



REPORT

10489 Islington Avenue, City of Vaughan, Ontario
Maintenance Plan

Submitted to:

Valentina Perrelli

2081447 Ontario Inc.
10489 Islington Avenue
2nd Floor #104
Kleinburg, Ontario
L0J 1C0

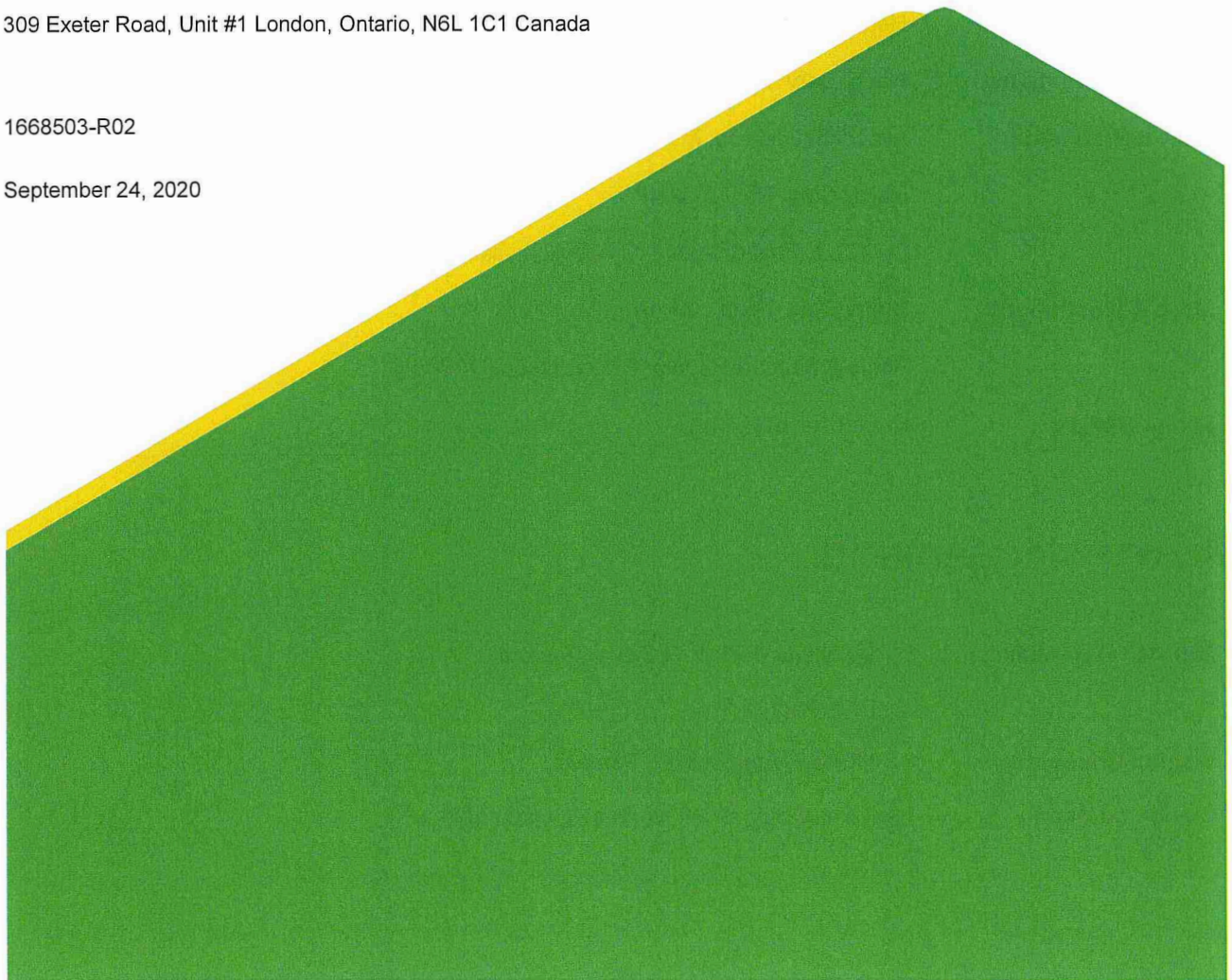
Submitted by:

Golder Associates Ltd.

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Executive Summary

The Executive Summary highlights key points from the report only, for complete information and findings as well as limitations, the reader should examine the complete report.

In November 2016, 2081447 Ontario Inc. retained Golder Associates Ltd. (Golder) to develop a Maintenance Plan for the property at 10489 Islington Avenue in the City of Vaughan, Ontario ('the property'). The property covers 851.4 square metres and includes a two-storey residence with two-storey wing and rear wood frame addition, a small "Ice Cream Shop" with boomtown front, and a detached garage. Centrally located within the Kleinburg Village of the Nashville-Kleinburg Heritage Conservation District, the property is designated under Part V of the *Ontario Heritage Act*.

2081447 Ontario Inc. intends to demolish the rear wood-frame addition of the house, the Ice Cream Shop, and the detached garage to construct a one-storey brick and glass addition to the Islington Avenue façade of the house and a two-storey, 566.67 square metre mixed residential and commercial building on Kellam Street. Golder's cultural heritage impact assessment (CHIA) concluded that the proposed development of the property will directly impact the original sections of the house and Ice Cream Shop but determined that the scale and design of the proposed development is compatible with the heritage architecture and streetscape of the surrounding buildings and the Nashville-Kleinburg Heritage Conservation District. To mitigate the loss of the Ice Cream Shop, which was found to be in poor physical condition, Golder recommended that the building be preserved by record prior to its demolition. Upon the City of Vaughan accepting these findings, 2081447 Ontario Inc. retained Golder in May 2018 to prepare a maintenance plan for the house.

Following guidelines provided by the City of Vaughan, Ministry of Tourism, Culture and Sport (MTCS) and Canada's Historic Places, this maintenance plan summarizes the existing condition and cultural heritage significance of the property and provides a series of recommendations to ensure it retains its current level of preservation and physical condition. These recommendations include measures for security, ventilation, and inspection and maintenance, and described in detail in Section 6.0 of this plan.

Additionally, Golder recommends that:

- This plan be reviewed every 3 months to address any changes in condition or approach; and,
- 2081447 Ontario Inc. keep on file a written and photographic record of all inspections, observations and minor maintenance activities.

Study Limitations

Golder Associates Ltd. has prepared this report in a manner consistent with guidance developed by Ministry of Tourism, Culture, and Sport, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied, is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by 2081447 Ontario Inc. (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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APPENDIX A

Maintenance Checklist

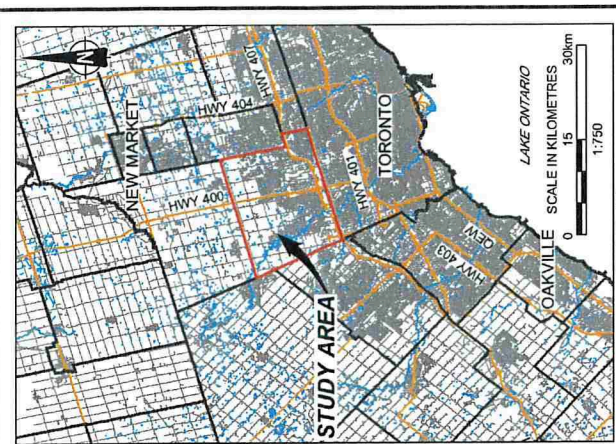
1.0 INTRODUCTION

In November 2016, 2081447 Ontario Inc. retained Golder Associates Ltd. (Golder) to develop a Maintenance Plan for the property at 10489 Islington Avenue in the City of Vaughan, Ontario ('the property'; Figure 1). The property covers 851.4 square metres and includes a two-storey residence with two-storey wing and rear wood frame addition, a small "Ice Cream Shop" with boomtown front, and a detached garage. Centrally located within the Kleinburg Village of the Nashville-Kleinburg Heritage Conservation District, the property is designated under Part V of the *Ontario Heritage Act*.

