



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

FIELD REVIEW REPORT

Project:	Munshaw + Bassingthwaite House Relocation	Report #:	ERA-04
Project #:	13-106-05	Permit #:	(optional)
Contractor:	Danco House Raising & Moving Ltd. (House Relocation) Clear Construction and Design (Bassingthwaite house interior)	Location:	10090 Bathurst St
Weather:	Sunny, 25C	Review Date:	June 5, 2024
Prepared By:	Janice Quieta	Date Issued:	June 6, 2024

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The following is a summary of subjects discussed and decisions reached at the above noted date. Please advise of any errors or omissions.

ITEM NO.	ITEM	ACTION BY
4.	OBSERVATIONS	
4.1.	General	
4.1.1.	ERA last completed site visit was on October 5, 2021 for DG Group. The purpose of this site visit is to provide an update of the exterior and interior condition of the Munshaw and Bassingthwaite houses as requested by City of Vaughan I Development Planning.	INFO
4.1.2.	DG Group was previous owner of the houses and completed the house relocation, block foundation installation, general site grading and localized exterior repair of the Bassingthwaite house.	INFO
4.1.3.	ERA wasn't consulted by DG Group during the localized exterior repair of the Bassingthwaite house.	INFO
4.1.4.	ERA noted that the Munshaw and Bassingthwaite houses appear to be located in their final location, as described in the building permit drawings, on concrete block foundations with the vertical drainage mat installed and general site grading completed. [see figure 1 and 18]	INFO
4.2.	Bassingthwaite House	
4.2.1.	Refer to figure 1 to 7 and the annotations for ERA's exterior review of the	INFO



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Bassingthwaite house.

- 4.2.2. Care As One retained Clear Construction and Design for the interior scope of work completed to date at the Bassingthwaite house. INFO
- 4.2.3. Refer to figure 8 to 17 and the annotations for ERA's interior review of the Bassingthwaite house. INFO

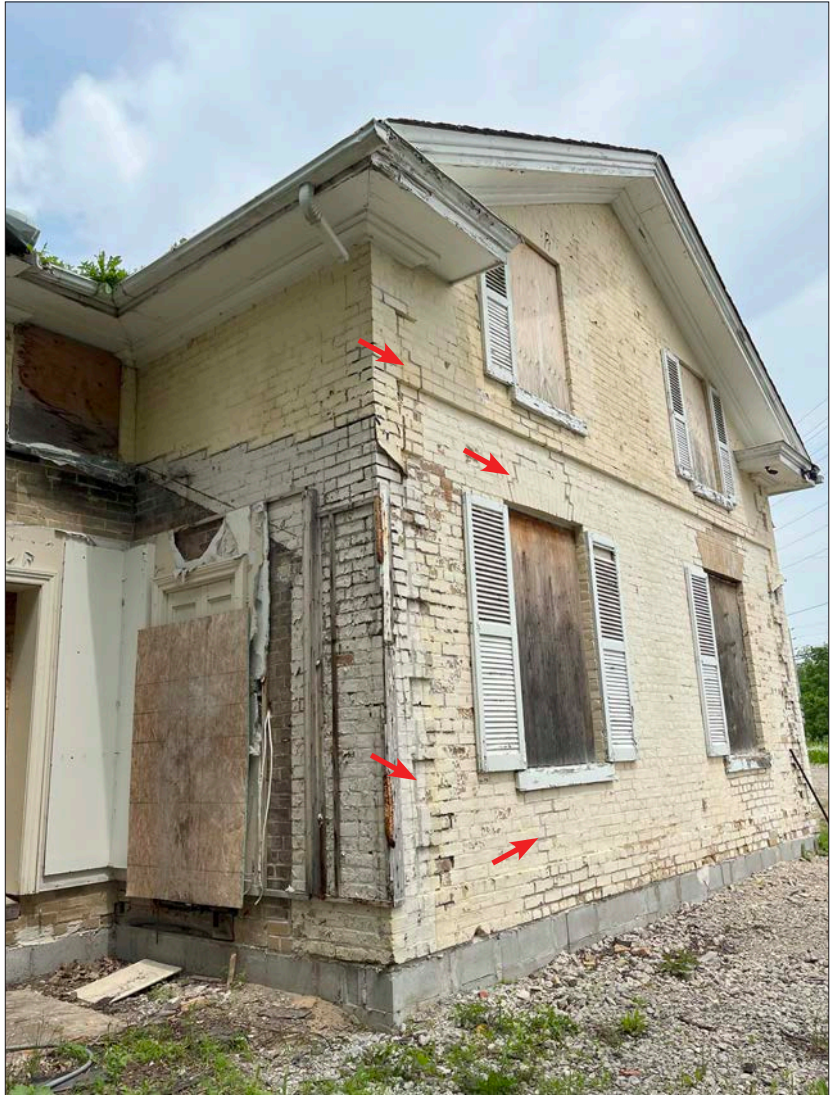
- 4.3. Munshaw House**
- 4.3.1. Refer to figure 18 to 23 and the annotations for ERA's exterior review of the Munshaw house. INFO
- 4.3.2. Generally, there was no interior work completed in the Munshaw house. The new wood frame stairs to the basement is the only noted new construction. INFO
- 4.3.3. Refer to figure 24 to 32 and the annotations for ERA's interior review of the Munshaw house. INFO



