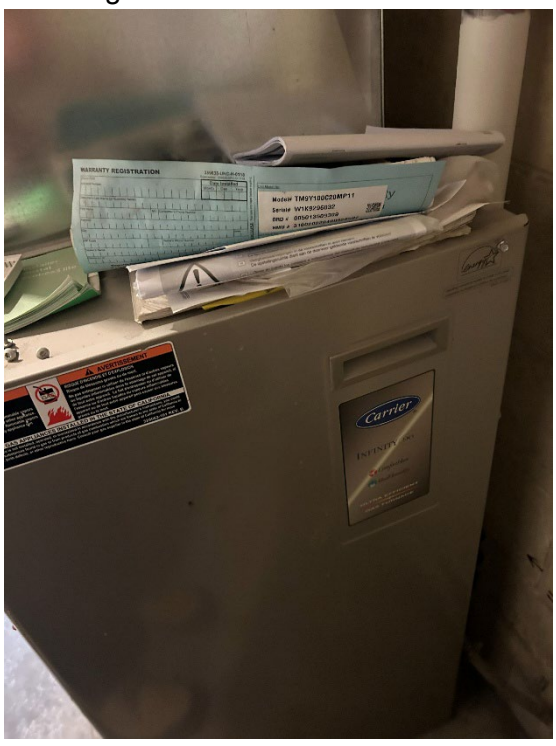

Photo 71: 100,000 Btuh Gas Furnace.



Photo 72: Lennox Gas Furnace is a gas furnace, ML196 series.



Photo 73: Brock Gas Furnace (model number PG95ESAA42060BAA) is a gas furnace.



Photo 74: Baseboard Heater consists of a single electric baseboard heater.



Photo 75: Broken connection between a duct and a ceiling unit.



Photo 76: Broken thermostat units.



Photo 77: Broken thermostat units.

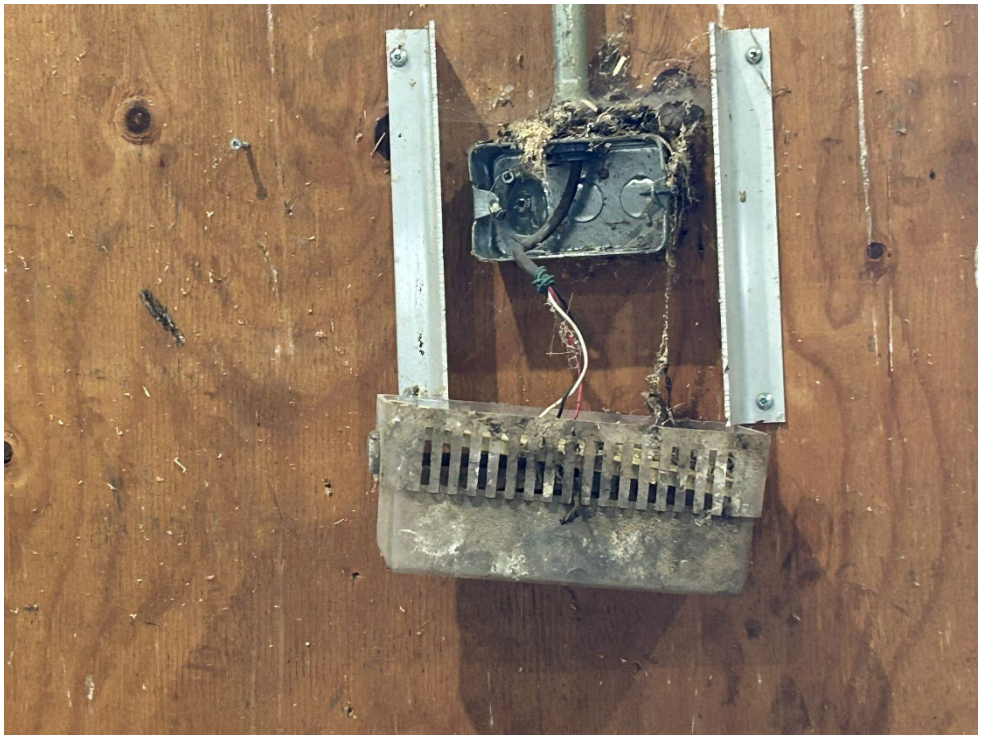

Photo 78: Unplugged radiant tub heater.