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Following guidelines provided by the City of Vaughan, Ministry of Tourism, Culture and Sport (MTCS), and Canada's Historic Places, this maintenance and conservation plan:

- Provides documentation of the property including its location and existing conditions;
- Analyzes the existing conditions to identify structural or other physical deficiencies;
- Recommends stabilization and maintenance measures; and,
- Provides an implementation schedule for the maintenance plan.



KEY PLAN

LEGEND

- CITY OF VAUGHAN BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- VAUGHAN TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2017, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES. © QUEENS PRINTER 2015.
 BING AERIAL IMAGE AS OF APRIL 25, 2017 (IMAGE DATE UNKNOWN); AND
 CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT
 MAINTENANCE PLAN
 10489 ISLINGTON AVENUE
 KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT
 CITY OF VAUGHAN

LOCATION MAP

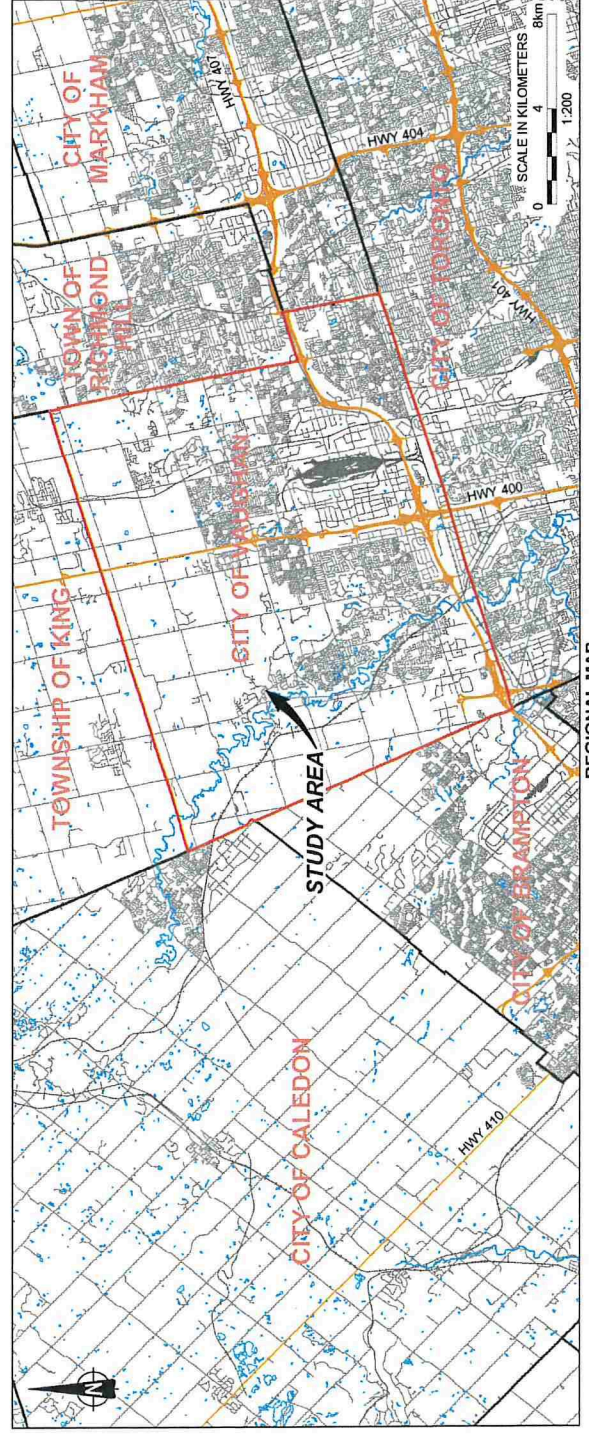
PROJECT No.		1668503	FILE No.	1668503-10000
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FIGURE 1



BING AERIAL IMAGERY and OBM MAPPING



REGIONAL MAP

2.0 SCOPE AND METHOD

The scope of this maintenance plan was limited to the Edwardian-Classicism main block of the two-storey house. This plan follows guidance provided in Section 9.3.4: Building Maintenance of the *Kleinburg-Nashville Heritage Conservation District Study and Plan* (HCD Plan) and builds on the results of research, field investigations, municipal consultation and evaluation conducted as part of Golder's Cultural Heritage Impact Assessment (CHIA) for the property (Golder 2017).

A number of widely recognized manuals related to inspecting and maintaining heritage assets were also consulted, including:

- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);
- *Make History, Preserve Manitoba's Past: Heritage Building Maintenance Manual* (Government of Manitoba & Canada's Historic Places 2008);
- *Ontario Heritage Tool Kit* series (Ministry of Tourism, Culture and Sport 2006); and,
- *Manual of Principles and Practice for Architectural Conservation* (Ontario Heritage Trust 2003).

3.0 DOCUMENTATION

3.1 Location

The property is a large village corner lot with minimal elevation changes and relatively flat topography. Vegetation is limited to a single large deciduous tree near the centre of the south fence line.

The house is situated on the west portion of the property, with the main block of the house on the northwest corner, and its wing extending to the southeast (Figure 2). The main block has minimal setback from the surrounding roads and the building immediately to the south on Islington Street (Figure 3). The only boundary demarcation is a chain link fence that runs from the rear wing to the southeast corner, and then north to Kellam Street.

Views into and out of the property are clear and unhindered, and the location of the property on a corner lot allows for clear views north and south on Islington Avenue, as well as to the east on Kellam Street (Figure 4). Along Islington Avenue the property is surrounded by low rise commercial structures the street, while on Kellam Street are one-to-two storey residential buildings on village lots.



Figure 2: View of the property facing east (December 2016).

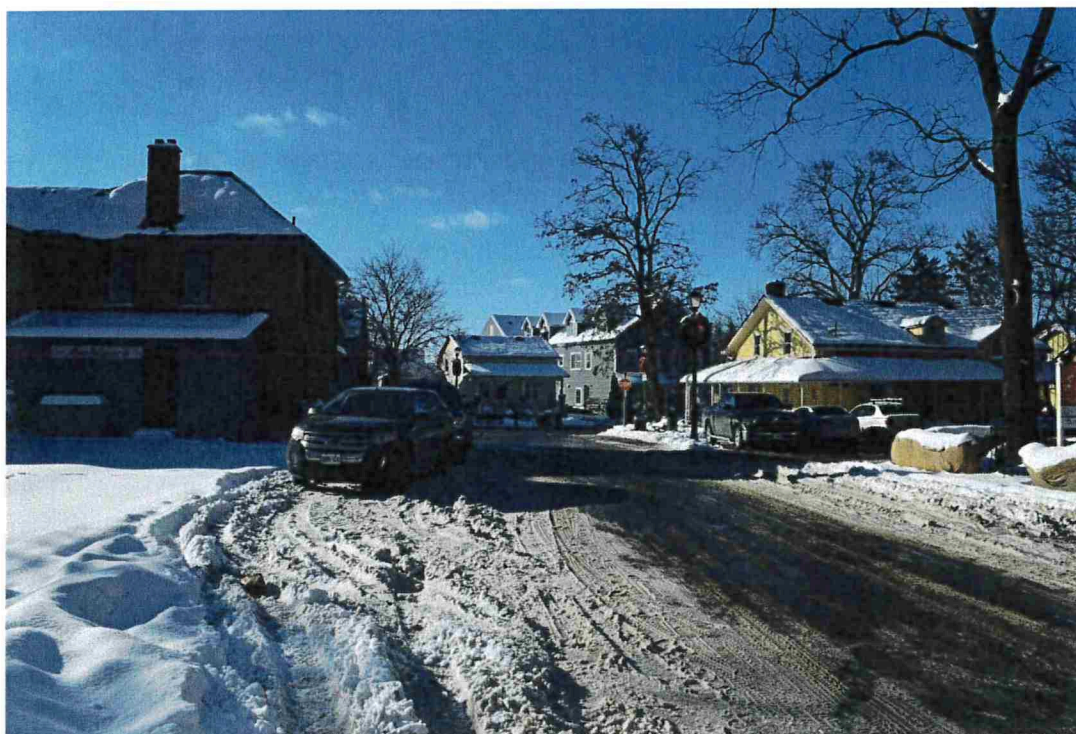


Figure 3: Streetscape of Kellam Street from the northeast corner of the property, facing southwest (December 2016).