1. Bassingthwaite house, north elevation, on concrete block foundations and general site grading complete. New buff brick installed at the base, step cracking repairs and wood panel installation by DG Group.



2. Bassingthwaite house, east elevation, on concrete block foundations and general site grading complete. New buff brick installed at the base and step cracking repairs by DG Group.



3. Bassingthwaite house, east and south elevation, on concrete block foundations and general site grading complete. East elevation brick and step cracking repairs by DG Group. No change to the south elevation.



4. Bassingthwaite house, east elevation, on concrete block foundations and general site grading complete. New buff brick installed at the base and lintel, and brick repairs by DG Group.



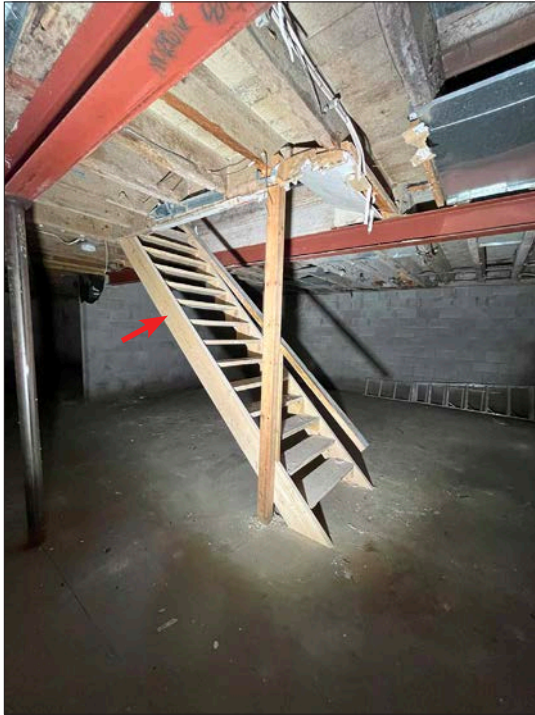
5. Bassingthwaite house, south elevation, on concrete block foundations and general site grading complete. New buff brick installed at the base, below the window, and existing opening, step cracking repairs, and new window sill installation by DG Group. Graffiti on the facade is noted. ERA recommends installing plywood covering at the second floor windows.



6. Basingthwaite house, west and south elevation, on concrete block foundations and general site grading complete. New buff brick installed at the base and step cracking repairs by DG Group. Graffiti on the facades is noted.