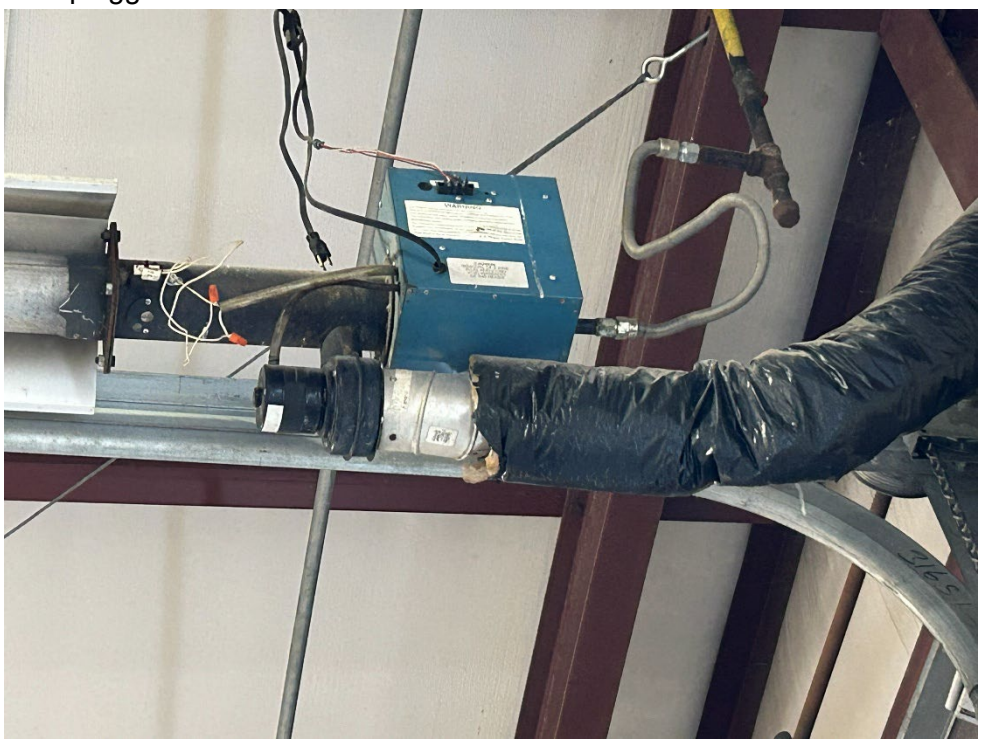

Photo 79: Gas Radiant Tube Heater.



Photo 80: Through wall exhaust fans that appear in very poor condition.



Photo 81: Louvers are in poor condition.



Photo 82: Minor corrosion on piping/fittings.

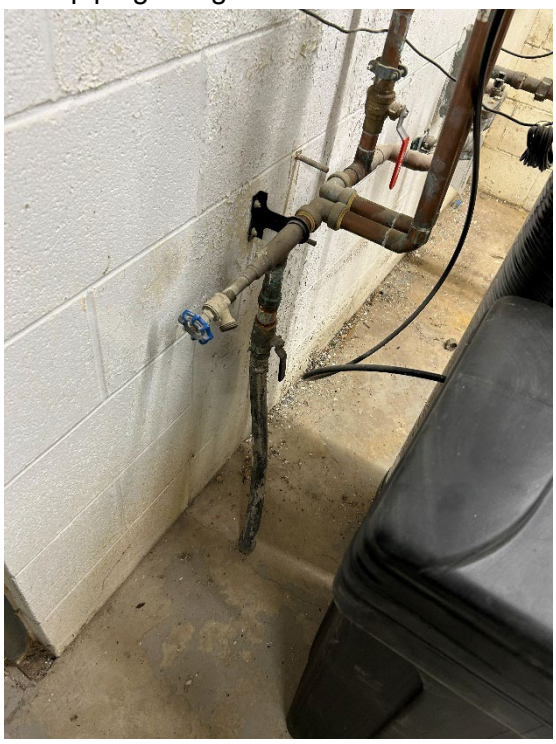

Photo 83: Some evidence of leaking at sanitary piping fittings.



Photo 84: Some evidence of leaking at sanitary piping fittings.



Photo 85: Possible leak under sink.



Photo 86: Leak from piping where penetrating floor.



Photo 87: Leak from piping where penetrating floor.

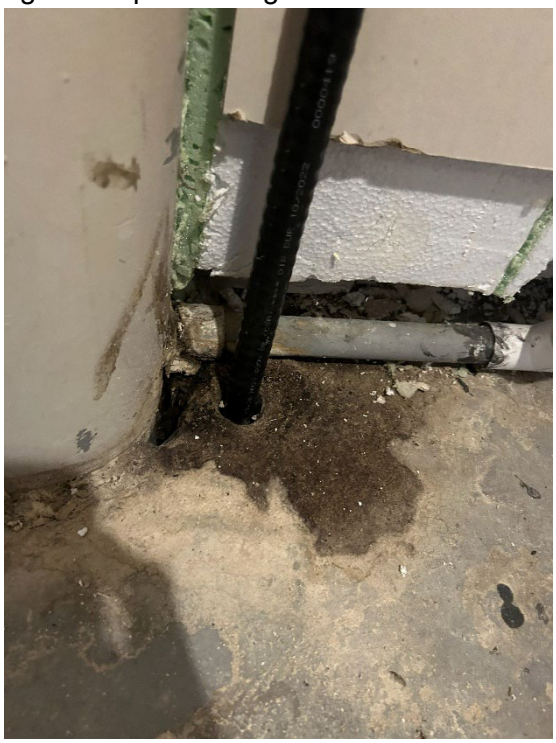

Photo 88: Water Meter consists of a single water meter Neptune E-Coder Part# RD2M31.



Photo 89: Gas Fired Tankless Water Heater 100MBH Input.



Photo 90: Eyewash station.