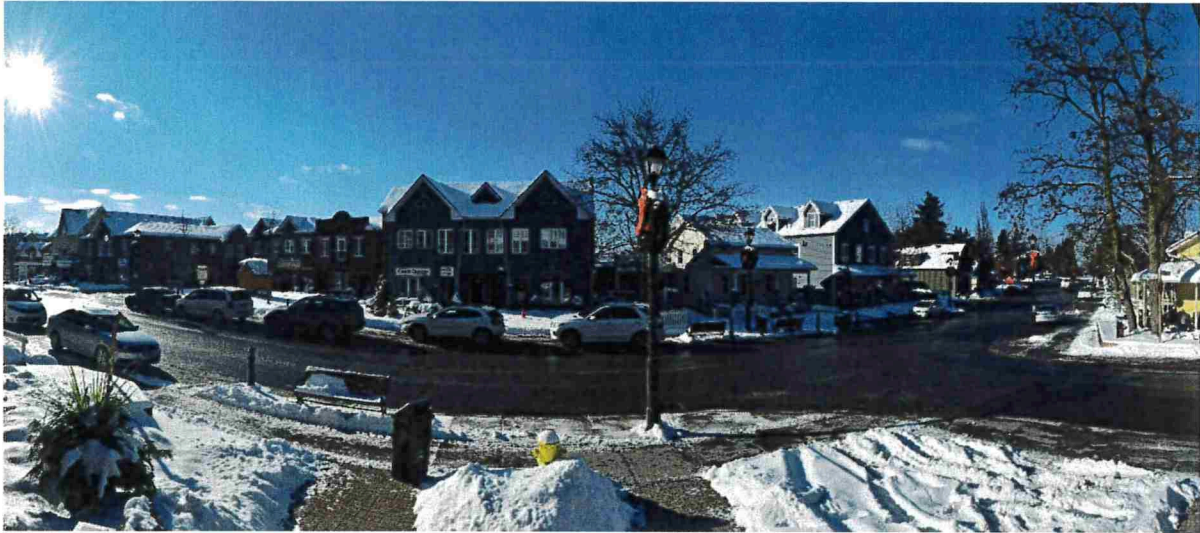


Figure 4: Panoramic view of the Islington Avenue streetscape from the verandah of the house (December 2016).

3.2 Description of Resource

3.2.1 General Description

The property's built environment includes a two-storey house with front verandah and is described in detail below (Figure 5 to Figure 7).

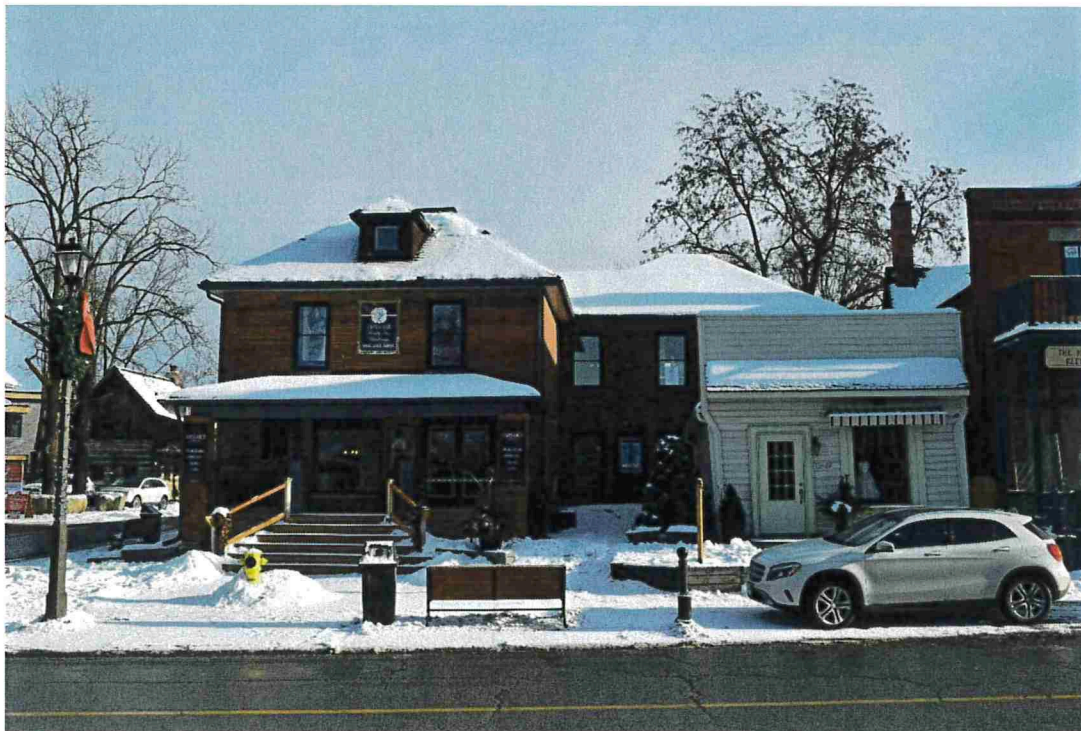


Figure 5: West facade of the house (December 2016).



Figure 6: North façade (December 2016).



Figure 7: East façade (December 2016).

3.2.2 Main Block

3.2.2.1 Exterior

The main block of the house is two-storeys and three-bays with a square plan, with the principal façade oriented to Islington Avenue. The foundation is partially visible above grade and is random-rubble squared fieldstone parged in mortar (Figure 8 and Figure 9). The walls are brick laid in stretcher bond for the principal Islington Avenue, the south facade, and interestingly, only two-thirds of the north wall; just west of the east windows on the latter facade the masonry transitions to one-in-four American or common bond and is capped at the eave by a row of headers. For the east facade the bonding pattern is different again, this time stretcher bond for corner and for the wall below the upper level windows, then one-in-five common bond for the upper level, which are also capped by a row of headers. This indicates a major extension to the east (further seen in the basement, described below) at some point prior to 1925, when the house appears in a photograph little different from its current state. Apart from the varied bonding pattern and window treatments, there are no other wall details.

Over the walls is a medium hip roof with pie-ended platform covered in asphalt shingle, and with projecting eaves clad in prefabricated metal soffits, fascia, gutters and rainwater leaders. A hip dormer with projecting eaves is centred on the principal facade, and lit by a single, square fixed sash window (Figure 11). A tall, double-flue and single-stack brick chimney extends from centre of east wall.

Fenestration is asymmetrically placed on both the principal façade and north wall and limited to the upper level on the east façade. With the exception of the large, fixed sash 'picture' window on the ground level on the principal facade, all windows are tall with flat heads, are one-over-one double hung, and have concrete lug sills, but the treatment of the window heads varies. On the principal facade the two balanced second level windows have jack arches made using soldier brick voussoirs, but the offset picture window lacks a similar decoration. The paired second level windows that are offset from the centre of the north facade wall match those of the second level on the principal facade, but the windows beneath them, which are also off-set, have varying forms.

Access into the building from Islington Avenue is covered by the porch and through two off-centre entrances located asymmetrically either side of the central picture window. The north entrance has a single-leaf, glazed and panelled wood door with wood threshold and a flat arch head of header on face brick, while the south door is double-leaf, with glazed steel doors and a steel threshold, and a flat arch head of header on face brick (Figure 12 and Figure 13). Access from the rear of the building on Kellam Street is through the rear porch.