7. Basingthwaite house, west elevation, on concrete block foundations and general site grading complete. New buff brick installed at the base and step cracking repairs by DG Group.



8. Bassingthwaite house, basement level, showing the concrete block foundation walls, concrete floor, steel structure and new wood frame stairs.



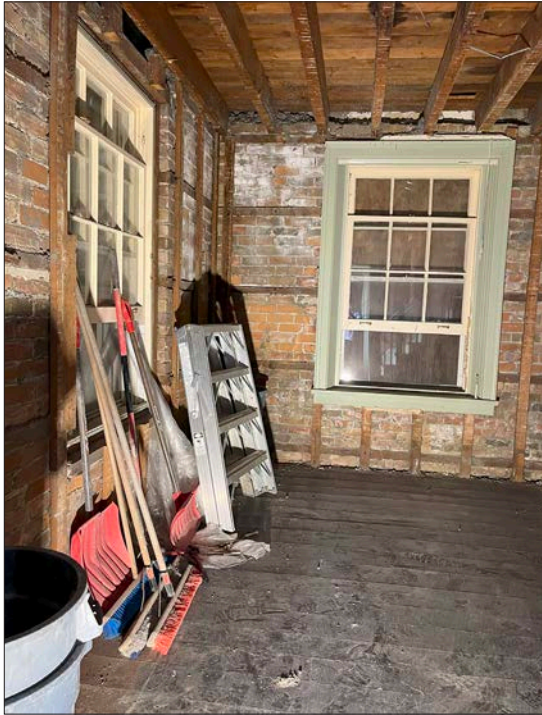
9. Bassingthwaite house, basement level, showing the concrete block foundation walls, concrete floor and steel structure.



10. Basingthwaite house, basement level, showing the concrete block foundation walls, concrete floor and steel structure.



11. Basingthwaite house, ground level, the main stair newel post and handrails protected. The existing ceiling and wall finishes are demolished, the interior wall studs and floor joists are retained.



12. Bassingthwaite house, ground level, the existing ceiling and wall finishes are demolished, the perimeter brick wall, interior wall studs and floor joists are retained.



13. Bassingthwaite house, ground level, the existing floor and wall finishes are demolished, the perimeter brick wall, interior wall studs and floor joists are retained.



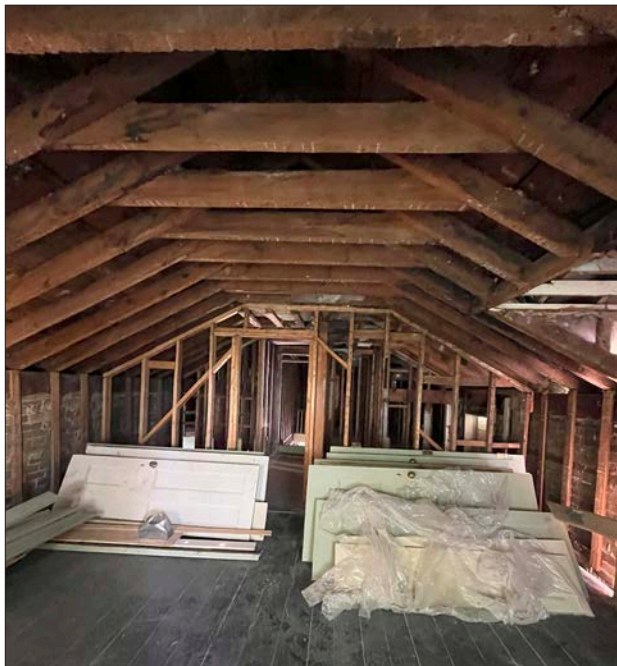
14. Basingthwaite house, ground level kitchen area, the ceiling and wall finishes are demolished, the perimeter brick wall, interior wall studs and floor joists are retained.



15. Basingthwaite house, second level, the existing roof and wall finishes are demolished, the perimeter brick wall, interior wall studs and roof joists are retained.