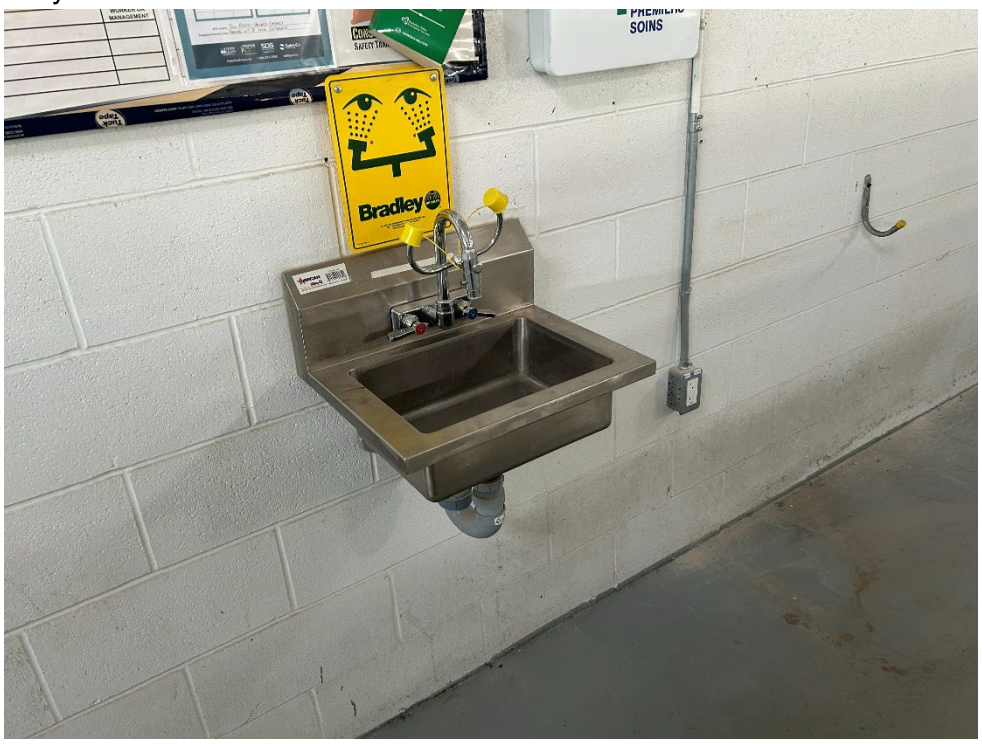

Photo 91: Urinal.



Photo 92: Two-compartment commercial sink.



Photo 93: Seven lavatories.

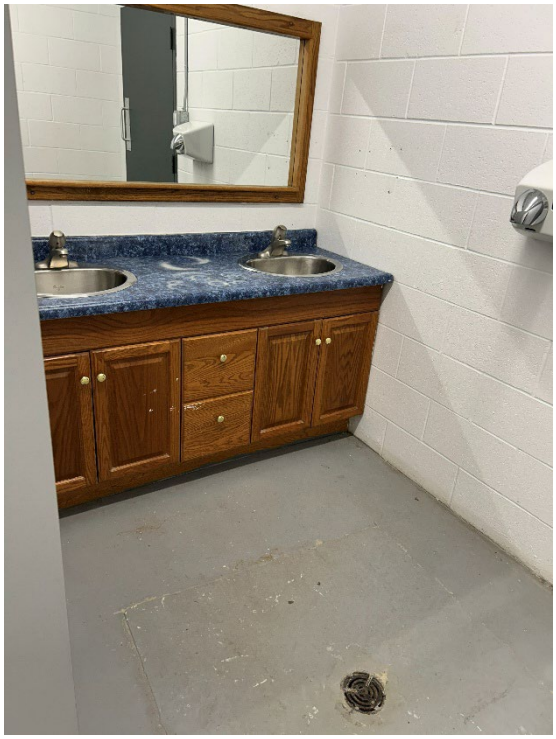

Photo 94: Seven lavatories.

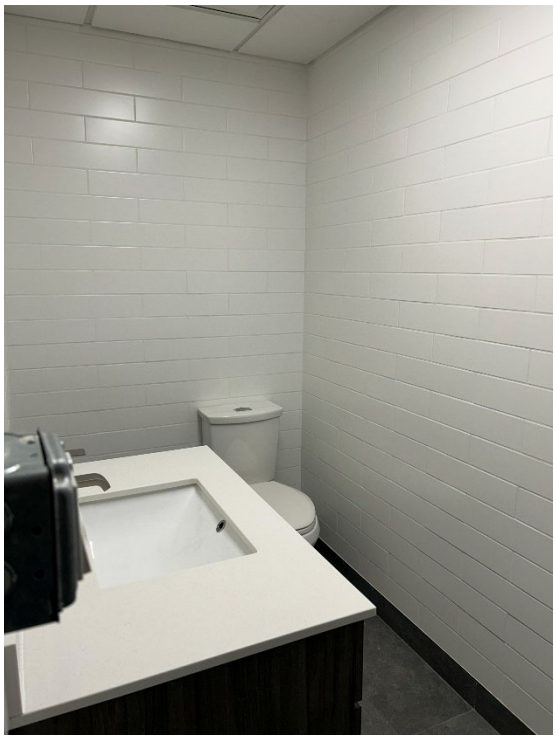

Photo 95: Seven lavatories.

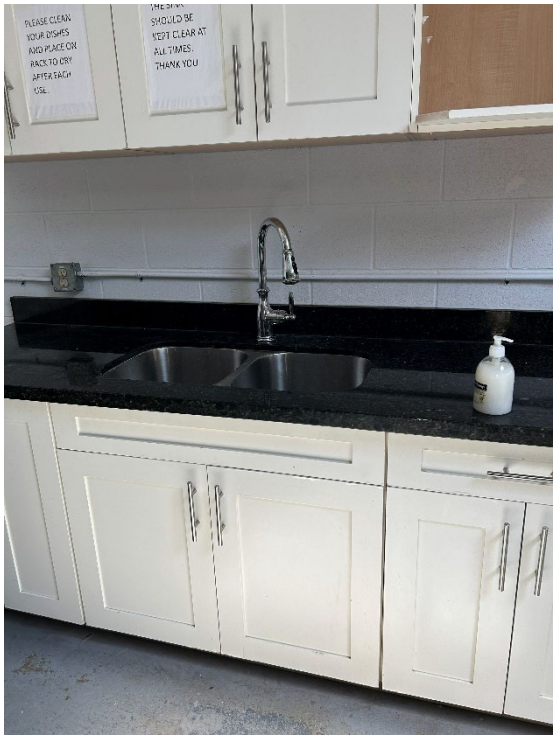

Photo 96: Two tank type water closets.



