

**CULTURAL HERITAGE
IMPACT ASSESSMENT
And
HERITAGE DISTRICT
CONFORMITY
REPORT**

**2291 Major Mackenzie Drive West
Maple Heritage District,
Vaughan, Ontario, Canada**

19 October 2020

prepared by



architecture + planning + urban design
+
heritage conservation
+
real estate development

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2291 Major Mackenzie Drive, West

Maple Heritage District

Vaughan, Ontario, Canada

CULTURAL HERITAGE IMPACT ASSESSMENT and HERITAGE DISTRICT CONFORMITY REPORT

1 June 2019 revised 19 October 2020

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2291 Major Mackenzie Drive, West

Maple Heritage District

Vaughan, Ontario, Canada

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1.0 INTRODUCTION TO THE PROPERTY

This Assessment addresses City of Vaughan Guidelines for Cultural Heritage Impact Assessments.

The Village of Maple is consolidated as part of the City of Vaughan. The property at 2291 Major Mackenzie Drive, West is located within the central core of the Maple Heritage District, west of Keele Street and is now a designated heritage district within Vaughan under Part V of the Ontario Heritage Act since 1970. The property at 2191 Major Mackenzie Drive West is an existing relatively flat rectangular parcel at the corner of Jackson Street and with some slope southward from Major Mackenzie Road

The residential building presently located on 2291 Major Mackenzie East is a Designated Heritage building under Part IV of the Ontario Heritage Act per direction of Vaughan City Council. This property is located within the Maple Heritage District which is also designated under Part V of the Ontario Heritage Act also per direction of Vaughan City Council. The building was developed/constructed by Mennonite father/son owners of the parcel of land circa 1880. Jacob Henry Shunk and son Nathaniel Shunk were settlers who migrated from the US to settle in Canada, and settled in Edgeley, Ontario, which was a hamlet located immediately south of what is now Vaughan. 2291 Major Mackenzie Drive West was likely a speculative development at the time, in the heyday of early development of the settlement of Maple. The building, presently vacant, has recently been a commercial establishment at the ground floor, residential on the second floor in what was historically the commercial/trades core of Maple, and one of the few original remaining buildings in this core area.

Present owner of the property is planning to construct three new townhouses on this property south of the existing heritage residential building, and to renovate/restore the heritage building for residential / Home Occupation use. East of the property there is substantial new residential townhouse redevelopment nearing construction completion, with internal service road and pedestrian circulation network abutting the subject property. Major Mackenzie Drive West and utility infrastructure are under reconstruction to accommodate the substantial new development growth in this area.

City of Vaughan has experienced, and continues to experience rapid change and growth, as does the Village of Maple. There are multiple new townhouse and mixed use projects in various stages of development or in application for development within Maple.

The core area of the former Village of Maple, along both Major Mackenzie Drive West and Keele Street, has been designated as a Heritage Conservation District under Part V of the Ontario Heritage Act. The subject property is within the Heritage Conservation District and is individually designated under Part IV of the Ontario Heritage Act.

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There is significant increased vehicular traffic along both Major Mackenzie Drive and Keele Street, the main streets in the Maple Heritage District. The Ontario Ministry of Transportation has called for widening of these thoroughfares and is requiring land taking from new development parcels as part of approval for new development. This conflict with the smaller scaled historic Village of Maple will have a significant impact on the character of the Heritage Conservation District. Urban design guidelines prepared for Vaughan propose measures to mitigate the potential for conflict between pedestrian and vehicular traffic.

Owner of the property, working with Brutto Consulting retained MW HALL CORPORATION as architects, heritage conservation and urban design consultants to prepare this Cultural Heritage Impact Assessment (CHIA) of the property, the Conformity Report for the redevelopment/adaptive reuse, Urban Design conformity and architectural design of the improvements.

The subject property is owned by:

Dr. Carlo Ammendolia and Mary Ammendolia
2301 Major Mackenzie Drive West
Vaughan, Ontario L6A 3Z3

Contact information is as follows:

Claudio Brutto, MCIP, RPP, President
Brutto Consulting
999 Edgeley Boulevard, Unit 6
Vaughan, Ontario L4K 5Z4
Tel: 905 761 5497
Email: cbrutto@bruttoconsulting.ca

2.0 CULTURAL HERITAGE IMPACT ASSESSMENT AND HERITAGE DISTRICT CONFORMITY REPORT

2.1 History of the property and evolution to date

According to a report by ASI archeological prepared for a redevelopment project to the west of 2291 Major Mackenzie West [see Reference (b)]

“...The survey of Vaughan Township began in 1795, but was not completed until 1851. The community of Maple is in the south part of the township...at the intersection of Major Mackenzie Drive and Keele Street.

...Maple was originally called Noble’s Corners early in the 19th Century. The settlement was small initially, but the arrival of the Ontario, Huron and Simcoe Railway in the 1850’s led to its growth. By the late nineteenth century, businesses included a hotel, saw mill, rope factory, creamery, hardware store, shoemaker, and harness shop...

“Crown Patent for Lot 2 was granted to Samuel Street in 1799...for all 200 acres...” but no development on the land at that time, except likely a residence which was a mandate for ownership under the Crown grant.

Chain of Property Ownership [Appendix 6] shows that this larger parcel was subdivided and became under the ownership of Peter Rupert. The lands were transferred/subdivided among his family by Joseph Rupert with some likely early commercial at the southwest corner of the lands at intersection of Major Mackenzie/Keele. 1860 Tremaine Map [appendix 3] shows the land block owned by Joseph Oliver but property records show land transferred by Oliver Rupert (Physician) to Rachel Rupert because Oliver died.

“The subject property is approximately 0.4ha in size...bounded by Major Mackenzie Drive West to the south, commercial development to the east and west, and residential development to the north...currently consists of a strip mall building with associated parking lots to the east and north; an access lane is located along the west limit. The terrain is level across the property”

The property was purchased by the present owner for purposes of redevelopment. Application is in the process of being made to City of Vaughan to redevelop the property with new townhouse additions to the Provincially designated heritage house plus restoration and adaptive reuse of the existing designated heritage building for residential / Home Occupation use.

2.2 Context and setting of the subject property

2291 Major Mackenzie Drive is located within the Maple Heritage District which was established in 1970. When initially developed in the 19th century, the now designated heritage house was constructed at the north end of the lot facing Major Mackenzie Drive West, similar to other residences to the east and west of this property. Properties to the east at the intersection toward Keele Street have been redeveloped to fit within the architectural character of the heritage district in accord with heritage district guidelines for the Maple Heritage District. Within the past decade, virtually the entire block bounded by Major Mackenzie Road, Keele Street, Church Street and Jackson Street has been undergoing

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redevelopment with some existing heritage houses relocated within that block to face Keele Street, with the remainder of the block redeveloped with new attached townhouses. That project is presently under construction [see site plan in appendix 9].

2.3 Architectural evaluation of the subject property

The existing designated heritage house is a wood frame Victorian style two level house with a full basement constructed in part from field stone. The house was originally clad with yellow painted lapstrake wood siding. The original house had a rear addition added, again with a field stone foundation. The building subsequently had wire-backed faux yellow brick siding nailed over the wood siding. The building is generally plumb, but has had some structural reinforcing added at the basement level. None of the original windows or doors remain nor are there original interior wood trims or finishes. While some original construction materials exist under the new siding, substantial restoration/repair work will be required. Further, with the advent of the automobile, automobile parking will be required for today for reuse of the building.

2.4 Redevelopment proposal for the subject land and potential impacts on identified heritage resources

Architectural character and scale of the planned redevelopment is specifically designed to reinforce the architectural character of the Heritage District, building upon the architectural character of the designated heritage house district, but in contrast to the heritage house to allow the historic character of the restored heritage house to stand out from its surrounding development and includes restoration/adaptive reuse of the existing heritage house insitu on the property. Redevelopment plans include the addition of three attached townhouses to the south of the heritage house, plus some additions to the heritage house to make it useful as a present day home and Home Occupation.

Mackenzie Drive, converted to a major thoroughfare has today changed the early quiet, pedestrian environment for Maple. The planned redevelopment returns a portion of the streetscape to pedestrian friendly and integrates this development with the new housing development underway to the east and south of this parcel. Appendix 12 presents the site plan, elevation drawings and concept rendering of the redevelopment plans.

2.5 Heritage District Conformity

The decision to retain and restore the deteriorated designated heritage house on this property was carefully considered due to the condition of the house and the substantial

changes that had been made to it. In early meetings with heritage staff the decision was made to undertake the retention/restoration and adaptive reuse of the house in conjunction with the addition of new townhouses on the remainder of the lot. The return on investment from these additions would compensate the owner of the property in exchange for the substantial restoration cost of restoration of the original Victoria house. It was decided that the new townhouse construction would generally conform with the Heritage District Design Guidelines, but of a slightly later period in the history of Maple, including changes in roof pitch, the use of brick cladding, etc. such that the new townhouse additions would be differentiated from the Victorian style of the heritage building. The heritage building itself would have some minor additions to address today's automobile use, typically more expansive size of residence and conformity with the continuing redevelopment of the form Maple Village. The original yellow finished wood siding on this house will be either restored if feasible, or replaced with wood lapstrake siding and detailing to match the original.

Planned retention and adaptive reuse of the existing heritage house, combined with new infill development connected to the rear of the heritage house is fully compatible with the heritage district guidelines. It provides an example of proper development while meeting demand for intensification of the Maple Heritage District without demolition or removal or relocation of existing heritage buildings in the District. The view from the street and public walkways in the neighbourhood retain the original street view with the original heritage building without demolition or relocation. In this situation where the costs of privately owned heritage building restorations are extremely limited, intensification of the rear of the property does not require use of public funds, but does retain one of the early structures of the neighbourhood.

2.6 Examination of preservation/mitigation options for cultural heritage resources.

Recommendations in this CHIA are based upon architectural and historical research, combined with the City of Vaughan Urban Design Guidelines [reference a)] regarding the property and its importance to the City of Vaughan's history and particularly to the Maple Heritage District, community, cultural landscape, or streetscape. Options explored were:

Avoidance Mitigation

Restoration and adaptive reuse of this original designated heritage house is an important contribution to the heritage district and is sensitively designed to be compatible with the adjacent redevelopment underway to the east and south of this property.

Salvage Mitigation

Salvage mitigation is not considered applicable in this case, except that some of the original field stone in the basement foundation is planned to be reused for small retaining walls required to address the sloping grade as it relates to the planned redevelopment.

Historical commemoration

Historical commemoration should be provided via a plaque to be placed on the north elevation of the house, visible from the sidewalk, noting the owners/constructors of the existing Victorian era house on the property.