The open front porch has a fieldstone foundation and brick base that is not keyed into the main block wall, and wide brick piers at the corners that support a wide and notched frieze and a hip roof with projecting eaves (Figure 14 and Figure 15). The straight stairs leading to the porch deck are of diminishing width and have a railing combining wood for the top and bottom rails, and steel bar balusters. This balustrade is also used for the railing enclosing the deck, which run from the piers to two smaller panelled wood pillars. Both the decking and tongue-and-groove ceiling planks are wood, and a crown moulding lines the inside edge of the frieze where it meets the ceiling. Overall, the house is representative of the widely popular Edwardian Classicism style (1900-1930), known in the United States as 'Foursquare' (Blumenson 1990; Fram 2003).



Figure 8: Random rubble fieldstone foundation and brick masonry at the southwest corner of the house (December 2016).



Figure 9: Rubble foundation masonry as seen from the basement (December 2016).

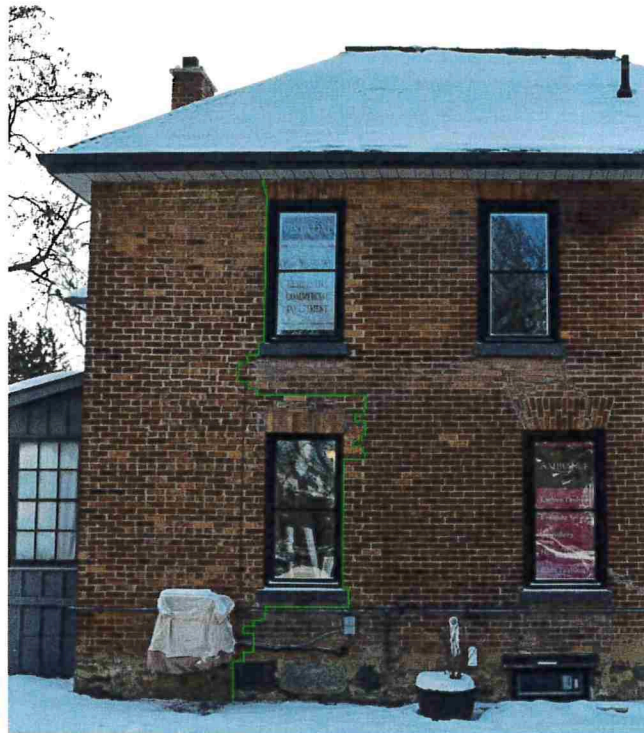


Figure 10: Mortar transition seen in the north wall (December 2016).

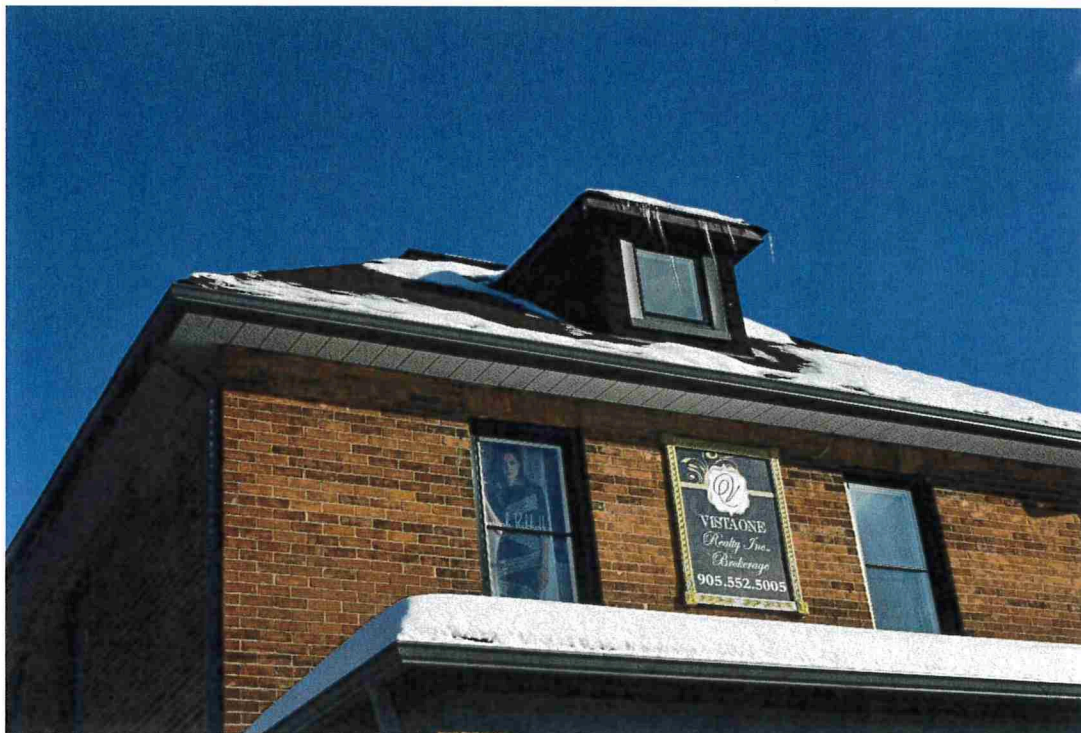


Figure 11: The main block dormer (December 2016).



Figure 12: The north door on the west façade (December 2016).

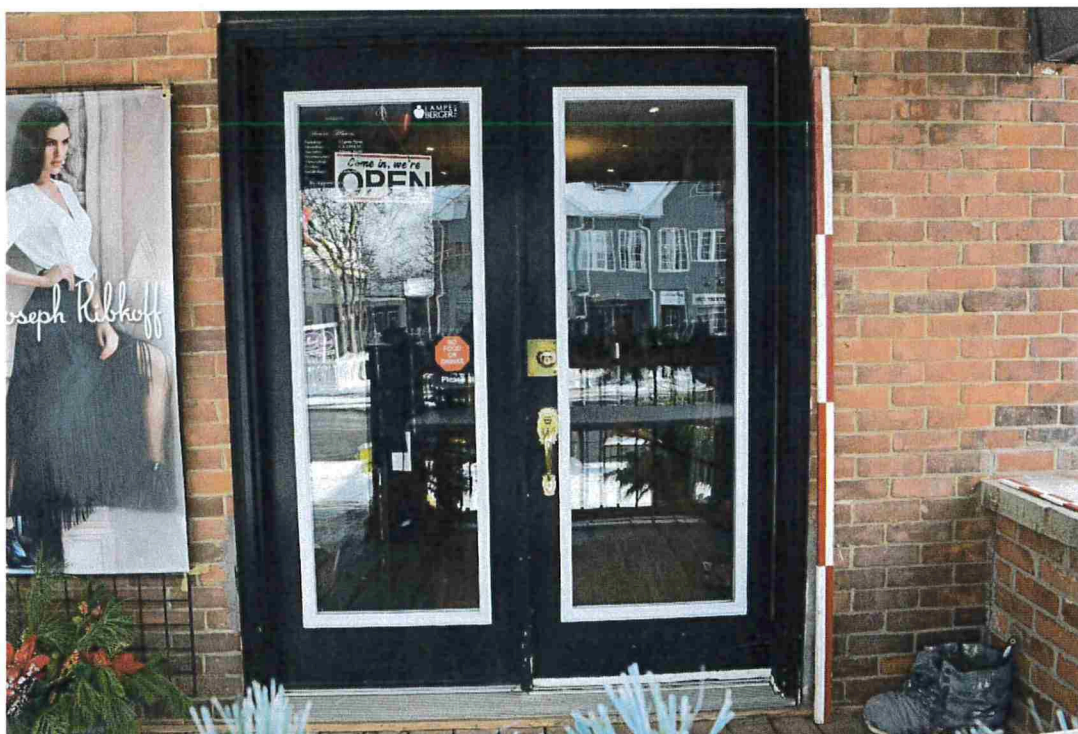


Figure 13: South doors on the west façade (December 2016).