Photo 97: Two tank type water closets.



Photo 98: Six flush valve water closets.

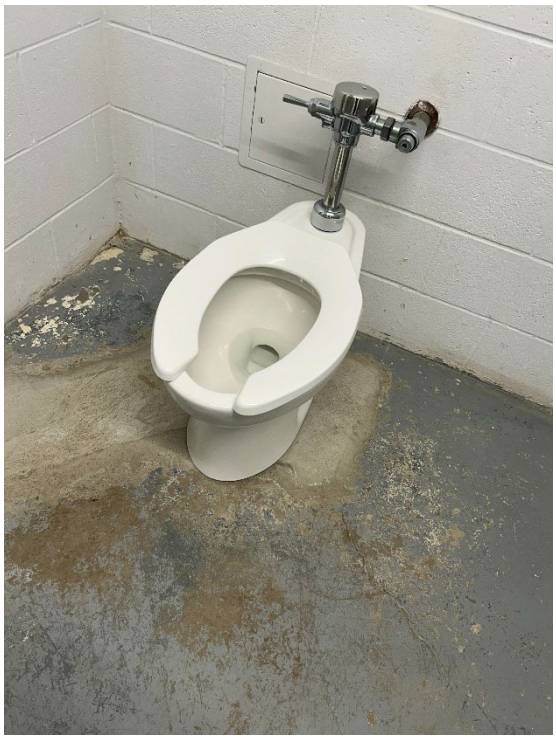

Photo 99: Backflow preventer.

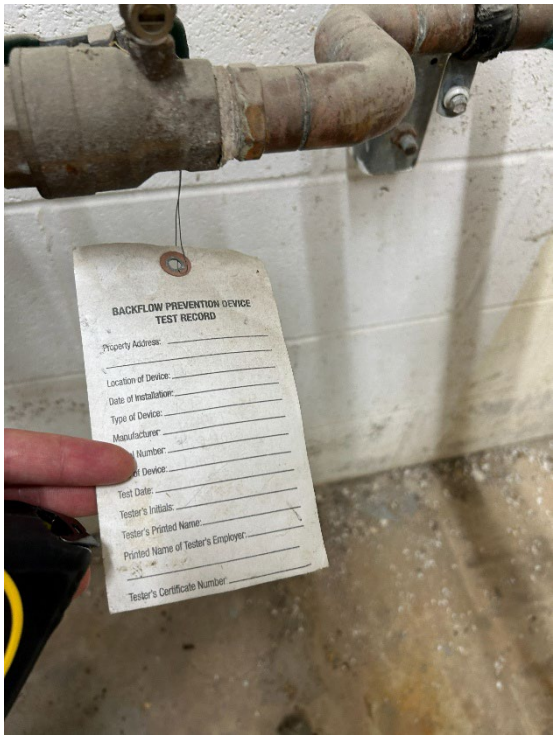

Photo 100: Electrical panel E is showing signs of age.

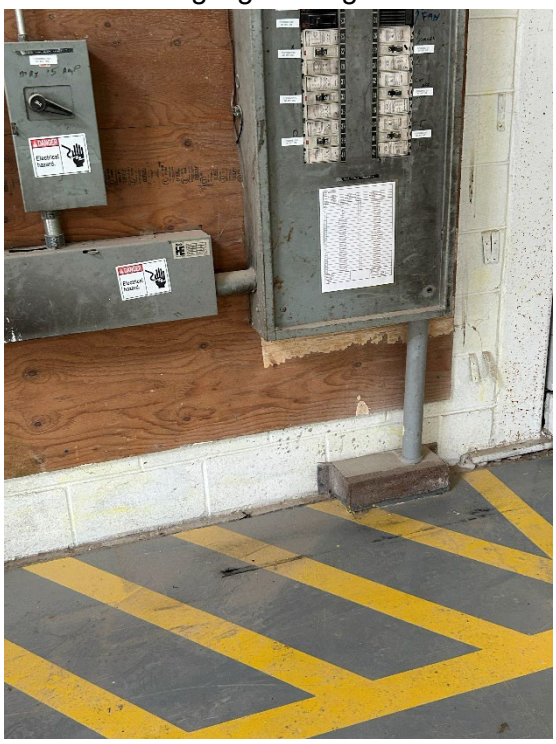

Photo 101: Panel A.

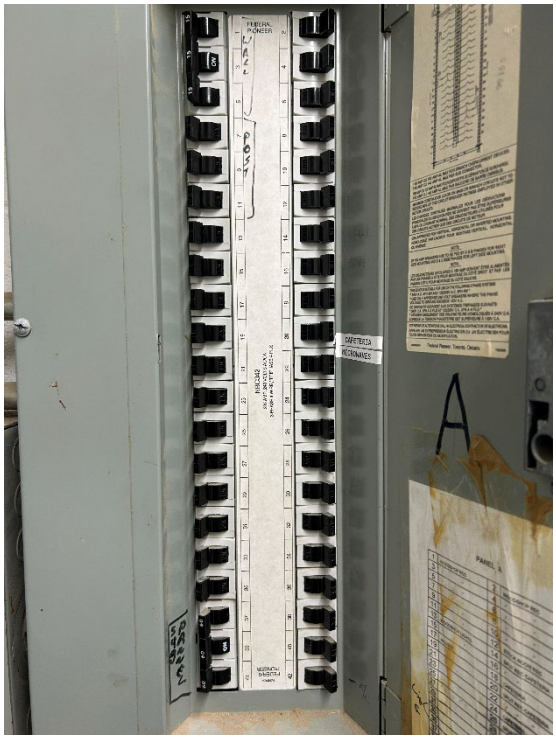

Photo 102: Panel B.