2.7 Impact of development / mitigating measures – summary

<i>Potential Negative Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none">• <i>destruction of any, or part of any, significant attributes or features</i>	<i>restoration/adaptive reuse will require some modification of the heritage building</i>
<ul style="list-style-type: none">• <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i>	<i>not applicable</i>
<ul style="list-style-type: none">• <i>a change in land use where the change in use negates the property's cultural heritage value</i>	<i>not applicable</i>
<ul style="list-style-type: none">• <i>siting, massing, and scale of mixed-use</i>	<i>redevelopment will provide an appropriate use of the site at a scale consistent with guidelines for development within the Heritage District</i>

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-
- | | |
|---|--|
| <ul style="list-style-type: none">• <i>quality and connectivity of the pedestrian environment</i> | <i>pedestrian environment remains intact and is enhanced with this project</i> |
| <ul style="list-style-type: none">• <i>scale of the street, through building mass,</i> | <i>buildings are detailed to fit the heritage district and landscape is improved per suggestions in the Urban Design guidelines for Vaughan</i> |
| <ul style="list-style-type: none">• <i>design that is sympathetic with adjacent properties</i> | <i>building design fits requirements noted to be sympathetic with structures within the heritage district utilizing brick cladding on the new adjacent townhouses which relates to the era of the original house, but in contrast to original wood cladding of the heritage house.</i> |

2.8 Impact of Development and Mitigating Measures

As intensification within the Maple Heritage District continues to address demand for new housing and development within the heritage district there is continuing demand to redevelop properties within the Maple Heritage District. Following of Maple Heritage District Guidelines for restoration and new infill design compatible with the remaining heritage buildings could either be addressed by application of the Guidelines, or by designing new infill to be in contrast [i.e. design character of 'the day']. In this instance, the use of materials and design character for the new structures have been carefully selected to reflect the architectural character of the original house on the property while compatible with newly created infill development on nearby properties adjacent and across Major Mackenzie Drive. It is our understanding municipal intention for the Maple Heritage District is to permit address of intensification demands while retaining the original heritage character of the District via sensitive design of all restorations and adaptive reuse structures such that public understanding of the early Police District of Maple is perceived by the citizens of Vaughan and the general public.

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3.0 RECOMMENDATIONS

Section 2 of the *Ontario Planning Act* indicates that the City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the *Planning Act* requires that decision of Council shall be consistent with the *Provincial Policy Statement* (PPS 2014). Policy 2.6.3 of the PPS requires that “...*Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*”

“Conserved” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

The project provides for restoration and adaptive reuse of built heritage resources.

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This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP
President

REFERENCES

- a) City of Vaughan Guidelines for Cultural Heritage Impact Assessments, 2017
- b) Stage 1 Archeological Assessment of 2338 Major Mackenzie Drive West, Part of Lot 21, Concession 4, Geographic Township of Vaughan, York County, City of Vaughan Regional Municipality of York, prepared by ASI, 13 December 2017
- c) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- d) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy

APPENDICES

- 1a) Photographs of existing building - exterior
- 1b) Photographs of existing building - interior
- 2) Vicinity Map, 2291 Major Mackenzie Drive, west, Village of Maple, City of Vaughan
- 3) 1860 Tremaine Map, excerpt showing property at center of Maple
- 4) 1880 Illustrated Atlas Map of Vaughan, excerpt showing 2291 Major Mackenzie Dr W
- 5) Aerial View
- 6) Chain of Property Ownership, 2291 Major Mackenzie Drive West
- 7) Vaughan Official Plan map
- 8) Heritage Conservation District Map, Maple, Ontario
- 9) Site Plan of planned redevelopment of subject property
- 10) Property Inspection Report, Pillar to Post, August 2018
- 11) Cassavia Estates, Master Plan
- 12) Preliminary drawings and renderings of planned redevelopment of subject property
- 13) Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