16. Bassingthwaite house, second level, showing the existing roof and wall finishes are demolished, the perimeter brick wall, interior wall studs and roof joists are retained. Original doors have been salvaged.



17. Bassingthwaite house, second level, showing the existing roof and wall finishes are demolished, the perimeter brick wall, interior wall studs and roof joists are retained. Original doors have been salvaged.



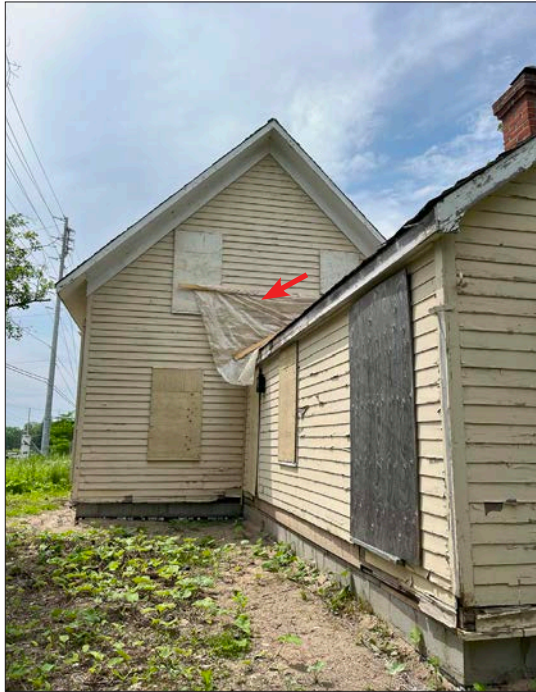
18. Munshaw house, south elevation, on concrete block foundations and general site grading complete. ERA noted broken glazing at the side lites and more paint flaking on the facade. ERA recommends installing plywood over side lite openings.



19. Munshaw house, west elevation, on concrete block foundations and general site grading complete. ERA noted the cedar shingles have deteriorated since the last site visit in 2021 and a section of the eaves-through has fallen off. ERA noted tarp protection installed at the roof and walls of the house. ERA recommends installing plywood over exposed opening.



20. Munshaw house, north elevation, on concrete block foundations and general site grading complete. ERA noted more paint flaking on the facade. ERA noted the plywood installed over the opening is broken, ERA recommends installing new plywood.



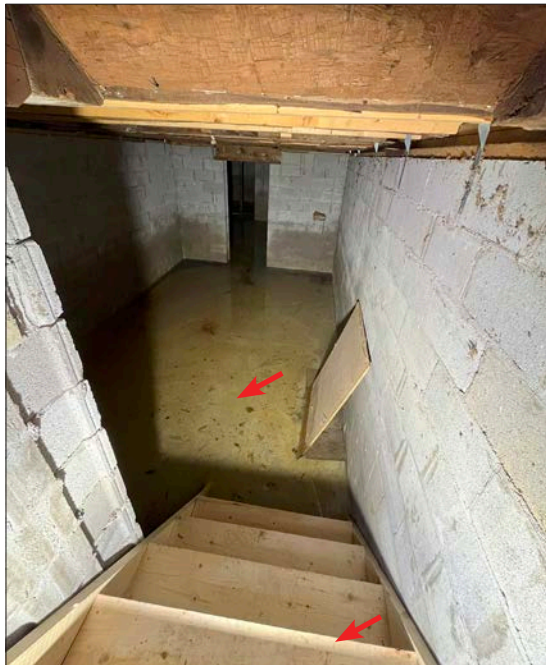
21. Munshaw house, north and east elevation, on concrete block foundations and general site grading complete. ERA noted tarp protection installed at the roof and wall of the house.



22. Munshaw house, east elevation, on concrete block foundations and general site grading complete. ERA noted the cedar shingles have deteriorated since the last site visit in 2021. ERA noted tarp protection installed at the roof and walls of the house.