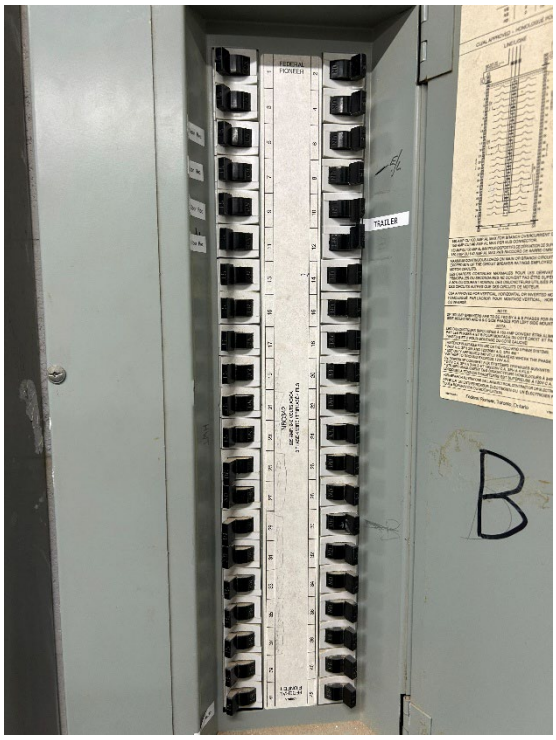

Photo 103: Subpanel C.

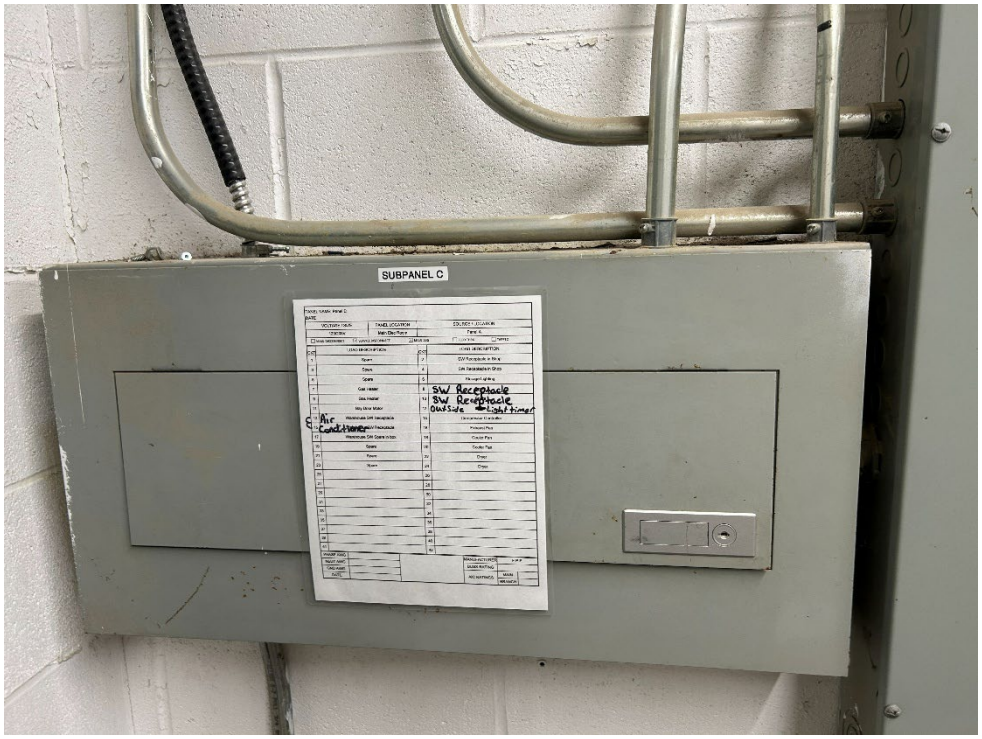

Photo 104: 347/600V 400Amp Panel consists of a single electrical panel in fair condition.

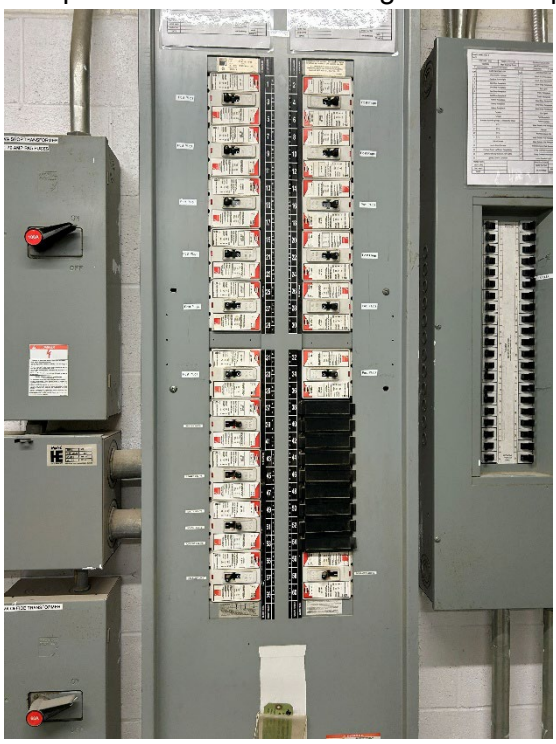

Photo 105: 240V Panel consists of a single electrical panel in fair condition.