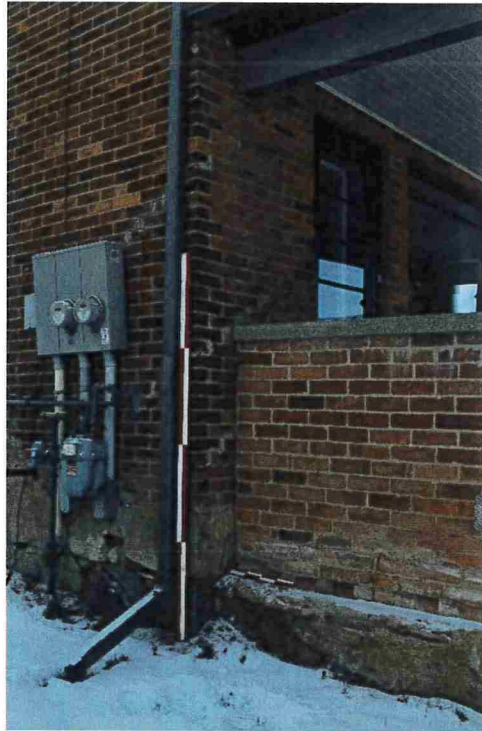


Figure 14: Connection between the verandah and house (December 2016).



Figure 15: Brick pier, fascia, and ceiling (December 2016).

3.2.2.2 Interior

3.2.2.2.1 First Level

The first level of the house is divided into just three spaces: a large long room on the south entered through the double-leaf doors, and an entrance hall and large room with stairway on the north accessed through the north door (Figure 16). There are a number of contemporary finishes including laminate flooring, a mineral fibre panel suspended ceiling, and some prefabricated wood door surrounds, but earlier moulded wood door architraves and the tall moulded baseboard are also present in many places (Figure 17 and Figure 18). Also original is the quarter turn stairs with half-pace landing in the northwest quadrant of the first level, which has a moulded wall string, scotias under the nosings, and a balustrade with thick moulded handrail and turned balusters (Figure 19 and Figure 20). A door in the south room leads to the unfinished rear addition, where the brick exterior wall with blind wood windows of the main block, and 2x4-inch lumber and plywood sheet of the roof construction, is exposed.

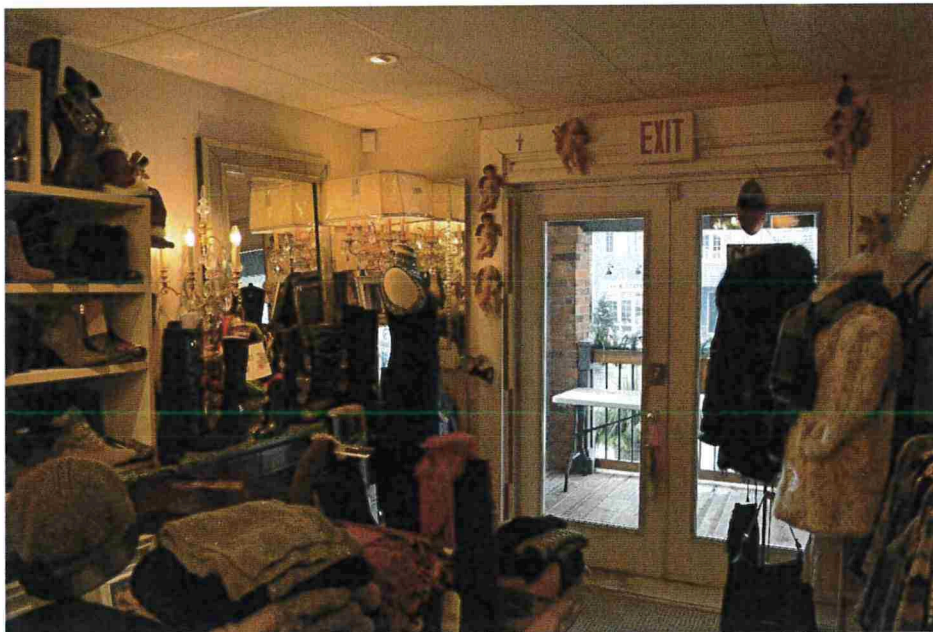


Figure 16: Large south room (December 2016).

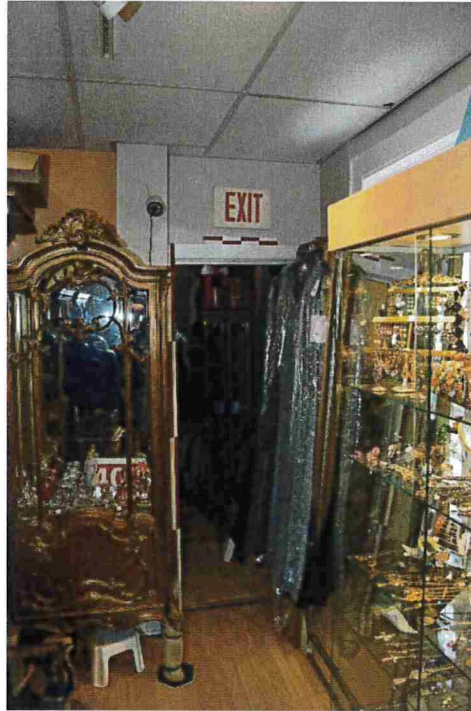


Figure 17: Modern ceiling, architrave and floor finishes on the interior (December 2016).



Figure 18: Original baseboard and door architraves (December 2016).



Figure 19: The stairs to the second level (December 2016).

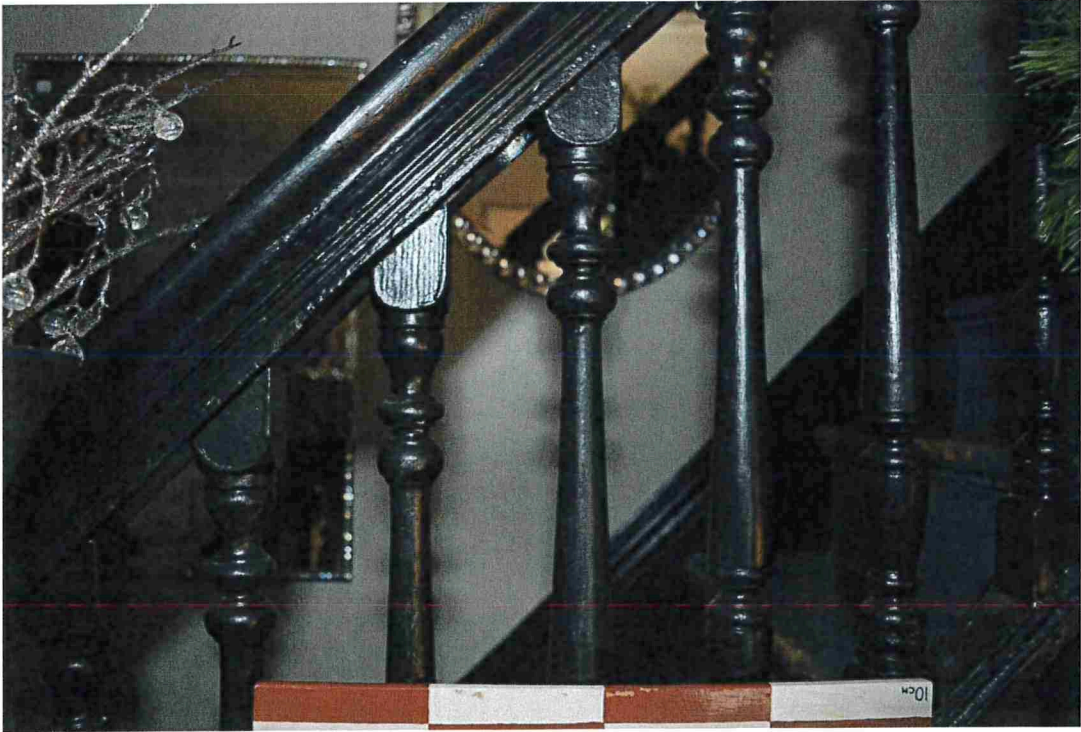


Figure 20: Balustrade of the stairs to the second level (December 2016).