A P P E N D I X 1 A

2291 MAJOR MACKENZIE DR W,
VAUGHAN ON

PHOTOGRAPHS - EXTERIOR



Google Street View
Rear of Building



Google Street View
Front of Building

A P P E N D I X 1 B

2291 MAJOR MACKENZIE DR W,
VAUGHAN ON

PHOTOGRAPHS - INTERIOR

Lapstrake Siding



Basement



Basement



Basement



Main and Second Floor



Main and Second Floor



Main and Second Floor



Main and Second Floor



Main and Second Floor



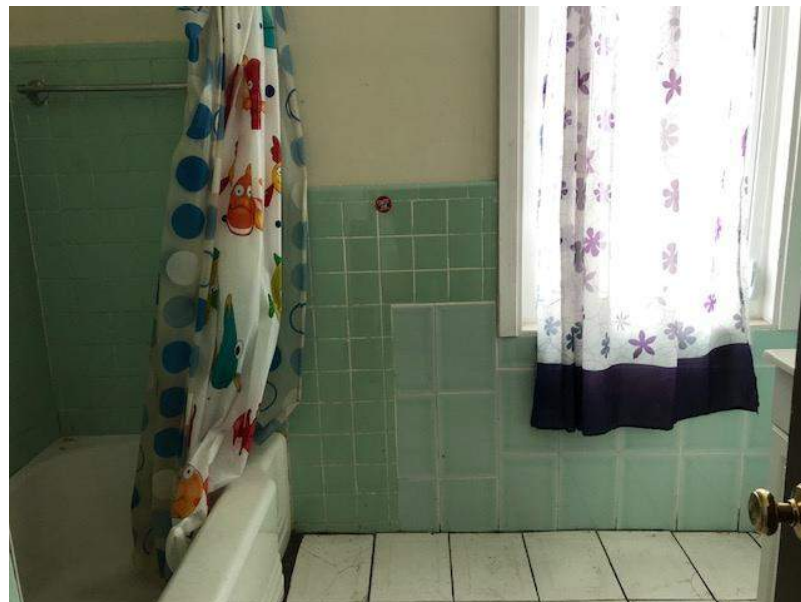
Main and Second Floor

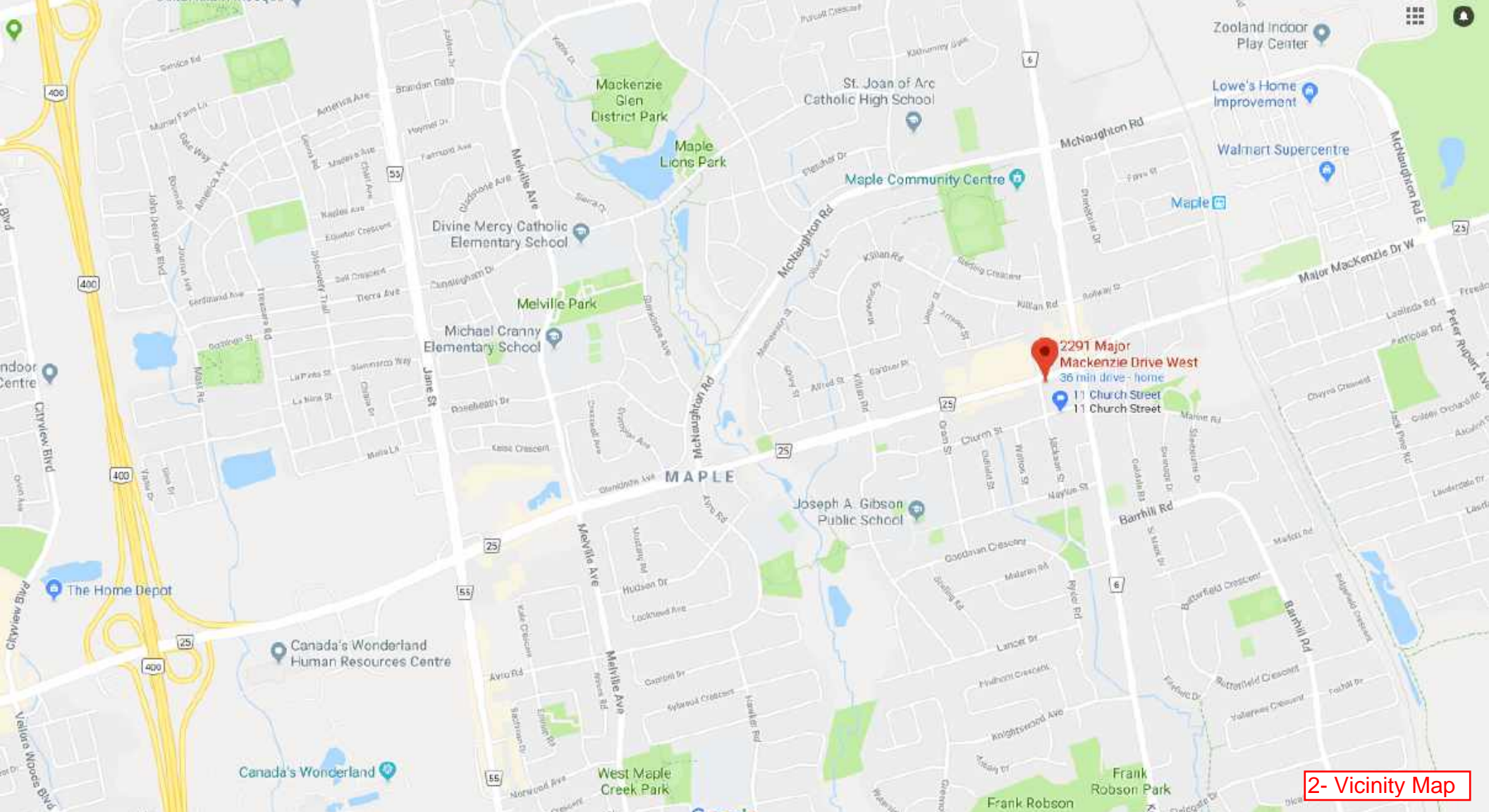


Main and Second Floor



Main and Second Floor



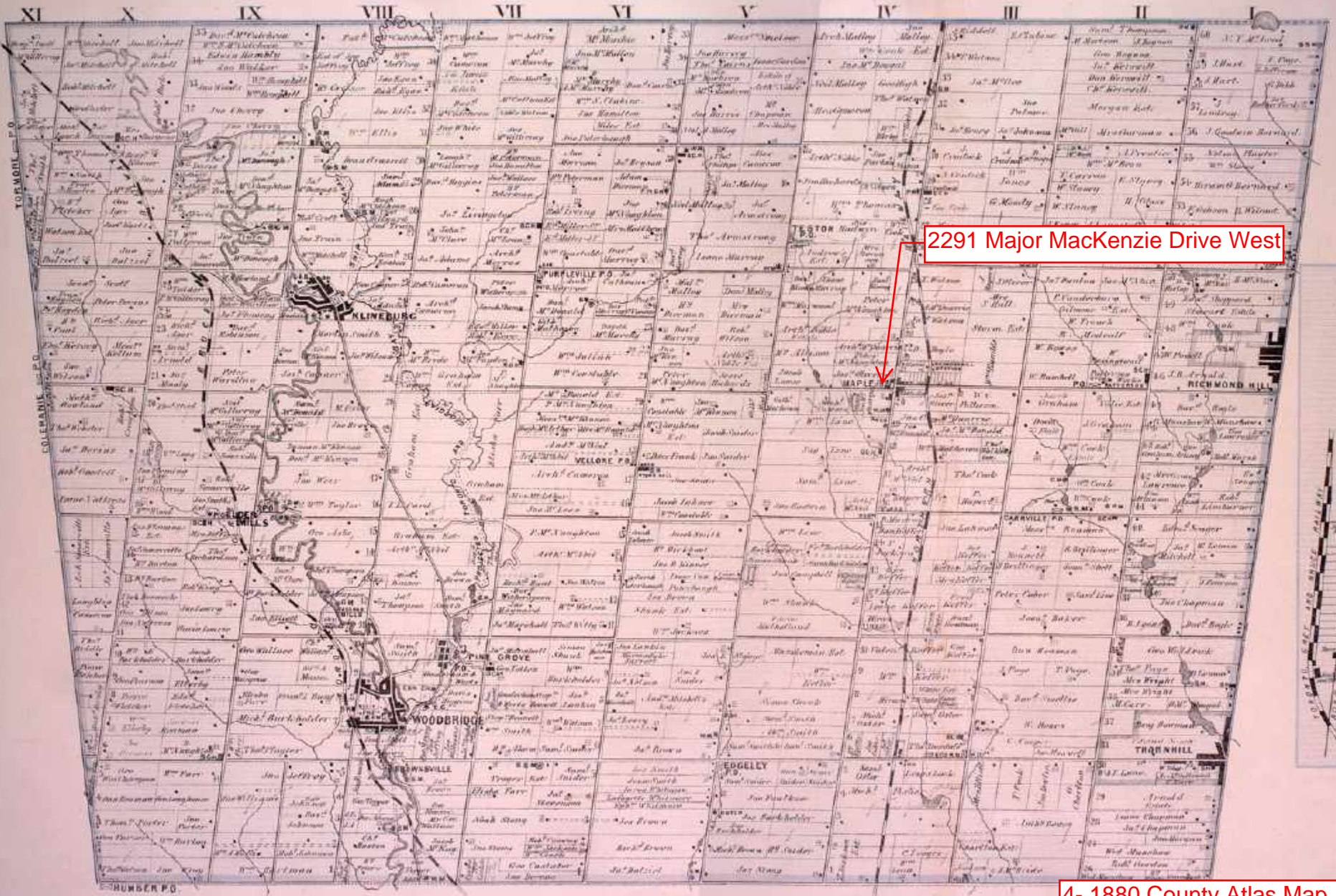


2291 Major Mackenzie Drive West
36 min drive - home
11 Church Street
11 Church Street



2291 Major Mackenzie Drive West

3- 1860 Tremaine Map



2291 Major MacKenzie Drive West

MAJOR MACKENZIE DRIVE WEST

KEELE STREET

SUBJECT
SITE

5- Aerial View

2291 Major MacKenzie Drive West, Vaughan

Owner: Carlo Ammendolia and Mary Ammendolia

Outstanding mortgage: Bank of Montreal

CHAIN OF TITLE

Part lot 20, Concession 4, Vaughan

PIN 03335-0076

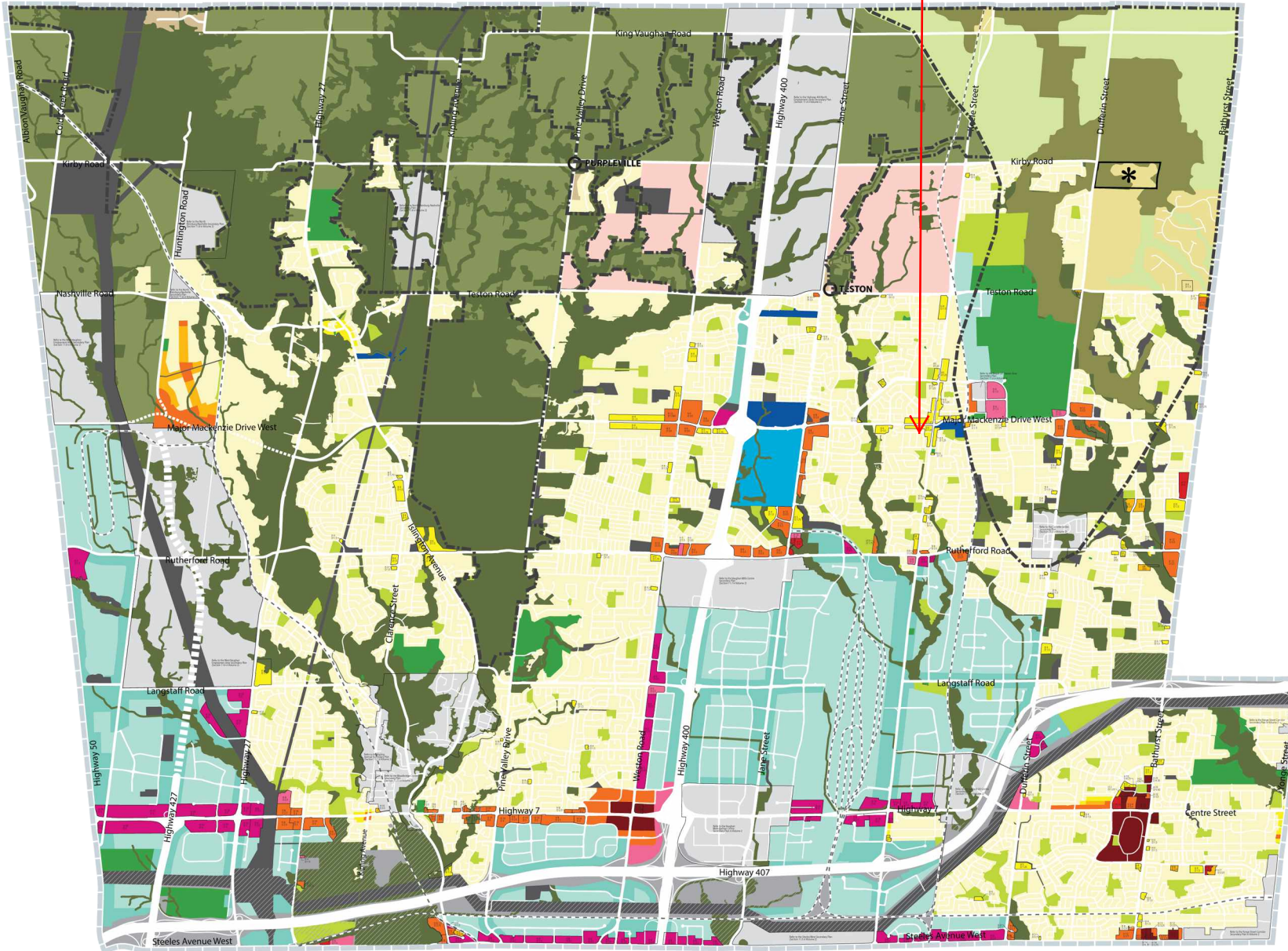
Instrument #	Instrument type and amount paid	Date of instrument	Registration date	Vendor	Purchaser	Amount of land
Patent		3 Jan. 1828		Crown	King’s College	All 200 ac. Lot 20, concession 4, Township of Vaughan
46904 (see 77125)	B & S 50 pounds	15 Nov. 1852	29 Dec. 1852	Adam Rupert	John Rupert	E ¼ 49 ac lot 20
77125	Grant	13 July 1852	28 May 1859	King’s College	Adam Rupert	E ¼ 50 ac. Lot 20
3035	Grant 25 pounds	10 Dec. 1855	4 May 1880	John Millar Rupert	Jacob Rupert	NE pt.
3036	Grant \$2,639	17 Apr. 1880	4 May 1880	Jacob Rupert	Jacob H. Shunk and Nathaniel Shunk	1/5 ac. of NE ¼ lot 20
3975	Grant \$1,850	29 Jan. 1884	8 Apr. 1884	Jacob Henry Shunk and Nathaniel Shunk	William Jackson	1/5 ac. of NE ¼ lot 20

4500	Grant \$1000	16 Dec. 1886	27 Dec. 1886	William Jackson	Elizabeth Jackson	Pt. NE ¼ lot 20 being 1 ½ chains
5040	Grant \$1,050	18 Aug. 1888	13 May 1889	Elizabeth Jackson (widow)	William Jackson	Pt. NE ¼ lot 20 being 1 ½ chains
7689	Will (document missing)	26 Feb. 1903	4 May 1904	William Jackson	Isabella Jackson, John A. Jackson, George H. Jackson	Pt. NE ¼
11896	Grant \$2,500	3 Nov. 1919	22 Dec. 1919	Estate of William Jackson (William Jackson died 6 March 1904)	Alfred Rumble	Pt. NE ¼ lot 20 being 1 ½ chains
26166	Grant \$5,000	18 Oct. 1950	17 Nov. 1950	Estate of Alice Rumble, widow (Alfred Rumble died 1 Feb. 1931 and devised lands to his wife and appointed her sole executrix) (Alice Rumble died 28 Jan. 1950)	Leo Gudat and Ethelwyn Gudat	Pr. NE ¼ lot 20 being 1 ½ chains (115.5' x 54.78'aprox.)
42134	Grant \$12,000	22 May 1959	11 June 1959	Leo Gudat and Ethelwyn Gudat	George Albert Grout and Doris Margaret Grout	As in 26165
Deposit 13675	Stat. Decl.	21 Nov. 1950	23 Nov. 1950	(re Alice Rumble – declaration missing)		As in 11896
383479	Transfer \$115,000	30 Oct. 1985	12 Nov. 1985	Doris Margaret Grout (George Albert Grout died 5 April 1985)	Dario Zeni and Cosmo Angona	121.7 ¾ x 55' lot 20
654694	Site Plan Agmt.	6 Feb. 1995	10 Feb. 1995	The Corporation of the City of Vaughan	Dario Zeni and Cosmo Angona	As in 383479
YR691525	Transfer \$406,000		29 Aug. 2005	Dario Zeni and Cosmo Angona	Carlo Ammendolia and Mary Ammendolia (of 2301 Major MacKenzie Dr. , Maple)	PIN 03335-0076 as in 383479

YR691526	Charge \$251,250		29 Aug. 2005	Carlo Ammendolia and Mary Ammendolia	Bank of Montreal	As in YR691525
YR1113905	By-law # 167- 2007	11 June 2007	17 Jan. 2008	A by-law to designate an area as a Heritage Conservation District		As in YR691525
Last instrument April 18/ 2018						

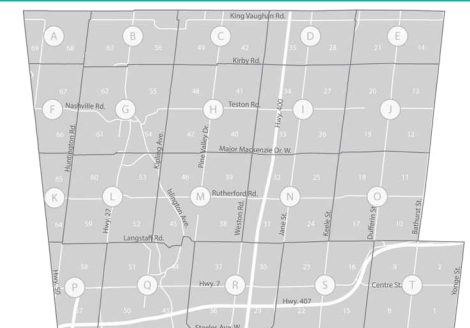
SCHEDULE 13

Land Use



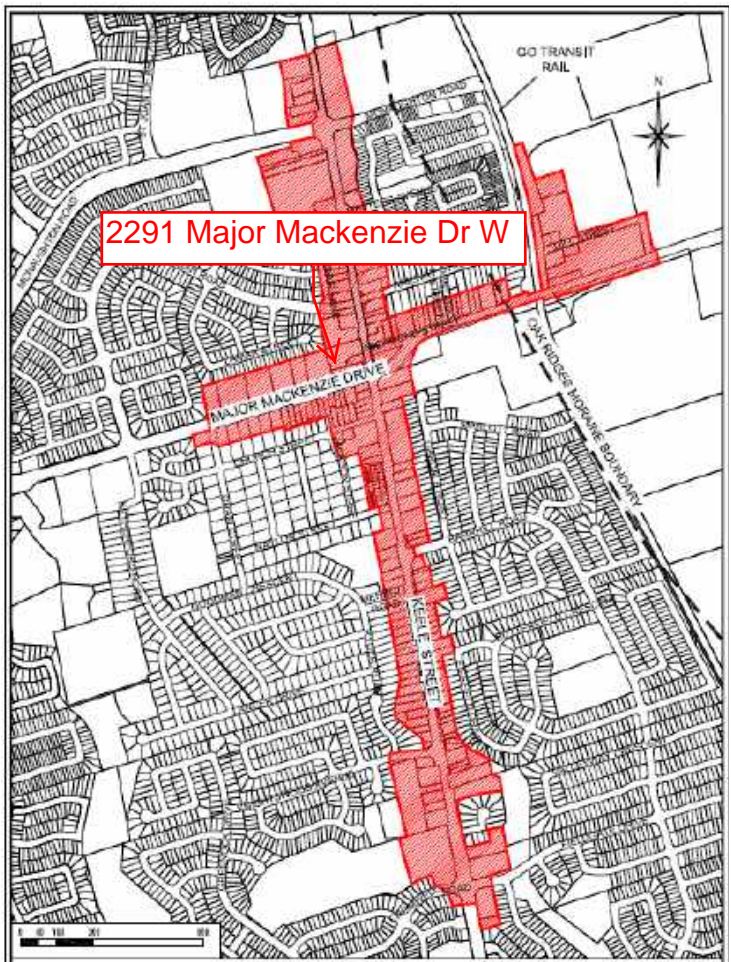
- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (see Schedules 14A)
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary

Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2



7- Vaughan Official Plan Map



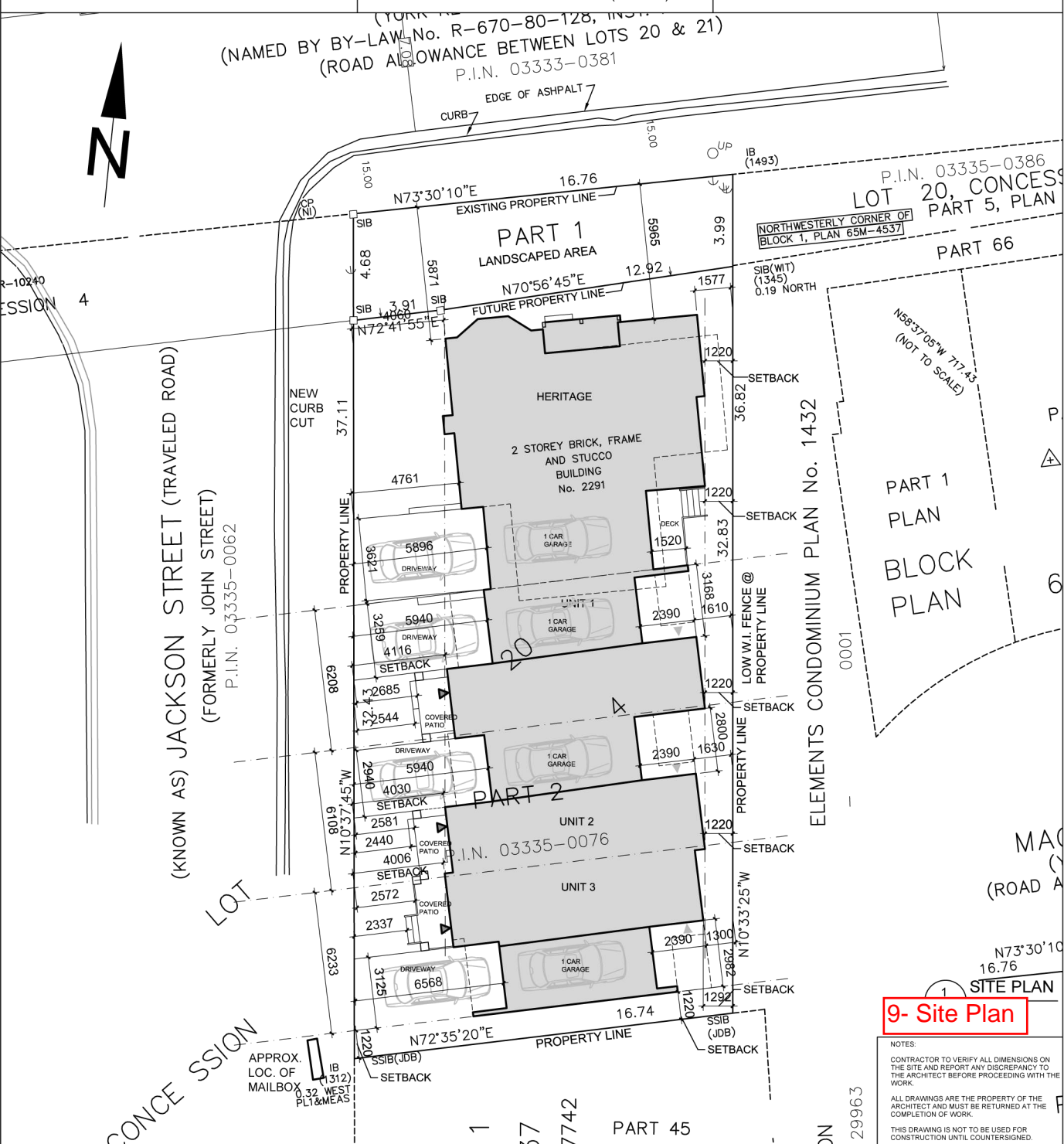


Map 3. The Boundary of the Village of Maple Heritage Conservation District. The District provides protection for the heritage resources in the old village, and controls the appearance of future development that will form their setting.

SITE STATISTICS	
EXIST. LOT AREA of Heritage	284.33sm (3060.50sf)
EXIST. LOT AREA of Unit 1 TH	104.05sm (1119.98sf)
EXIST. LOT AREA of Unit 2 TH	102.35sm (1101.68sf)
EXIST. LOT AREA of Unit 3 TH	104.48sm (1124.61sf)
EXIST. LOT AREA of Setback	20.40sm (219.58sf)
TOTAL EXIST. LOT AREA:	615.61sm (6626.37sf)
LESS: R.O.W. CONVEYANCE	73.50sm (791.14sf)
NEW LOT AREA:	542.11sm (5835.23sf)
EXISTING GRD. FLOOR AREA:	106.766sm (1149.21sf)
EXISTING 2ND. FLOOR AREA:	69.39sm (747.00sf)
HERITAGE HOUSE:	
PROPOSED GRD. FLR. AREA:	
HERITAGE HOUSE:	
INCL. GARAGE	110.42sm (1188.55sf)
TOWNHOUSE:	
GROUND FLOOR AREA	
INCL. GARAGE	165.16sm (1777.76sf)
TOTAL GROUND FLR. AREA	275.58sm (2966.31sf)
LOT COVERAGE	275.58 sm (2966.31sf) F.A./ 542.11 sm (5835.23sf) L.A. = 50.83% COVERAGE

BUILDING HEIGHT CALC.	
AVERAGE GRADE @ FRONT	235.12
DOOR SILL ELEV. (DSE) = FFE	235.58
TOP OF ROOF ELEV. (TRE)	242.72
PROPOSED BUILDING	
BLDG. HEIGHT ALLOWED	11.80
BLDG. HEIGHT PROVIDED (FR. AVE. GRADE)	11.136
BUILDING AREAS:	
PROPOSED TOWNHOUSES	
TYPICAL FLOOR AREA FOR UNITS 1,2 & 3	
UNIT 1	
Ground Floor	37.80sm (406.87sf)
Second Floor	64.38sm (692.98sf)
Third Floor	67.98sm (731.73sf)
Total Floor Area	170.16sm (1831.58sf)
UNIT 2	
Ground Floor	33.30sm (358.43sf)
Second Floor	63.67sm (685.33sf)
Third Floor	67.34sm (724.84sf)
Total Floor Area	164.31sm (1768.61sf)
UNIT 3	
Ground Floor	33.20sm (357.36sf)
Second Floor	64.41sm (693.30sf)
Third Floor	67.98sm (731.73sf)
Total Floor Area	165.59sm (1782.39sf)

BUILDING AREAS:	
TOTAL FLR. AREA OF 3 UNITS TOWNHOUSE	500.06sm (5382.58sf)
PROPOSED HERITAGE	
Ground Floor	84.93sm (914.17sf)
Second Floor	87.27sm (939.36sf)
TOTAL FLR. AREA OF HERITAGE	172.20sm (1853.54sf)
TOTAL GFA	672.26sm (7236.14sf)
OTHER AREAS:	
PROPOSED TOWNHOUSES	
Unit 1 Basement	59.28sm (638.08sf)
Unit 2 Basement	58.65sm (631.30sf)
Unit 3 Basement	59.90sm (644.75sf)
HERITAGE	
Basement	109.48sm (1178.43sf)
Garage	25.50sm (274.48sf)



9- Site Plan

NOTES:
CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

Visual Property Inspection

**2291 Major Mackenzie Dr
Vaughan, ON**

Prepared for :

**Dr. Carlo Ammendolia
Vaughan, ON**



Inspected by :

**Sandro Testa
26 Gainsville Ave
Unionville, Ontario L3R 1W8
Phone: (647) 559-7762 Email: sandro.testa@pillartopost.com**

1.0

Inspection Details

The Inspection

Thank you for choosing Pillar To Post, the home of home inspection.

The subject property is a 1 1/2 storey detached dwelling municipally known as 2291 Major Mackenzie Dr. W., within the City of Vaughan and community of Maple.

The dwelling is also located within the Maple Heritage Conservation District. All properties located within this area have a historical designation pursuant to Part V of the Ontario Heritage Act and subject to development review. The overall objective in the designation is "to guide change so that it contributes to, and does not detract from, the District's architectural, historical, and contextual character". As such, any proposed changes that will impact the exterior of this building, including maintenance items / selection of materials that will affect its aesthetics are subject to the designation and likely review.

The dwelling itself is listed as a 1 1/2 storey / asymmetrical plan within the Gothic Revival style. Assessment records suggest it was built around c. 1920. The designation listing on the City of Vaughan web site lists no other historical / architectural attributes.

Inspection Package

☒ Pillar to Post Plus Inspection

Additional Services

☒ Mould Sampling

The client expressed concerns about the presence of mould in the basement and as such, sampling was conducted and specimens retrieved from the property for analysis by a certified lab. These samples were retrieved from the property on April 25, 2018 at approx. 2:00 PM and delivered to the lab on April 26, 2018 at approx. 2:40 PM.

A separate report was created by the lab based on an analysis specific to the mould samples provided, which falls within the scope of the inspection service provided by Pillar to Post Professional Home Inspection and provided as an addendum to the final inspection report.

Refer to EMSL Report, Order No.: 551804736, Project : 2291 Major Mackenzie Dr W.

Inspection Conditions

☒ Tenant Occupied Home

☒ Rain

Outside Temperature : 4 - 5 deg cel

The subject property is occupied by a tenant who runs a dress making / retail sales business from the premises. According to the tenant, the property is leased on a live / work basis and a portion of the building is utilized as a dwelling unit. The current tenant has occupied the premises for approximately 4 years as at the time of inspection.

Building Type

☒ Detached

☒ 1 1/2 Storey

☒ Commercial- Residential use

Approx. Age : 95 - 100 Years Old

Hydrant within 150 m of property : Yes

The dwelling is described as a 1 / 2 storey wood frame structure, clad predominantly with brick tile (thin

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slices of brick over a mortar base), some vinyl and aluminum siding as well as stucco cement. The foundation is partially block with stone / rubble below grade.

Two additions have been added to the main dwelling over time, the age of which is not determinable, however, both are not original to the initial construction.

One of the additions is utilized as an enclosed porch on the east side of the dwelling near the rear and the other is utilized as part of the main floor retail store, also located on the east side but at the front of the building. Neither of these structures were noted with basements / accessible crawl spaces.



Front / North Elevation



Side / West Elevation



Rear / South Elevation



East Side

Historical Information

The property was last inspected on April 7, 2005 by Lighthouse Inspections Canada, S. Fidale. Some of the findings in that report are referenced within this report.

The referenced Lighthouse report was hand written with no photographic support. Nonetheless, the principle finding in summary was stated as follows:

"Home is in need of major repairs i.e. Roof, gutters, exterior walls, foundation repairs, windows, bathrooms

and other items".

Since that time, and likely shortly thereafter some of the recommendations for repair contained within the report were undertaken, such as the roof covering, chimney, soffits, fascia and eavestroughs, as well as a number of windows.

However, given the dwellings current state of repair, noted at the time of inspection on April 24 and 30, 2018, it does not appear that any substantive repair was undertaken as it relates to the exterior walls, the foundation, electrical / plumbing systems or interior finishes / fixtures. As such, their current condition is documented within this report.