Photo 106: Wires are left exposed in multiple locations.



Photo 107: Wires are left exposed in multiple locations.



Photo 108: Electrical panel G.



Photo 109: Electrical panel G.

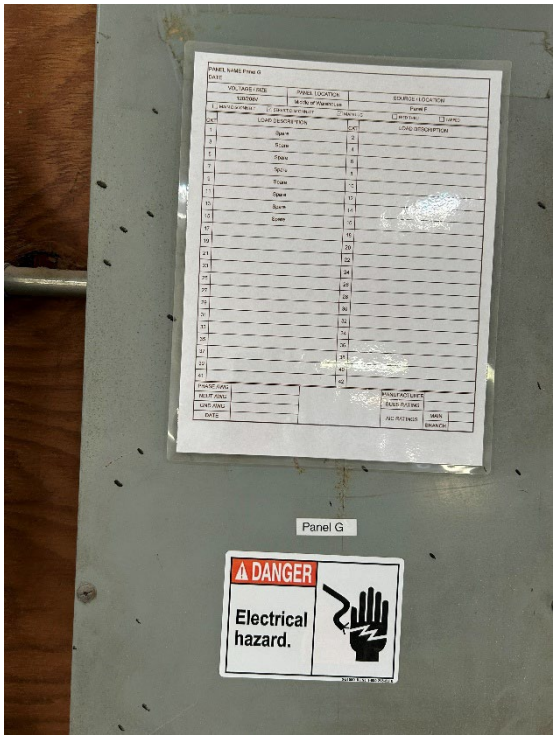

Photo 110: There are 2 transformers (possibly rated at 45 kVa).



Photo 111: There are 2 transformers (possibly rated at 45 kVa).



Photo 112: 4x 30Amp disconnect with max fuse 15A.



Photo 113: 1x 30Amp disconnect is in poor condition with a damaged handle.



Photo 114: 2x 30Amp (600V 15A) disconnect.



Photo 115: 1x 60Amp disconnect.



Photo 116: 1x 100Amp disconnect with max fuse 70A RK5.



Photo 117: 600V 400Amp Main Disconnect consists of a single disconnect for building 1 and is in fair condition.



Photo 118: 2’ x 4’ flat panels.



Photo 119: Surface mounted strip fixtures.



Photo 120: Pendant fixtures.



Photo 121: Pot lights.



Photo 122: 75kVA Transformer.

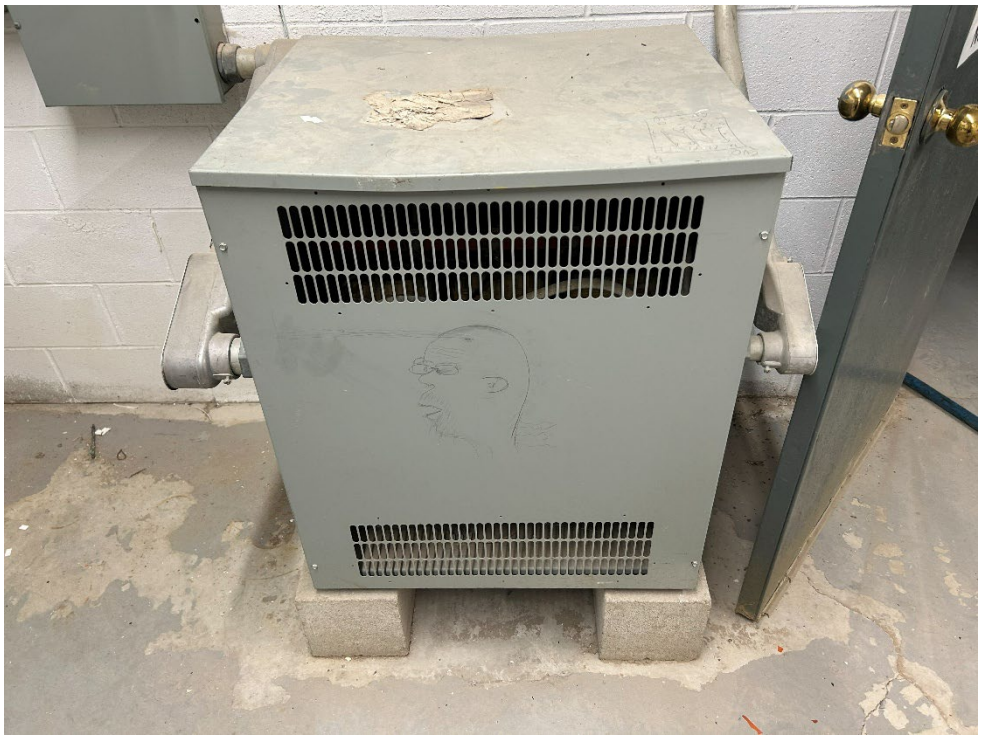

Photo 123: Electrical panel A1.