3.2.2.2.2 Second Level

Alterations have been made to the second level, which is divided into a central landing hall with radiating northwest room, a northeast room, southwest room, and southeast room, but again original baseboard, and window and door architraves have been maintained through later plasterboard, panel ceiling, and flooring renovations, as has a section of balustrade around the landing (Figure 21).



Figure 21: West room of the second level (December 2016).

3.2.2.2.3 Basement

A central staircase leads to the large north and south rooms of the basement, which has exposed random fieldstone foundation and partition walls parged in cement and north-south running circular sawn joists with flooring planks above. These are bounded on the east by a 38-cm wide stone and brick wall that corresponds to the change in masonry seen on the exterior. In the rooms east of this wall, the foundation is poured concrete topped by brick and the joists are on a 40.6 cm (16-inch) centre instead of the 41.9 cm (16-1/2-inch) centre seen in the west side of the basement (Figure 22 and Figure 23). Like the exterior masonry, both the east fieldstone 'interior' wall and difference in foundation construction clearly indicate an extension was made to the building in the first quarter of the 20th century.

Three windows now covered by the rear addition are located on the east exterior (concrete and brick) wall, and only a single window pierce the north and south walls, respectively.

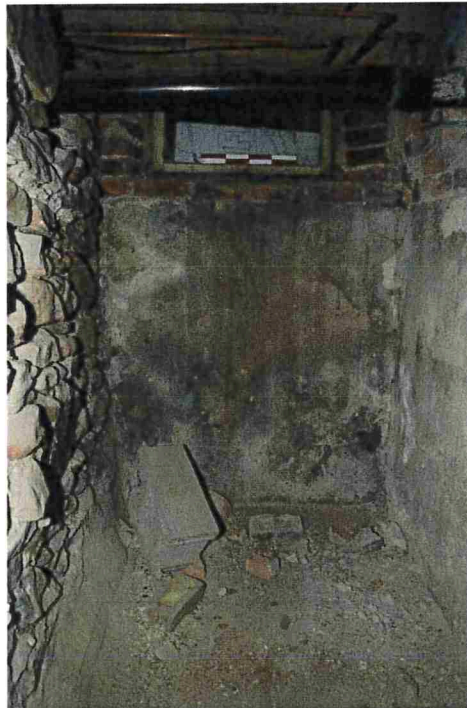


Figure 22: Rubble foundation of the house (left) and concrete and brick foundation of the extension as seen from the basement (December 2016).

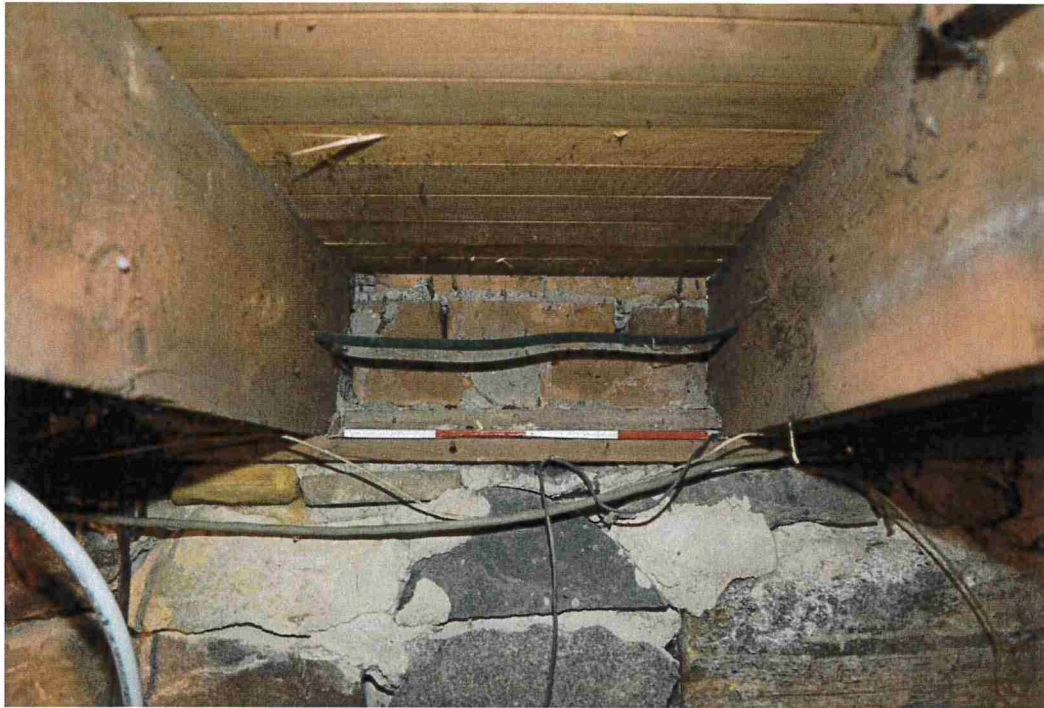


Figure 23: Joists and floorboards in the basement (December 2016).

3.2.2.2.4 Attic

The attic space is accessible via a staircase near the northwest corner of the second level and finished with a modern suspended ceiling and fluorescent lighting (the panels have been removed), wood laminate wall covering, and flooring (Figure 24). The roof construction of thin common rafters with circular-sawn sheathing planks is visible in the northwest corner (Figure 25).



Figure 24: Interior of the attic, facing the dormer (December 2016).



Figure 25: View of the roof construction as seen from the attic access (December 2016).

3.3 Statement of Cultural Heritage Value or Interest

Description of Property – 10489 Islington Avenue, City of Vaughan

Situated at the corner of Islington Avenue and Kellam Street in the Kleinburg village is a large, two-storey Edwardian Classicism house built between 1901 and 1902, a small shop with boomtown front, and a detached garage. The main block of the house was later expanded with an extension, then a large wing, all of which front onto Islington Avenue.

Statement of Cultural Heritage Value or Interest

The house at 10489 Islington Avenue is of design or physical value as a relatively early and representative example of an Edwardian Classicism residence and has contextual value as a contributing structure to the Nashville-Kleinburg Heritage Conservation District. Addition of a two-storey wing has not detracted from its early 20th century appearance including its square plan, two-storey massing, hip roof and centre dormer, asymmetrical fenestration, and a prominent, hipped roof open verandah with brick piers. Centrally located in the Nashville-Kleinburg Heritage Conservation District, the property retains and supports its surrounding village context.