1.1

Property and Site

Site / Property General Comments

The lot grading is a significant contributor to the water penetration issue within the basement. The exterior finishes on front wall of the dwelling extend to finished grade and no portion of the foundation is visible. As well, although an attempt to manage the water entering through the foundation wall was noted in the basement by way of the installation of a sub-grade drain pipe within a trench system that leads to a sump pump, it has not prevented water accumulation.

RECOMMENDATION :

Part of the solution to manage run-off is to re-grade the front and side yard so as to direct water away from the foundation walls. In addition, some form of exterior drainage system / area drain to collect water in the front yard is also likely required. Consultation with a qualified landscape designer to discuss options to solve this issue is recommended.

Limitations

☐ Vegetation / Shrubs

☒ Debris / Waste Material


Storage of material / debris on site



Debris noted in east side yard. Old / unused septic catch basin also noted)

Landscaping / Topography

☒ Grade slopes toward foundation

☒ Improvements needed

Note / Observation :

The lot grading was noted as continuously sloping from the north boundary / front of the property until the south most / rear boundary. The street line was noted at a higher elevation point then the grading around the dwelling.

As such, the walls of the dwelling and foundation walls are constantly subject to run-off that originates from the boulevard / front yard. No significant provisions for management of run-off to protect the front / sides of the dwelling were noted in place.

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The ground cover over approx. 90% of the property is asphalt paving and the markings suggest intended solely for vehicle parking.



grading slopes from the front of the property continuously to the rear

Driveway(s) / Parking

No Significant Visible Damage Noted

☒ Asphalt

Note / Observation :

For the most part the exterior yard areas are covered with asphalt paving to facilitate on site parking. However, some cracks / deterioration was noted, but for the most part the surfacing remains reasonably smooth and in tact.

Maintenance Note :

Fill and seal cracks within the asphalt surfacing to reduce water penetration and seal the entire surface in order to extend the service life as part of a regular maintenance program.



Rear yard parking area

Porch(es)

Visible Damage Noted

☒ Wood

Note / Observation :

The dwelling includes an enclosed porch on the east side of the dwelling that is a wood frame structure covered with OSB that has a stucco finish applied to it. The foundation for this structure was not visible as the exterior wall finish extends to grade level and likely below. However, this structure was noted in a poor state of repair at the time of inspection.

The condition of the exterior wall suggests that moisture has penetrated underneath the sheathing / stucco causing water related damage. The finish is peeling off and mould has formed on the surface.

Also noted were issues related to roof flashing which is not installed in a workmanlike manner and as such its condition is likely contributing to the issue of moisture penetration into the walls.

RECOMMENDATION :

The only way to repair this structure is to remove the damaged exterior finish, evaluate the underlying wood structure, repair / replace any deteriorated components and then replace the sheathing and finish materials. In addition, doing so will likely require a mould remediation effort. Consultation with a qualified contractor specializing in mould remediation and restoration is required.



Porch enclosure, east side yard



Rear wall of porch enclosure. Dark areas indicate water penetration into substrate material.



Damaged stucco corner of wall



Peeling stucco due to moisture. Visible mold growth on surface of OSB.

Guard(s) / Handrail(s)

☒ Provided

Note / Observation :

A guard / handrail was noted on stairs leading to the enclosed porch within the east side door. Although the guard is not constructed in accordance to current standards it does afford passage to occupants / users of property in safety. However, its condition should be monitored over time to ensure the guard remains structurally sound and able to withstand lateral forces to which it may be subjected to. Upon replacement, consult with a qualified contractor to ensure new guard / handrail conforms to current standards.

2.0**Exterior****Exterior General Comments**

Some of the more significant issues noted on the property relate to the exterior elements of the dwelling. The condition of the exterior walls / cladding is in a extremely poor state of repair. The deterioration noted predominantly stems from a common cause, that is, moisture penetration. The problem is that the extent of the damage within the wall / foundation cannot be determined fully unless the cladding is removed.

Although it is not known how long the brick tile finish has been in place, it has been a considerable time. Given its current state / condition, it appears the implications related to maintenance in choosing this material were not fully appreciated by the property owners over the years and as such restoration / replacement of the cladding and likely a significant amount of the underlying structure, is now required due to the extent of damage sustained.

Limitations

☐ Debris / Waste material ☐ Vegetation / bushes

Other : Exterior walls finishes extend to grade

The exterior wall finishes extend to grade level along the front and a portion of the side walls as well and as such the foundation wall is not visible in these areas.



Paving installed against siding



Siding extends to grade at front of dwelling



Wood to soil contact in north east corner of building

Foundation Wall**Visible Damage Noted**

☒ Block

Note / Observation :

The foundation wall was noted as concrete block, as viewed from the exterior in relation to the original portion of the dwelling and the addition in the east side yard at the front of the dwelling. The type of foundation utilized for the enclosed porch was not visible.

Nonetheless, significant issues were noted with the foundation wall that include cracks / holes as noted along the rear wall and on the interior of the foundation wall as viewed from within the basement. This damage has resulted in water penetration over a long period of time. Efflorescence and mould was noted present on the wall within the basement but also on the exterior block above grade level.

RECOMMENDATION :

Complete restoration of the foundation wall is required. This work can only be done effectively from the outside of the wall, necessitating perimeter trenching to the depth of the footing / bottom of the foundation that will allow the wall to be repaired as required before a perimeter weeping tile system and waterproofing membrane can be installed. Consultation with a qualified contractor specializing in foundation repair / restoration is recommended.

Maintenance Note :

It is very important that water & runoff drain away from foundations to minimize chance of water leakage into the basement, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first six feet, optimally.

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Concrete block above grade. Note surface mold on saturated block.



Cracked / broken foundation wall at basement walk-out



Damaged foundation wall at basement walk-out



Interior view of stone / rubble foundation



Porch foundation type not visible



Water saturated block wall.

Exterior Walls**Visible Damage Noted**☒ Brick / Stone**Note / Observation :**

The exterior walls were noted as principally clad with brick tiles. They are approximately 3/8" to 1/2" thick and adhered to a mortar base that incorporates wire mesh reinforcement. In addition, the rear wall is covered with a cement stucco finish likely applied in a similar fashion.

As well, several sections of wall on the west and north elevations were noted with vinyl siding, which has been installed over the described exterior finish, likely to protect those areas where the surface has deteriorated and a choice was made not to repair the surface to its original state. Factors influencing that decision may be related to cost and product availability.

The brick tile surface is deteriorated to the point that the surface is buckling in several areas. As well, numerous areas were noted with missing, spalled and cracked brick tiles. The deterioration is due to moisture penetration into the substrate material, especially below window sills and areas where flashing has failed.

The window sills are made of cement that is also reinforced with wire mesh. These sills are badly deteriorated and enable water penetration into the wall system.

In general the described brick tile surfacing, as well as some of the stucco surfaces, have failed in numerous locations and are in a state of disrepair that will lead to further deterioration. The rate of deterioration will occur at an accelerated pace as more moisture penetrates.

Also of concern is the likely damage to the underlying structure the moisture has caused which cannot be assessed with the facing material in place.

RECOMMENDATION :

Consult with a qualified contractor specializing in building cladding installation to determine the state and extent of deterioration of all exterior wall surfaces / types. The current state of deterioration will likely involve replacement of all the brick tile surfaces and replacement of any rotted / deteriorated structural framing elements for part of the exterior walls.

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Brick tile wall finish



Wall area below window sill failing. Brick tile finish is buckling.



Brick tile finish noted as buckling at corner of building.



Close-up view of failing brick tile. Cracked and spalling of surface / cement substrate.

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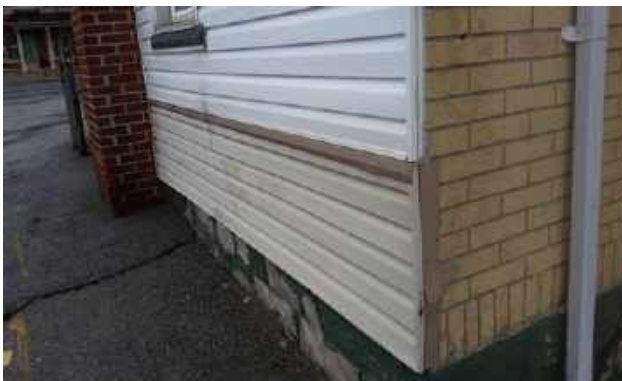
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Missing area of brick tile exposing cement substrate and mesh



Indiscriminate wall area with siding applied over brick tile.



Siding type over brick tile varies as applied at different times.



Rear stucco wall. Discoloration, especially under window sills noted.



Badly deteriorated window sill on second floor level



Parged wall above flashing



Deteriorated cement window sill has no capacity to keep water out of wall



Water saturated stucco wall

Wall Structure

Not Applicable

☒ Wood frame

Note / Observation :

Although not directly visible at the time of inspection, this type of construction is anticipated for this dwelling based on key indicators noted within the building.

Door(s)

No Significant Visible Damage Noted

☒ Metal / glass door

☒ Metal side door

Note / Observation :

The front door provides access into the storefront. It is commercial grade aluminum with fixed glass panel. The side door provides access from the enclosed porch on the east side of the dwelling near the rear. Both these door were functional at the time of inspection.

Windows

No Significant Visible Damage Noted

☒ Vinyl

☒ Casement

Note / Observation :

The building incorporates several types of windows. The storefront is made of large panels of glass (double glazed units) within aluminum / wood frames. They make up the main floor windows on the north / street side. In addition, most of the other windows are vinyl casement type which were manufactured / installed in 2008.

One window on the rear elevation is a horizontal slider that was not dated and the porch incorporates two fixed glass units.

An opening in the basement wall that has been boarded up suggest that at one time there was a window here as well.

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Nonetheless, although the windows require some attention / maintenance, they appeared serviceable.

Window to Wall Seal

Damaged: No

☒ Monitor condition of caulking / seal

Maintenance Note :

Monitor / maintain windows and doors to promote weathering protection over time. Repair / replace sealant around windows as required.

Basement Walkout

Damaged: Yes

☒ Concrete ☒ Drain Provided

Note / Observation :

The basement walkout located at the rear of the dwelling was noted as deteriorated and in a genral state of disrepair. It does not provide safe access/ egress into the basement. No landing is provided at the bottom or guard / handrail. A hinged wood panel is provided to protect the opening / stairs when the access point is not utilized.

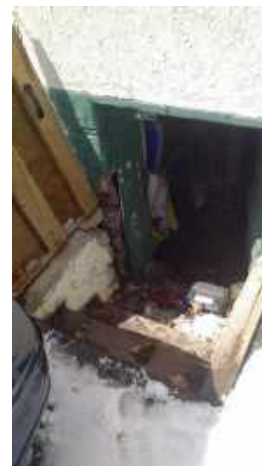
RECOMMENDATION :

It is recommended that the basement walk-out be demolished and replaced with a structure that facilitates access from grade into the basement. Options include an exposed stairwell that incorporates a proper foundation extending below the frost line (4 ft below the lowest exposed level of the staircase) or an enclosed structure that can be heated so that the depth of foundation can be reduced to 4 ft below the finished grade level.

Also required for the basement walkout is the installation of a drain at the bottom of the stairwell. Doing so will likely require the installation a sump pump to direct water at an appropriate discharge point, the City's infrastructure or appropriate grade area.



Basement walkout



Single access point into basement

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Standing water at bottom of walkout. Note dead rat floating in water.

3.0

Garage

Garage General Comments

The property does not include a garage structure, built-in / attached / detached.