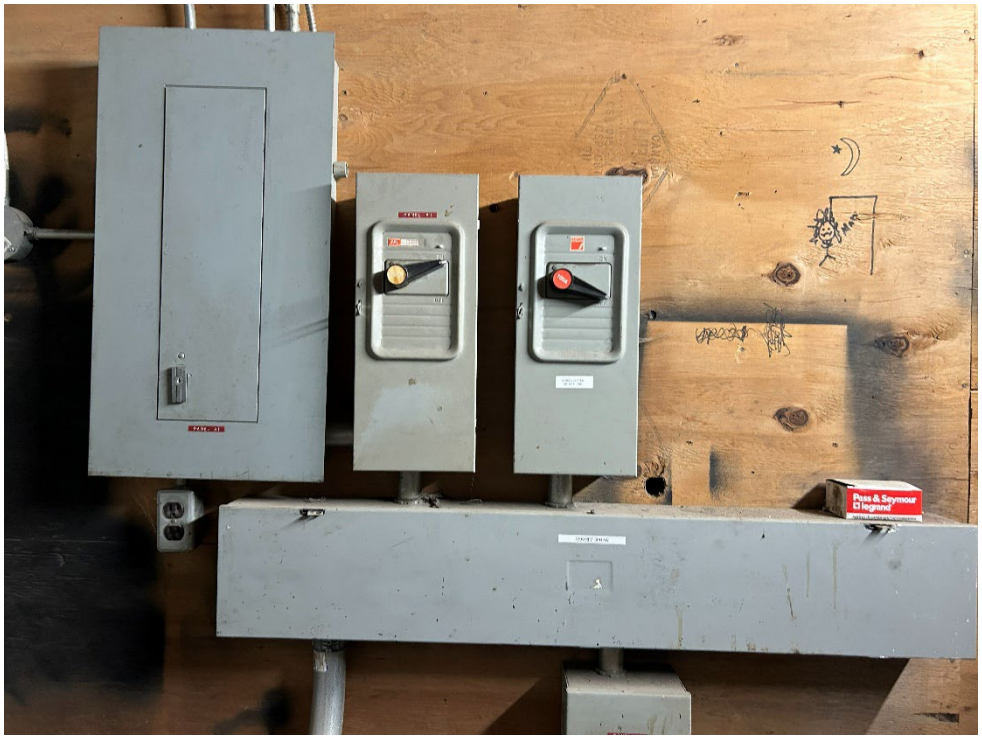

Photo 124: Transformer.



Photo 125: 2x unmarked disconnects.



Photo 126: 4x 30Amp disconnect are in fair condition.

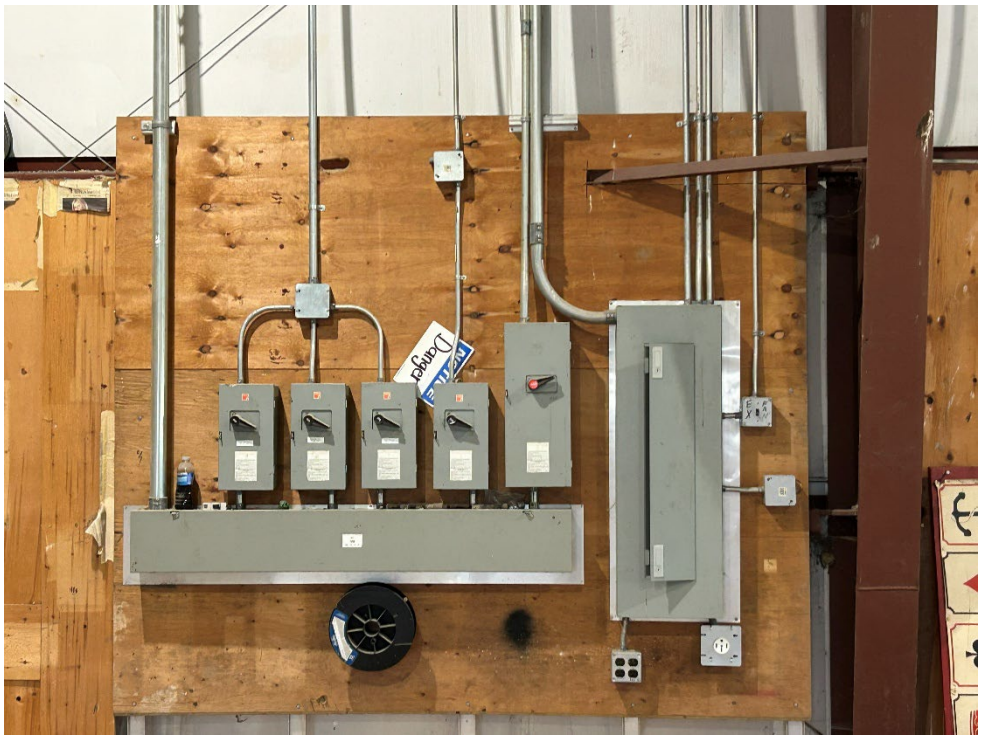

Photo 127: 2x 60Amp disconnect are in fair condition.