Description of Heritage Attributes

Key attributes that reflect the design or physical value of the house are its:

- Two-storey massing;
- Hip roof with pie-ended platform and centre, hip roof dormer;

- Front verandah with brick base;
- Brick construction combining stretcher and American bond; and,
- Asymmetrical fenestration

Key attributes that reflect the contextual value of the property are the:

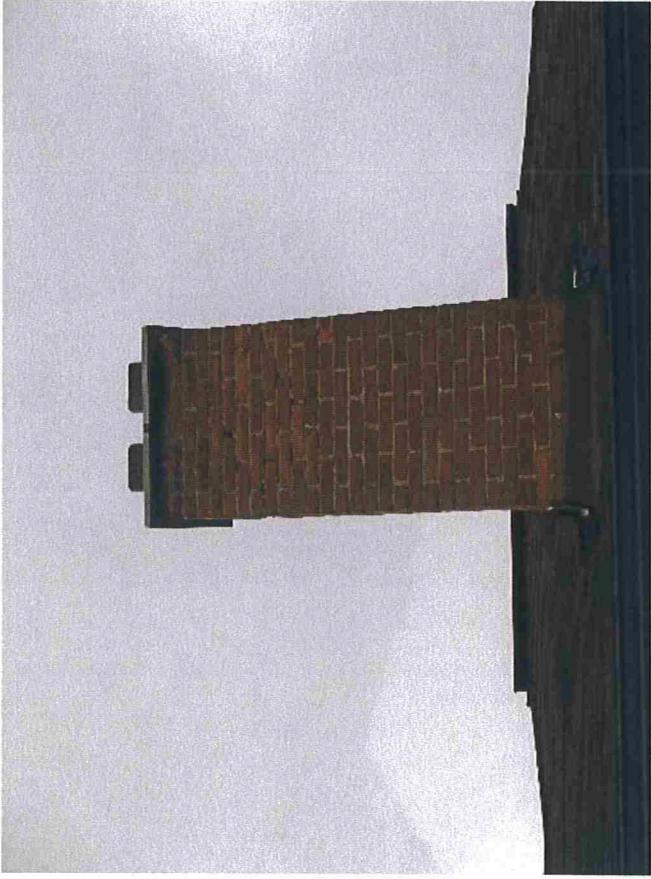
- Prominent siting of the house on a central intersection in the village;
- Visual connections between the house to contemporary commercial buildings on Islington Avenue. These connections have been maintained since at least 1925.

4.0 ANALYSIS


4.1 Physical Condition

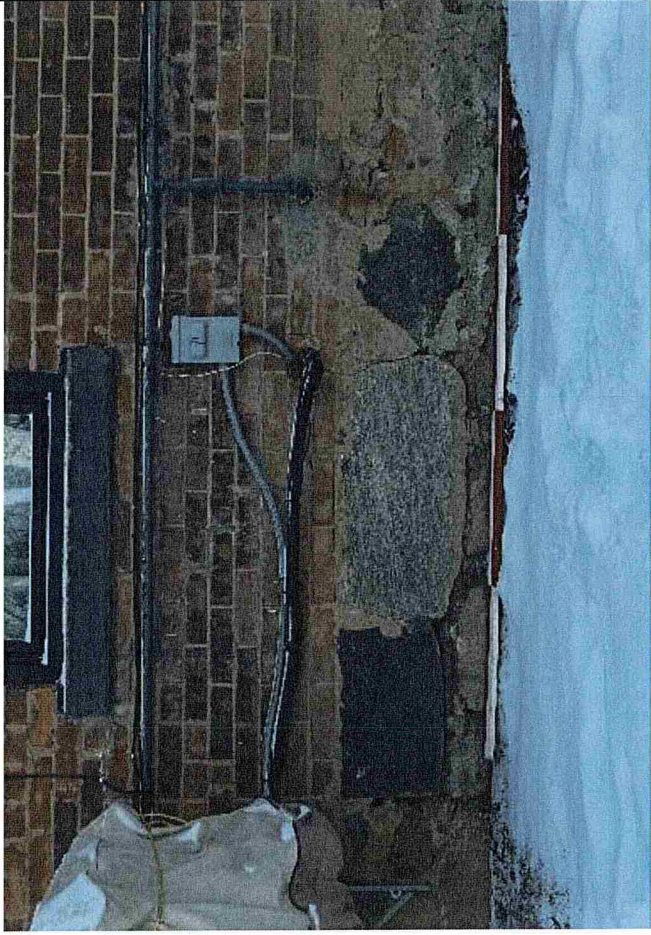
The condition assessment presented in Table 1 summarizes an extensive checklist developed by Historic England (Watt 2010: 356-361). Please note that these observations are based solely on superficial visual inspection and should not be considered a structural engineering assessment.


Table 1: Physical Condition Assessment.

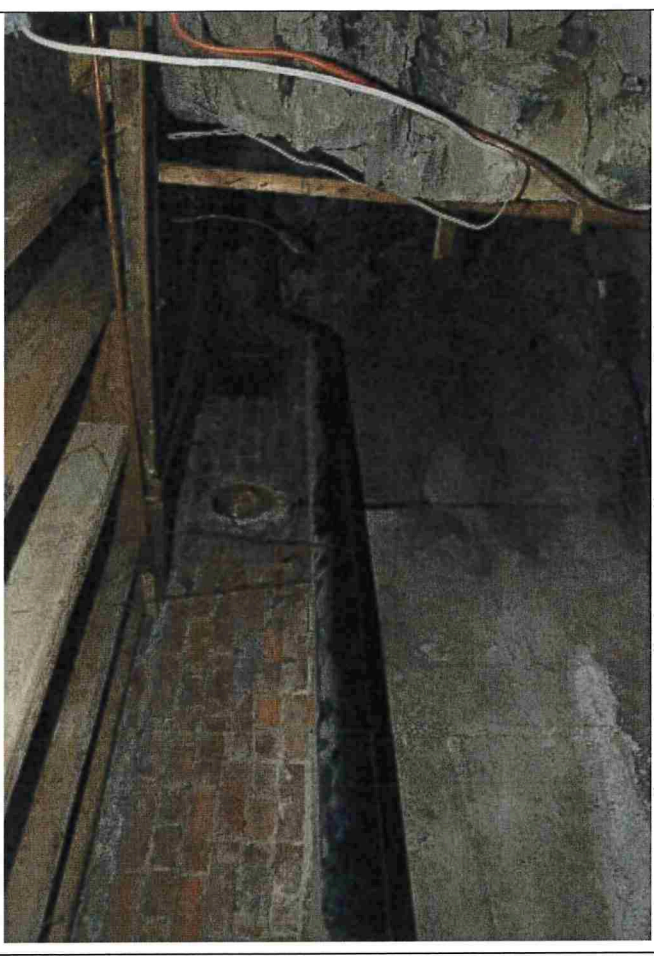
Element	Observed Conditions	Documentation
General structure	<ul style="list-style-type: none"> ■ Overall good condition based on the state of interior and exterior fabric (see below). 	See below.
Roofs	<ul style="list-style-type: none"> ■ No visible rot on the fascias or soffits, and the flashing and gutters appear sound ■ The roof covering for the house is in good condition ■ No tilting or mortar deterioration seen in the chimney masonry. Minor mortar washout is visible. 	 <p><i>Minor mortar washout visible on the main block chimney.</i></p>


Element	Observed Conditions	Documentation
Rainwater disposal	■ All gutters appear sound	 <p>Prefabricated metal soffits, fascia and gutters on the east façade of the main block.</p>
		See photos above.