4.0

Roof Structure

Inspected By:

☒ Binoculars / Grade

Limitations

☒ Rain ☒ Steep Slope ☐ Gravel Cover

Roof System

☒ Sloped ☒ Gable

Estimated Age : Approx. 10 - 12 years

Maintenance Note :

Monitor the roof on a seasonal basis for leaks and other damage that may result from wind or other factors .
Conduct repair as soon as possible if any loose shingles, wind damage and deterioration is noted. Consult
with a qualified roofing contractor as required.

Roof Covering(s)

☒ Near end of life cycle ☒ Asphalt

Estimated # of Layers : 1

Visible Damage Noted

Note / Observation :

Although generally intact, some areas of the roof displayed surface deterioration. Areas of concern include
lower roof planes where roof-to-wall flashing has failed / is not installed in a proper and workmanlike
manner.

RECOMMENDATION :

The owner is advised to budget to replace the roof covering on lower roof planes within the next 3 - 5 years
based on the anticipated life cycle. Replacement of the covering should include evaluation of roof sheathing
(and replacement as required) which may have sustained damage in areas reliant on wall flashing to
maintain water tightness. Consult with a qualified roofing contractor.



Gable roof type



Lower roof areas also noted as shingled



Various roof planes / slopes noted



Some shingles deterioration noted in places. Likely due to moisture penetration.

Accessory / Penetrations

☒ Vent Stack ☐ Vent Caps ☒ Chimney(s)

No Visible Damage Noted

Flashing

☐ Drip Edge ☒ Roof to Wall ☒ Valley ☐ Cap Flshg ☒ Aluminum / Galvanized

Damaged: Yes

Note / Observation :

Flashing noted on the main roof above the second floor level appeared on tact and not compromised at the time of inspection.

However, wall flashing for lower level roof planes were noted as deteriorated and an improper use of material. Roofing paper / membrane has been installed on the walls above shingled areas, most likely in an attempt to prevent moisture penetration / further damage.

RECOMMENDATION :

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A counter flashing system (preferably aluminum) needs to be employed above all lower level roof planes that intersect with exterior walls so as to prevent moisture penetration into wall and roofing substrate material.

Maintenance Note :

Inspect flashing on a regular basis and ensure counter measure application remain in tack / sealed and that it does not bend / incur wind damage.



Improper wall flashing at lower roof plane



Improper wall flashing



Gap in flashing at wall noted above roof

Fascia / Soffit

No Visible Damage Noted

☒ Aluminum

Note / Observation :

The aluminum soffit / fascia was likely installed just after the April 2005 inspection as the author of the inspection report described deteriorated wood soffit and fascia board requiring repair / replacement.

Gutters / Downspouts

No Visible Damage Noted

☒ Aluminum ☐ Missing / Not Provided

Note / Observation :

The aluminum eavestroughs / downspouts were likely installed just after the April 2005 inspection as the author of the report described deteriorated eavestrough requiring repair / replacement.

Although noted as functional at the time of inspection, most of the downspouts drain into subgrade pipes for which the discharge point was not determined as part of this inspection.

RECOMMENDATION :

Consult with a drain contractor to scope and determine the discharge point for the downspouts so as to ensure they are functional and result in removal of water away from the dwelling.



Downspout noted as extending into below grade drain pipe



Downspout below grade discharge



Downspout at front of building discharging at grade



Damaged / perforated downspout

Chimney/Vent

No Visible Damage Noted

☒ Masonry ☒ Furnace

Note / Observation :

The chimney was likely repaired just after the April 2005 inspection as the author of the report described deteriorated brick / mortar.

At the time of the current inspection the chimney above grade was noted in a generally good state of repair.



Brick Chimney



Brick chimney extends below grade

5.0

Attic / Roof Space

Inspected By

☒ No Access / Sealed

Limitations

☐ Insulated ☐ Stored Items

Note / Observation :

Although enclosed roof spaces / attics are present within the dwelling, there were no provisions noted to facilitate access into them.

Maintenance Note :

The owner is advised to create access points into attic spaces so as to enable the evaluation of the condition of these spaces and to make the required repairs / improvements as determined.

6.0

Basement / Structure

Basement / Structure General Comments

The condition of the basement as noted at the time of inspection is of significant concern as it relates to the maintenance of the property from a structural standpoint, as well as a habitable one. It has been allowed to deteriorate to the point that it is no longer safe to access.

The basement is only accessible from a walkout at the rear of the dwelling that is accessed from the rear yard. There is standing water on the floor concentrated near the rear portion of the dwelling, which has no where to drain and has become stagnant. At least one dead rat was noted floating in the water. The space is heated and the presence of active mould growth was determined through testing. Structural damage was noted and repairs / alterations have been performed which as suspect as to their ability to perform the intended function.

In addition the current condition of the electrical system within the basement also poses a hazard to anyone accessing the space for service / other reasons.

Limitations

☐ Partially Finished

☒ Storage

☐ Dry Weather

Note / Observation :

Material storage within the basement prevented complete visual access to all floor and wall areas.



Interior view of basement



Standing water at rear portion of basement



Storage of material in basement noted



More stored material

Foundation Wall

☒ Block ☒ Partly Concealed

Note / Observation :

The foundation walls are comprised of stone / rubble below grade. Cracks / other deterioration was noted in various locations.

Basement walls were checked visually and with a moisture sensor. In doing so water penetration was noted at the time of inspection. As well, the presence of efflorescence / moisture diffusion through the wall was also noted, which indicates the presence of moisture on the outside of the wall that has no where to go and the likelihood there is weeping tile / drainage provisions in place is extremely doubtful.

Some of the block on the exterior of the building that is visible also displayed the presence of significant levels of moisture for which the source was not easily determined but is likely due to penetration within the walls from above.

RECOMMENDATION :

See recommendation contained within the EXTERIOR section of this report related to the foundation wall. In addition to the scope of work specified within that section, the interior condition of the foundation also needs to be addressed, which should include crack / structural repair, mould remediation and cleaning.

Significant Visible Damage Noted



Interior of stone foundation wall - east side



Water stained / damaged foundation wall



Portion of foundation noted as wet at the time of inspection



Significant amount of efflorescence on inside of foundation wall caused by moisture migration through the wall

Floor Structure/ Joists

☒ Partly Concealed

☒ Dimensional Lumber

Note / Observation :

Only a small amount of the wood floor structure was noted as visible from the basement as the ceiling is mostly covered with drywall. For the portions that were visible the integrity of the wood was tested and found not to be compromised (in those areas). In addition, no wood destroying insects were noted / visible at the time of inspection. However, some water stains were noted and the drywall was saturated with moisture. In fact, the presence of mould was noted on the exposed portion of the drywall and samples were taken for testing.

The testing conducted by a certified lab concluded that there was in fact mould growth and that it was active at the time of sampling.

In addition, some of the floor joists were noted as cracked / damaged.

Visible Damage Noted

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RECOMMENDATION :

Removal of all drywall as part of the required mould remediation.
Consultation with a mould remediation contractor and then a professional engineer / designer to evaluate the condition of the wood floor structure in addressing any structural damage / alterations in place intended to modify the original structure.



Mould growth noted on underside of ceiling drywall



Drywall on basement ceiling is damaged by moisture. Mould growth also visible.



Visible wood joists not structurally compromised



Cracked / compromised floor joist

Basement Stairway

Not Applicable

☐ Concrete

None provided. There is no direct access from the main floor of the dwelling into the basement. Access to basement is only gained from exterior stairs at the rear of the building.

Sill Plate

Not Applicable

☐ Completely Concealed

Beam

No Visible Damage Noted

☒ Wood

☒ Partially Concealed

Note / Observation :

Only a very small section of the built-up wood beam supporting the main floor structure was visible at the time of inspection.

Post(s) / Load Bearing Wall(s)

Visible Damage Noted

☒ Partly Concealed

☒ Metal

Note / Observation :

A masonry load bearing wall was noted within the middle of the basement which did not appear structurally compromised. However, some additional vertical support elements were noted comprising of pressure treated 4" x 4" posts that support structural steel angle-irons placed directly below and perpendicular to the span of the floor joists, which suggest they are intended to support the structure above them. These posts are placed on a base of stone pavers but there is no physical connection / fastening of the posts to the angle-iron or the stone base / footing.

RECOMMENDATION :

The design and condition of the vertical wood posts installed in the basement needs to be evaluated by a professional engineer / designer to determine the appropriateness / effectiveness in facilitating their intended purpose.



Steel angle-iron installed under floor joist and propped up by wood post



Vertical wood post supports noted in basement

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Wood post supported on stone paver units



Brick load bearing wall

Insulation System

Not Applicable

☐ Expanded Polystyrene

☐ Plastic Vapor Retarder

Note / Observation :

None noted in place, except for rear of door to exterior which has a piece of polystyrene attached to it.

7.0

Electrical System

Electrical General Comments

Most of the wiring throughout the dwelling is hidden within wall / floor cavities and not visible. However, although newer three-prong outlets are visible within each room of the dwelling as tested they are not grounded. The only grounded outlet was noted within the kitchen. This suggests the old wiring (ungrounded double wire) remains in place.

However, most of the wiring at the breaker panel is newer Romex type (grounded triple wire). Therefore, splicing connections have been made throughout the dwelling between the newer and older wiring. One such junction box was noted within the basement with no cover and thereby exposing this type of connection. Also noted within the basement was live knob and tube wiring connected to a hanging light fixture.

The inspection also determined the widespread use of extension cords / power bars (most as permanent wiring) throughout the dwelling because the number of outlets available is not sufficient. In speaking with the tenant, they describe having to constantly go into the basement to reset breakers when multiple electrical equipment / items are utilized at the same time. As such, an unsafe condition has been created with the potential to be a fire hazard.

Others specific issues found will be detailed within this section of the report.

Generally speaking the hazard exists because of the mix / incompatibility of different types of wiring, components and technology, some that is very old / obsolete and never intended to remain in service for the length of time it has been.

Limitations

Circuit Sizing - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

Not all receptacles / outlets may have been tested due to limited accessibility (i.e. furniture, clutter and/or obstructions).

Electrical Service

Damaged: No

☒ Overhead Cables

Meter Location : North-East corner of dwelling

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Estimated Service Size (Ampacity)

☒ 200 Amps

Service Entrance Cables

☒ Copper

Estimated Wire Gauge : Not determined - Concealed

Main Disconnect

☒ Breaker ☒ 100 amps

Disconnect Location: Integrated as part of breaker panel

Damaged: No

Ground

☒ Ground path concealed

☐ Water Main

☐ Gas Line Bonding

Damaged: No

Distribution Panel

☒ Breakers ☒ 125 Amp Rating

Location: North-East corner of basement

No Visible Damage Noted

Note / Observation :

The breaker panel was noted with the cover missing, which creates a hazard for anyone interacting with it to reset a tripped breaker / coming into contact with the panel inadvertently.

As well, a number of breakers were noted as double tapped within the panel (mostly 15 amp) which suggests the number of breakers is not sufficient. As well, no markings were available to determine what these circuits serve within the dwelling.

RECOMMENDATION :

Consult with a qualified professional electrician to evaluate the breaker panel as well as the double tapping noted and effect required repairs in accordance with applicable standards / regulation to make it safe.