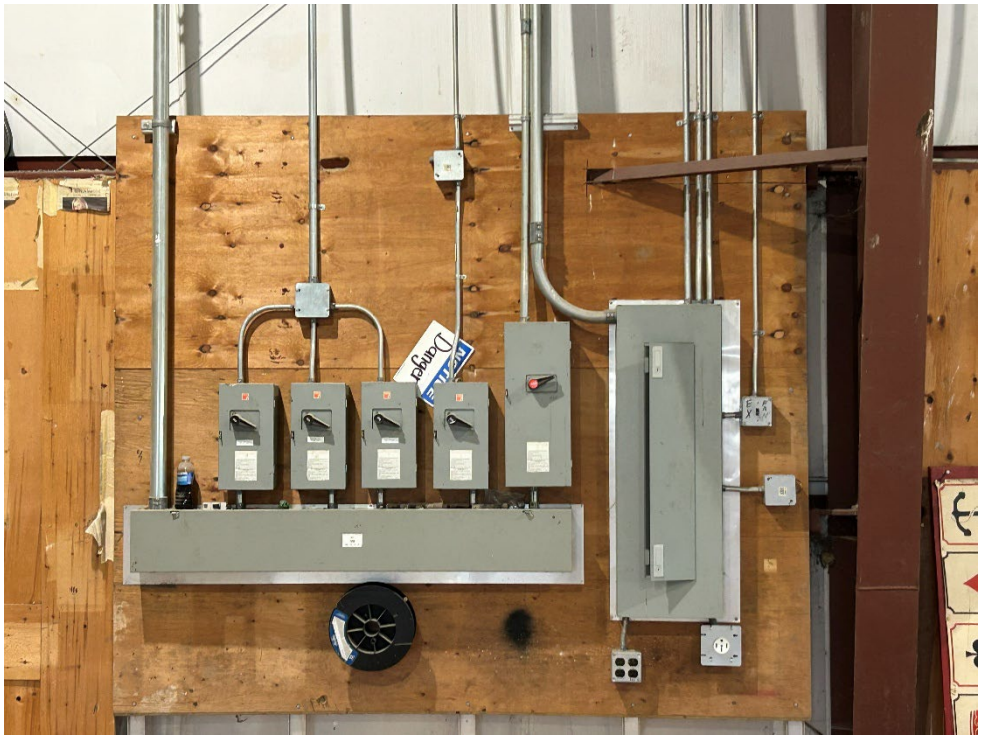

Photo 128: 2x 60Amp disconnect are in fair condition.



Photo 129: 4x 100Amp disconnect that is not currently connected to anything are in fair condition.

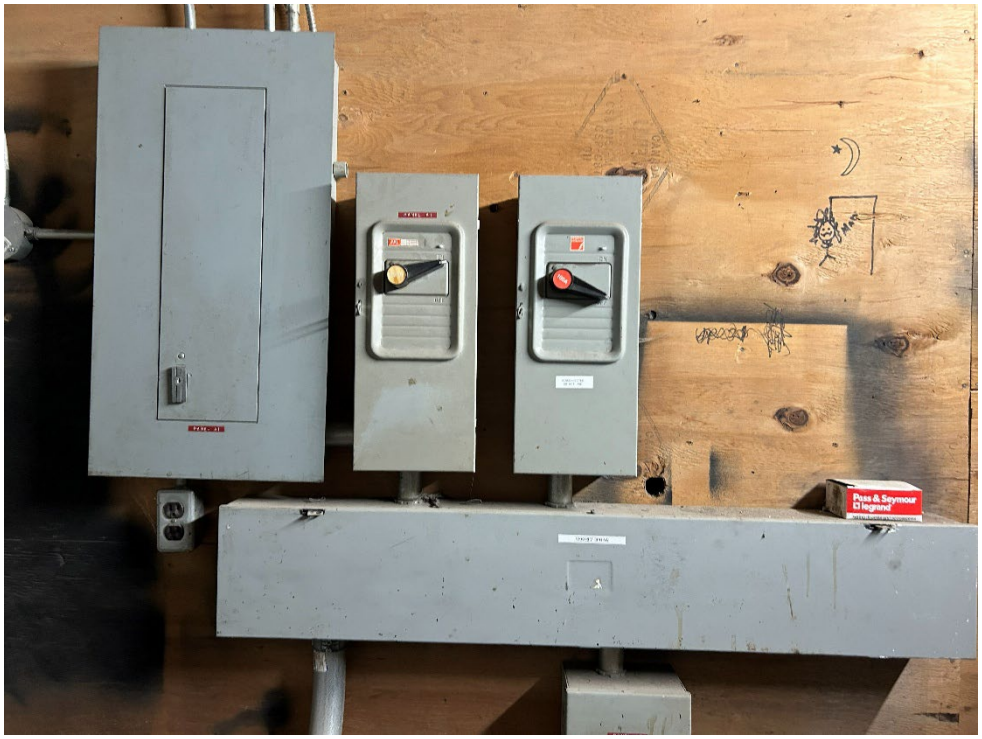

Photo 130: 4x 100Amp disconnect that is not currently connected to anything are in fair condition.



Photo 131: 4x 100Amp disconnect that is not currently connected to anything are in fair condition.



Photo 132: 1x 100Amp disconnect with max fuse 70Amp RK5 are in fair condition.



Photo 133: 600-amp main site disconnect consists of a single 600Amp disconnect for the sites electrical system.



Photo 134: 240V, 225Amp Panel consists of a single electrical panel.



Photo 135: 600AC/CA 250 DC/CC 400 Amp Enclosed Switch consists of a single enclosed switch in fair condition.



Photo 136: 600V 100Amp Heavy Duty Safety Switch consists of a single switch in fair condition.



Photo 137: 5kVA Marcus transformer, Model# MT75A1, Serial# D-7631-704-Encl 1.



Photo 138: Aged asphalt pavement with vegetation growing through.



Photo 139: Cracked concrete pavement with vegetation growing through.



Photo 140: Corroded light standard.



Photo 141: Section of chain link fencing with unfastened wires.



BURNSIDE

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Appendix D

Limitations

APPENDIX D - LIMITATIONS

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

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

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

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

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

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

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

R.J. Burnside & Associates Limited