Element	Observed Conditions	Documentation
Walls, foundations and exterior features	<ul style="list-style-type: none">■ House walls appear to be sound with no evidence of bowing■ No evidence of water infiltration or efflorescence■ Areas of the exterior walls display mortar washout■ Some areas of the foundation need to be repointed	 <p data-bbox="1024 394 1052 779"><i>Mortar washout on exterior bricks.</i></p>

Element	Observed Conditions	Documentation
		 <p data-bbox="1040 289 1073 892"><i>Mortar requiring repointing as visible on north façade.</i></p>

Element	Observed Conditions	Documentation
Windows and Doors	<ul style="list-style-type: none">■ Windows, doors, and glazing appear to be in good condition throughout	 <p><i>Windows on the north façade.</i></p>

Element	Observed Conditions	Documentation
Basements	<ul style="list-style-type: none">■ No evidence of efflorescence or dampness in the basement■ Debris (i.e. boxes, storage) blocking views of wall conditions	 <p><i>Interior condition of the basement.</i></p>

Element	Observed Conditions	Documentation
<p>Living and working spaces</p>	<ul style="list-style-type: none">■ No areas of paint exfoliation and plaster damage suggesting moisture infiltration	 <p><i>Interior condition of second storey hallway and ceiling</i></p>

Element	Observed Conditions	Documentation
<p>Attics, shafts, and concealed spaces</p>	<ul style="list-style-type: none">■ There is evidence of water infiltration in the attic which has stained fibreglass batts.	 <p><i>Water infiltration evident on the ceiling of the attic.</i></p>

5.0 STABILIZATION MEASURES

The house is in active use and the only deficiencies (mortar washout in brick exterior, repointing of foundation and chimney) do not reflect structural issues. However, to ensure no accidental damage to the main block during the partial demolition of the Ice Cream Shop, Golder recommends to:

- Monitor for vibration impact during adjacent construction.
 - The foundation of the main block should be closely monitored during the adjacent construction activities. At that time, telltale meters should be installed at every 2 metres along the length of the foundation wall and the telltale meters should be checked for any cracks, convergence or movement on a daily basis. During construction, records of the crack measurement should be taken at various times during the day to observe whether any change is visible. If the vibration levels exceed 3.0 mm/s, the contractor should immediately communicate the monitoring results to the Client's representative and provide a verbal description of their proposed mitigative strategy. If a second vibration event exceeds the ground vibration limits, work should cease, and a revised approach should be prepared and submitted to the Contract Administrator for review.

6.0 MAINTENANCE PLAN

The following actions are recommended to ensure the property retains its current level of preservation and viability for redevelopment.

- Clear out all gutters and downspouts and ensure these shed water away from the foundations;
- Inspect roof for leaks and replace damaged fibreglass batts and flashings;
- Schedule and conduct quarterly inspections that address all exterior and interior spaces;
 - The comprehensive inspection and maintenance checklist provided for this property in APPENDIX A is adapted from the Province of Manitoba's *Heritage Building Maintenance Manual* (Manitoba 2008).
- Inspect quarterly for insect, pests and other infestation;
- Debris in basement should be removed to ensure leaks can be more easily detected. Consider installing dehumidifier to prevent moisture build up;
- Repoint the Foundation; and,
 - Field investigations noted evidence of mortar washout, which will need to be repointed using lime mortar. A heritage mason can advise on the mortar mixture, but it should be slightly weaker than the stones in the wall (Weaver 1993:134).
- Repoint chimneys and walls.
 - Although intact, there are areas of the chimney and exterior walls which requires repointing due to mortar washout. As mentioned above, repointing should use lime mortar. The mortar mix should be durable enough to survive the weather yet soft enough not to damage masonry. Patching the chimney render instead of total replacement is preferred.

7.0 SCOPE OF WORK

The following schedule in Table 2 is recommended to implement the strategies identified in this maintenance plan.

Table 2: Scope of Work.

Task	Frequency & Timing
Designate an agent or staff member who can provide access to the property for Town staff, if requested	Once, as soon as possible
Develop a comprehensive inspection and maintenance checklist	Once, as soon as possible
Repoint the foundation	Within first 3 months
Repoint chimneys and exterior walls	Within 3 to 6 months
Install new exterior doors at the north facade	Within 3 to 6 months
Inspect roof for leaks and replace damaged fibreglass batts and flashings	Within 3 to 6 months
Debris in basement should be removed to ensure leaks can be more easily detected. Consider installing de-humidifier to prevent moisture build up	Within 3 to 6 months
Monitor for vibration during adjacent construction and wood frame addition removal	Within 3 to 6 months
Initiate and conduct a periodic inspection schedule that addresses all exterior and interior spaces	Quarterly
Inspect for insect, pests and other infestation	Quarterly
Clear out all gutters and downspouts and ensure these shed water away from the foundations	Twice yearly

8.0 SUMMARY STATEMENT

This maintenance plan has outlined the existing conditions of the house at 10489 Islington Avenue and prioritized maintenance and inspection measures to ensure the heritage attributes of the house are preserved until the rehabilitation effort is initiated. The building was determined to be in good condition and does not require stabilization, nor under any direct threat of accidental damage. However, the structure will require periodic inspection followed by immediate action if issues are identified. Additionally, Golder recommends that:

- This plan be reviewed every 3 months; and,
- 2081447 Ontario Inc. keep on file a written and photographic record of all inspections, observations and minor maintenance activities.

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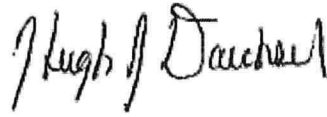
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Signature Page

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APPENDIX A

Maintenance Checklist

10489 ISLINGTON AVENUE, KLEINBURG, ON

INSPECTION CHECKLIST				
Date:	Inspector:	Weather Conditions:		
SITE	Yes	No	Note:	Requires Action
Is there adequate site drainage around the building?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is site security in working order?	<input type="checkbox"/>	<input type="checkbox"/>		
ROOF	Yes	No	Note:	Requires Action
Are there loose or missing shingles?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is the ridge covering tight, without gaps?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are fascia boards and soffits intact, secured to structure?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are the chimneys sagging, leaning or bowing?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are the chimneys intact and protected with a cap?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are bricks or stones cracked, loose or missing? Are the mortar joints tight?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is flashing and caulking around the chimneys secure? Is the flashing loose or missing?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are vents and other openings caulked and secure, without cracks or holes?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
In winter, are ice dams forming?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is paint peeling or blistering at the cornice (eaves), especially on the underside? (Check the edge of the roof overhand for evidence of ice dams or water damage)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
GUTTERS AND DOWNSPOUTS	Yes	No	Note:	Requires Action
Are gutters and downspouts clear of leaves and debris?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

INSPECTION CHECKLIST

Are there loose, rotted or missing gutters or downspouts? Is there rust or paint loss?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are joints in downspouts secure from leaks?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Do all outlets from downspouts have extensions? Are gutters secure and appropriately angled to drain?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
WALLS	Yes	No	Note:	Requires Action
Is the wall out of plumb or unlevel? Is the wall leaning, bowing or bulging?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is paint chipped, blistered, etc.?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is wood trim dry and solid to the touch? Are the walls water stained?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are there any creepers, ivy or overgrowth directly on the walls (ex: not on trellises)?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are there lichens or mosses on the walls?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is there any mold or mildew on the wall surface?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
FOUNDATIONS	Yes	No	Note:	Requires Action
Are there any cracks visible?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Have any patched cracks re-opened?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is the foundation wall bulging or bowing?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is masonry missing, loose, flaking, crumbling or cracking? Is the mortar loose or crumbling?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are doors or windows out of square?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Inside, are posts, beams, joists sound?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Inside, are there any signs of leaking? Any musty smell, efflorescence or peeling paint?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is the ground properly sloped away from the building? Does water collect excessively in any areas?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

INSPECTION CHECKLIST

Is vegetation growing on the foundation, causing water infiltration?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
FEATURES & DETAILS				
Are steps level?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are there signs of water pooling on steps?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are the porch and verandah securely attached to the main building?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are there gaps between the porch wall / verandah wall and the main building?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are there signs of water penetration into a porch or verandah?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is the roof of a porch or verandah in good shape?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
WINDOWS				
Are there any missing panes?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are there any cracks or holes in any panes?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Has putty or caulking cracked or fallen out?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is there any moisture build-up in the window cavity? Is there evidence of excessive moisture penetration around the sash or at the sills on the interior?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Does condensation build up on interior or exterior storm sash during winter months? (some condensation is normal, but high amounts of condensation can deteriorate wood quickly)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
EXTERIOR DOORS				
Are doors in good alignment?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Are seals intact and effective?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Is paint or protective coating damaged, blistered?	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

INSPECTION CHECKLIST

Is hardware (ex: hinges, passage sets) in good working order? Is the door securely fastened?

Is the door's threshold rotted?

ADDITIONAL NOTES & SUMMARY OF REQUIRED ACTIONS:



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