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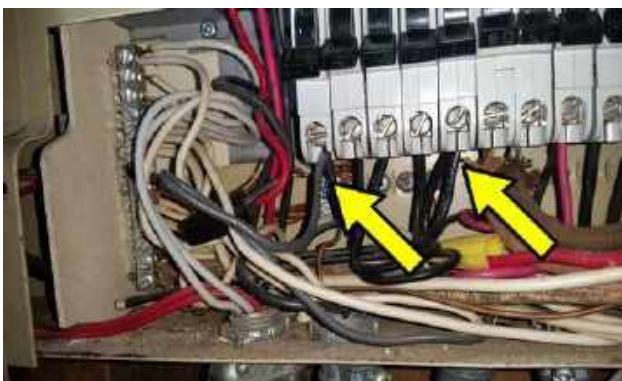
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Main panel, no cover provided



Panel noted as full. No spare circuits / breakers available



Circuit double tapping



Old cloth sheathed wiring noted in panel servicing the stove still in place

Branch Circuit Wiring

Damaged: No

☒ Predominant - ungrounded cable

☒ Copper Conductors

Note / Observation :

The wiring in the dwelling is a mix of old ungrounded 2-wire type mixed with newer 3-wire type. As such, the circuits are not grounded. Although most of the old wiring is cloth sheathed type, some knob and tube was also noted in the basement which was still live at the time of inspection.

As well, throughout the dwelling wiring was noted as mounted over finished surfaces also creating an unsafe conditions with anyone inadvertently coming into contact with them. In addition, through each room electrical cords / power bars were in use as permanent wiring also creating a hazardous condition as the number of circuits were never intended to facilitate current demand for electricity in this day and age.

RECOMMENDATION :

Consult with a qualified professional electrician to evaluate the number of outlets / circuits available and in

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use, as it relates to the electrical demand placed by on them in conjunction with an evaluation of the entire system to effect the required changes / upgrades that enable use by current standards.



Old wires spliced with new in open junction box



Old active knob and tube wiring



Wall outlet likely overloaded



Extension cords used as permanent wiring

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Stove outlet also used for small appliance



Kitchen fan connection to outlet



Inordinate number of power bars in use

Fixtures

Visible Damage Noted

Note / Observation :

The goal of the inspection of the fixtures is to gain an overall impression of the system. To do this, a representative number of fixtures are operated. We endeavor to operate as many as possible but some may not have been operated.

Inoperative and broken fixture were noted within the dwelling. Some fixtures were noted without covers over fluorescent bulbs, which pose a hazard to occupants who may come in direct contact with them resulting in breakage and the release of toxic gases.

RECOMMENDATION :

Replace any broken / inoperative light fixture throughout the dwelling as required in conjunction with other recommended electrical work to be conducted by a qualified professional electrician.



Exposed fluorescent bulbs



Inoperative fixture



Light fixture with missing cover

Receptacles - General

Damaged: Yes

☒ Three prong but not grounded

Note / Observation :

A representative number of outlets were tested to gain an overall impression of the system. We endeavor to test as many as we can as we work our way through the home. Some are not tested such as those that are inaccessible and those that would require us to unplug the homeowners equipment.

Conditions noted included outlets with open grounds, reverse polarity and no power supply (yet all breakers noted on). Only one outlet within the dwelling was noted as grounded within the kitchen.

RECOMMENDATION :

Consult with a qualified professional electrician to evaluate the condition of outlets noted throughout the dwelling (inoperative, open grounds and reverse polarity) and rectify defect as required in conjunction with other recommended electrical repairs / upgrades.

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Reverse polarity condition



Open ground condition throughout



Broken bedroom light switch



Inoperative outlet (also exposed bulb above)

Exterior Receptacles

Not Applicable

☐ Tested ☐ Not GFCI Protected

Note / Observation :

None noted.

Kitchen Receptacles

Operational: Yes

☒ Tested ☒ Not GFCI Protected near sink

Note / Observation :

Outlets near kitchen sink (within 5 ft) are not GFCI protected and as such pose a hazard to occupants / users of dwelling.

RECOMMENDATION :

For improved safety replace outlets / circuit breaker serving electrical outlets near the kitchen sink with GFCI type. Consult with a qualified electrician as required.

Bathroom Receptacles

Operational: Yes

☒ Tested ☒ Not GFCI Protected

Note / Observation :

Outlets in bathrooms near sink were noted as non-GFCI type and as such pose a hazard to occupants / users of dwelling.

RECOMMENDATION :

For improved safety replace outlets / circuit breaker serving electrical outlets near bathroom sinks with GFCI type. Consult with a qualified electrician as required.



Non GFCI outlet (also open ground condition noted)

8.0

Heating

System Description

The forced air gas furnace is installed in the basement area that is intended as a heated space.

Manufacturer : American Standard

Model no. : AUD1B080A9361AA

S/N : 8354UJ71G

Manufacture Date: 8/2008

Limitations

☐ System Shut Down / Not Tested

System operating in heating mode at time of inspection.

Dismantling the furnace to thoroughly inspect the heat exchanger / burner is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter / technician to perform a complete inspection of your furnace prior to the start of the heating season.

Forced Air Gas Furnace

Operational: Yes

☒ Mid Efficiency ☒ Combustion Air From Inside ☒ Natural Gas
Estimated Age (years) : 10 Furnace Capacity Input (BTU) : 80,000



Gas furnace

Venting

No Visible Damage Noted

☒ Metal ☒ Chimney

Note / Observation :

The furnace also relies on air circulation to the appliance, from within the basement, for combustion purposes. The metal flue runs to a masonry chimney that is metal lined.

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Also noted was the fact that the furnace sits on the floor slab and as such is subject deterioration and catastrophic failure in the event of a more severe basement flood.

Maintenance Note :

The furnace should be cleaned and inspected prior to each heating season as part of a regular maintenance program.



Furnace sits on floor of basement

Thermostat

Operational: Yes

☒ Programmable

Location : Main floor level back room



Fuel Source Shut Off Location

☒ At / Near Appliance

Location : Near furnace

Note / Observation :

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Valve tagged for identification at time of inspection.

Central Humidifier

Not Applicable

☐ No Evidence of Failure

Note / Observation :

Not provided.

Filter

Damaged: No

☒ Disposable

Note / Observation :

Disposable filter noted in place. However, it was also noted to be close to the basement floor level and as such subject to getting wet in a flood condition, which may result in distribution or dirty / stagnant water into furnace / duct system and possibly mould spores.

Although a sump pump was noted near by, it did not have a battery back-up system to ensure continuous operation.

Maintenance Note :

Inspect regularly to ensure cleanliness is maintained and operation of furnace is not affected. Replace filter at regular intervals (every three months is suggested) or more frequently as required.

RECOMMENDATION :

Rectifying the possible flooding condition within the basement will allow the furnace to operate as intended.

Air Ducting

Not Applicable

☒ Concealed

8.1**Air Conditioning / Heat
Pump**

System Description

No central air conditioning system noted in place. Two window units were noted in place to facilitate the dress shop on the main floor level. Neither were operational at the time of inspection, nor were they evaluated as part of the inspection.

9.0

Plumbing System

Limitations

Water Supply Lines

☒ Metered ☒ Copper

Shut-Off Location: Basement, near west side wall

Maintenance Note :

Maintain water main valve clearance to facilitate quick access / emergency / servicing.



Main water shut-off valve and meter

Water Pressure / Flow

☒ Static pressure test not provided ☒ Adequate

Water Quality

☒ No odour/discoloration ☒ Water quality test not provided

Note / Observation :

Municipal water supply. No discolouration / odour noted at time of inspection.

Distribution Piping

No Visible Damage Noted

☒ Copper

Other : Plastic (PEX)

Note / Observation :

Distribution piping is visible in some areas. Of course, most of the piping is concealed. The piping types indicated above were identified.

Plastic pipes have been installed to facilitate the kitchen sink and the clothes washer.

Maintenance Note :

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Re-secure sections of distribution piping where necessary to reduce potential system failure and secondary water damages.



Predominantly copper plumbing supply lines



PEX lines for washing machine



PEX lines under kitchen sink

Hose Faucet(s)

Not Applicable

Location : West side wall of dwelling

Note / Observation :

The hose bib was noted within the boarded-up opening that used to be a basement window.

Maintenance Note :

Ensure valve are shut-off during winter months to prevent possible leaks / damage.



Hose bib

Waste Drainage Pipe

☒ Plastic

Other : Brass, cast iron and plastic (PVC)

Note / Observation :

Wherever visible, drain pipes were inspected. The pipe types found during the inspection are identified above.

The P- traps for all the sinks in the dwelling were noted with an improper S - configuration which may result in siphoning that would leave the trap without water and unable to prevent sewer gases from entering the dwelling. A condition may in fact be hazardous to the occupants / users of the property.

RECOMMENDATION :

Consult with a qualified plumber to evaluate / modify the existing P- traps so that they are configured in accordance with applicable standards and maintain water within the trap thereby inhibiting sewer gases from entering the dwelling.

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Cast iron and brass connection to newer PVC type drain pipe in basement



S-Trap drain configuration under second floor bathroom sink



S-Trap drain configuration under main kitchen bathroom sink



S-Trap drain configuration under main floor bathroom sink

Floor Drain(s)

Note / Observation :

None noted within the basement and although a sump pump / pit was noted in place, the entire floor does not drain / slope to it (as evidenced by the presence of standing water at the rear portion of the basement).

RECOMMENDATION :

Consult with a qualified plumber in consideration of relocating the existing sump pump / adding an additional pump(s) to ensure that the any water that collects within the basement is pumped / drained to an appropriate discharge point.

Water Heater

☒ Electric ☒ Storage tank system ☒ Fuel Shut-off at Tank
Estimated Age (years): 10 Estimated Capacity (gallons): 30.5 IMP

Operational: Yes

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Note / Observation :

Manufacturer : Rheem

M/N : RR410T

S/N : 0802J10264

The hot water heater is likely a rental unit. It was noted as raised off the floor level using concrete blocks. However, there is no guarantee that the water level won't get to the bottom of the tank, which may cause catastrophic failure / other damage.



Electric HWT on concrete blocks in basement

Relief Valve	Damaged:	No
<input checked="" type="checkbox"/> Provided		

Discharge Tube	Damaged:	No
<input checked="" type="checkbox"/> Provided		

Sump Pump	Operational:	Yes
<input checked="" type="checkbox"/> Submersible <input checked="" type="checkbox"/> Cover not provided		

Location : West side of basement, midway along the wall

Note / Observation :

A sump pump was noted in the basement that was operational at the time of inspection. However, no power back-up provisions were noted in place.

As well, the pump is installed in a location where it cannot serve the entire basement as it is not in the lowest point of the floor slab. In fact, 3-4 inches of standing water was noted in the rear most portion of the basement at the time of inspection that had no where to go.

The pump appears to have been installed to facilitate water penetration through the foundation wall at the front of the dwelling, as evidenced by the trenching in place along the inside of the foundation wall, that incorporates a weeping tile and gravel bed that is directed into the sump pit.

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Also of note, the discharge was noted as directed through a pipe that appears to penetrate the foundation wall but the ultimate discharge point was not determinable.

RECOMMENDATION :

Consult with a qualified plumber / drain contractor to ensure that the entire basement is served by a sump pump / pumps. In addition, battery back-up systems are required to ensure continuous operation in case of a power outage / failure. In addition, confirmation that the water is being discharged from the pump to an appropriate location is also recommended.



Submersible sumo pump



Trench / drain pipe leading into sump pit



Perimeter trenching along inside of foundation wall



Pump discharge tube runs into foundation

11.0

Interior Living Spaces

Limitations

The dress shop and dwelling unit is full of material and the occupants belongings. There is also an excess of dresses / retail stock within the storefront. All of which inhibited viewing of floor and wall surfaces.



Dress shop full of product / merchandise



More stock

Interior General Comments

As described, the dwelling is utilized as a retail business, as well as a dwelling unit. The main floor level at the front is used as a dress shop. The rear portion of the main floor and the second floor level is utilized as a dwelling unit.