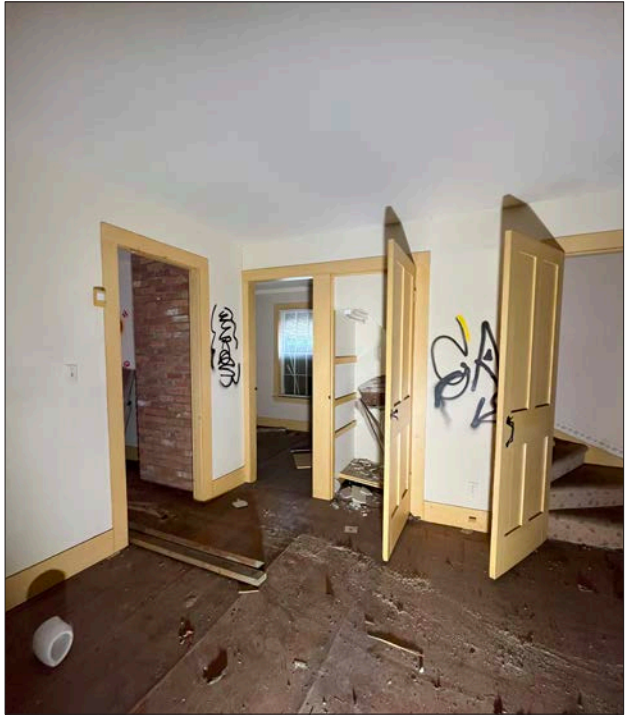
23. Munshaw house, east elevation, on concrete block foundations and general site grading complete. ERA noted that a section of the eaves-through has fallen off and more paint flaking on the facade.



24. Munshaw house, basement level, showing the concrete block foundation, concrete floor, and new wood frame stairs. ERA noted 150mm high water accumulation in the basement. ERA recommends water removal.



25. Munshaw house, ground level, no interior work completed. Graffiti on the walls is noted.



26. Munshaw house, ground level, no interior work completed. Graffiti on the walls is noted.



27. Munshaw house, ground level, no interior work completed.



28. Munshaw house, ground level, no interior work completed.



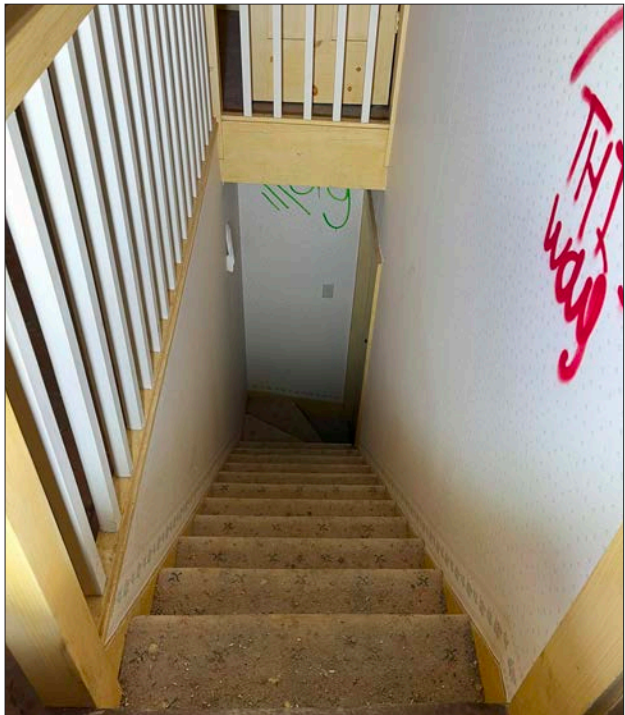
29. Munshaw house, second level, no interior work completed.



30. Munshaw house, second level, no interior work completed.



31. Munshaw house, second level, no interior work completed.



32. Munshaw house, second level, no interior work completed. Graffiti on the walls is noted.

4. END OF FIELD REVIEW REPORT #04