Nonetheless, the interior of the dwelling is noted as not in a good state of repair and serviceability. All rooms and especially the bathrooms and kitchen are in need of major renovation of surfaces and fixtures.

Floors

Visible Damage Noted

Note / Observation :

The floors are predominantly laminate type of various styles throughout. In addition, the kitchen, bathrooms and other miscellaneous areas are tiled.

For the most part the floor finishes are worn and tiled areas are loose, cracked and badly deteriorated.

However, for the most part the flooring within the dress shop appeared serviceable at the time of inspection.

RECOMMENDATION :

Renew flooring throughout as required to eliminate hazards associated with broken-up flooring finishes.

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Consult with a qualified flooring contractor as required.



Laminate tile floor finish



Cracked / broken floor tile

Walls

Visible Damage Noted

Note / Observation :

Predominantly drywall / plaster.

Deteriorated / old paint finishes with some plaster damage was noted throughout.

RECOMMENDATION :

Renew internal wall finishes and repair any plaster damage as required.

Ceilings

No Significant Visible Damage Noted

Note / Observation :

Predominantly drywall / plaster. Acoustic suspended- ceiling tiles within the dress shop and smaller acoustic tiles adhered to the ceiling in some areas.

Most surfaces described appeared tired. Damaged ceiling tiles were noted as well as peeling / deteriorated paint surfaces and water stains.

RECOMMENDATION :

Renew / replace damaged internal ceiling finishes and repair any plaster damage as well, as required.



Water stained ceiling

Windows

Operational: Yes

☒ Windows that were tested/operated are functional

Note / Observation :

A representative number of windows were tested during this inspection.

Our goal is to determine the overall condition of the windows. We endeavor to test as many as we can but some were not tested. See note / observation within EXTERIOR section of report.

Interior Door(s)

Operational: Yes

☒ Improvements / Repairs Needed

☒ Swinging

Note / Observation :

A representative number of doors were operated during this inspection. Most were functional, however, a couple were noted as damaged at the hinges / entirely removed from frames.

RECOMMENDATION :

Repair / replace any damaged doors / door hardware to ensure they are secured in place and functional.

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Door removed from hinges

Stairways

No Visible Damage Noted

Note / Observation :

Painted wood type finish noted.



Stairs to second floor level

Hand Rails / Guard Rails

No Visible Damage Noted

Note / Observation :

The top portion of main stairs does not incorporate a handrail for safe passage. The entire staircase forms one continuous run and as such the handrail must also be continuous.

RECOMMENDATION :

Ensure that a continuously graspable handrail is installed on the main stairs for safe passage in accordance with current standards / regulation. Consult with a railing contractor as required.



Section of stairs with missing handrail

Smoke Detectors

☒ Basement ☐ Main floor(s) ☒ Near sleeping areas

Note / Observation :

The home was inspected for the presence of smoke detectors. The selected list above is where smoke detectors were present. The smoke detectors were not tested during the inspection. For safety and peace of mind, you should test all smoke detectors when you move into the home and replace any that are suspect.

RECOMMENDATION :

Provide smoke detectors on all levels of dwelling and near sleeping area as required by law for occupants safety.



Main floor inoperative smoke detector



Second floor level detector

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Smoke detector in basement hanging from junction box

Carbon Monoxide Detectors

☐ Basement ☐ Main floor(s) ☐ Near sleeping areas

Note / Observation :

The home was inspected for the presence of Carbon Monoxide detectors. The selected list above is where CO detectors were present. The CO detectors were not tested during the inspection. For safety and peace of mind, you should test all CO detectors when you move into the home and replace any that are suspect.

RECOMMENDATION :

Provide carbon monoxide (CO) detectors on levels containing fuel burning appliances and near sleeping areas as required by law for occupants safety.

Heating / Cooling Distribution

Operational: Yes

☒ Air Registers

Laundry Room / Area

Not Applicable

☒ Washer ☒ Electric Dryer

Note / Observation :

Selected above are the appliances present at the time of the inspection within the enclosed porch section of the dwelling. Operating cycles and appliance functions were not tested.

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Stacked washer / dryer enclosed porch

Dryer Venting

Damaged: Yes

☒ Sidewall ☒ Metal Duct

Note / Observation :

Exterior vent was noted without a cover which will allow water into the opening.

RECOMMENDATION :

Install appropriate vent cover for dryer exhaust on exterior wall so as to prevent water penetration into the wall system.



Dryer venting



Exterior unprotected dryer vent

11.1

Kitchen

Limitations

Kitchen General Comments

Note / Observation :

The focus of the kitchen inspection is on overall performance rather than cosmetic conditions or flaws.

Nonetheless, the condition of the kitchen was found to be in a general state of disrepair. Cupboards, counters and appliances are old and in need of renewal.

RECOMMENDATION :

Renew / renovate kitchen as required to bring it back to a usable state.



Main floor kitchen

Sink

☒ Faucet functional

☒ Sink drains functional

Damaged: **No**

☐ Garbage disposal unit functional



Sink Faucet mounted on section of wood over counter

Counter

Damaged: Yes

☒ Laminate ☒ Not serviceable

Note / Observation :

The counter top was noted as water damaged especially underneath / beside the sink faucet.

RECOMMENDATION :

As part of the recommendation to renew the kitchen the counter needs to be replaced.



Counter deteriorated around sink area

Cabinets

Damaged: Yes

☒ Wood ☒ Not serviceable

Note / Observation :

The cupboards were noted as old / damaged, beyond their anticipated service life.

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RECOMMENDATION :

As part of the recommendation to renew the kitchen the cupboards need to be replaced.



Old / tired kitchen cabinets / drawers

Range Hood / Exhaust Fan

Operational: Yes

☒ Standard Vented Outside

Note / Observation :

Although functional the fan was noted as old / rusted and missing filter elements.



Rusty old fan above stove with no filter elements and direct view to exterior.

Major Appliances (Built-in)

Not Applicable

☒ Stove

☐ Oven

☐ Cooktop

☒ Refrigerator

☐ Dishwasher

☐ Sink Garbage Disposal

☐ Microwave

Note / Observation :

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Selected above are the appliances present at the time of the inspection. Operating cycles and appliance functions were not tested.



Appliances noted in place

11.2

Bathrooms

Bathrooms General Comments

The focus of the inspection is on overall performance rather than cosmetic conditions or flaws.

The condition of the bathrooms was found to be in a general state of disrepair. All fixtures are old and in need of renewal.

RECOMMENDATION :

Renew / renovate bathrooms as required to bring them back to a usable state.



Main floor bathroom



Second floor bathroom

Sink(s)

☒ Faucet(s) functional

☒ Drain(s) functional

Visible Damage Noted

☒ Shut-off Valves not provided

Note / Observation :

Only the sink within the second floor bathroom was noted with shut-off valves.

Counter(s)

☒ Composite Stone

Damaged: No

Cabinet(s)

☒ Wood

No Significant Visible Damage Noted

Toilet(s)

☒ Functional

☒ Loose

No Visible Damage Noted

Note / Observation :

Toilet in second floor bathroom was noted as a loose and requiring tightening / re-securing to floor. In doing so ensure flange gasket is not damaged / compromised.

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Loose toilet in second floor bathroom

Tub / Shower Enclosure(s)

Damaged: Yes

☒ Faucet(s) functional

☒ Drain Functional

Note / Observation :

The tub is old with badly worn with deteriorated surfaces in need of re-finishing / replacement.

In addition a significant amount of moisture was detected in the tiled wall substrate material with the aid of a moisture meter.



Main floor bathroom tub is old / worn



Significant moisture penetration in tub enclosure wall

Floors

Visible Damage Noted

Note / Observation :

The floor within the bathroom was noted as old / deteriorated with significant water penetration noted in substrate material with the aid of a moisture sensor.

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Toilet does not sit on tile but below it. Tile not fitted around toilet leaving gaps.



Tile floor near tub is saturated with moisture.

Walls

Visible Damage Noted

Note / Observation :

Bathroom walls were noted with deteriorated / peeling paint.



main floor bathroom with hole in tiled wall



Wall above shower stall with deteriorated plaster / peeling paint

Exhaust Fan(s)

Not Applicable

☐ Attic

Note / Observation :

None noted.

12.0**Additional Comments**

General Comments

This inspection is performed to the Standards of the Canadian Association of Home and Property Inspectors, is visual in nature, and does not address building code compliance issues which are the purview of municipal building inspectors.

This building is approximately 85-90 years old and most of the building systems are beyond their anticipated service life. In fact, the lack of rigorous maintenance has lead to significant damage to structural components, finishes and fixtures throughout the building that now require immediate attention. Although some components were done, like the roof, soffits, eavestroughs and a furnace, a regular maintenance program was not adhered to as required for this type and age of building. Nonetheless, if the owner is unsure as to the required maintenance / repair work to be performed, a qualified contractor / consultant appropriate to the trade / expertise should be consulted.

Also note that, the inclusion of pictures contained in this report is done at the sole discretion of the inspector and those pictures are only intended to provide clarity around an issue being described. They are not to be relied upon out of context to the issue they are associated with in the report. In general, they are also not intended to provide an exhaustive narrative pictorial account of the inspection.

Additional Limitations

The Building Inspection Report as presented herein outlines the Inspector's observations and opinions regarding the physical condition of the subject property as observed at the time of the inspection based solely upon a visual examination of readily accessible building systems and components as outlined in the report.

The Building Inspection Report is not intended as a warranty or guarantee of any kind with regard to the physical condition, sale or merchantability of the property as it pertains to adequacy, performance or fitness for use.

The Building Inspection Report is not intended to signify, confer or act as a compliance inspection or certification of or for any governmental / non-governmental codes, ordinances or regulations of any kind.

The Building Inspection Report is prepared exclusively for the client named herein and shall not be assigned, transferred or sold to any outside third party. Pillar to Post nor its agents shall bear any responsibility for use of information contained in this report by other than the client for whom it is intended.

12.1

Recommendations

This summary / recommendation consolidation is not the entire report. The complete report may include additional information of concern to the client.

It is recommended that the client read the entire report.

Recommendations :

1.1. Property and Site

Site / Property General Comments

RECOMMENDATION :

Part of the solution to manage run-off is to re-grade the front and side yard so as to direct water away from the foundation walls. In addition, some form of exterior drainage system / area drain to collect water in the front yard is also likely required. Consultation with a qualified landscape designer to discuss options to solve this issue is recommended.

Porch(es)

RECOMMENDATION :

The only way to repair this structure is to remove the damaged exterior finish, evaluate the underlying wood structure, repair / replace any deteriorated components and then replace the sheathing and finish materials. In addition, doing so will likely require a mould remediation effort. Consultation with a qualified contractor specializing in mould remediation and restoration is required.

2.0 Exterior

Foundation Wall

RECOMMENDATION :

Complete restoration of the foundation wall is required. This work can only be done effectively from the outside of the wall, necessitating perimeter trenching to the depth of the footing / bottom of the foundation that will allow the wall to be repaired as required before a perimeter weeping tile system and waterproofing membrane can be installed. Consultation with a qualified contractor specializing in foundation repair / restoration is recommended.

Exterior Walls

RECOMMENDATION :

Consult with a qualified contractor specializing in building cladding installation to determine the state and extent of deterioration of all exterior wall surfaces / types. The current state of deterioration will likely involve replacement of all the brick tile surfaces and replacement of any rotted / deteriorated structural framing elements for part of the exterior walls.

Basement Walkout

RECOMMENDATION :

It is recommended that the basement walk-out be demolished and replaced with a structure that facilitates access from grade into the basement. Options include an exposed stairwell that incorporates a proper foundation extending below the frost line (4 ft below the lowest exposed level of the staircase) or an enclosed structure that can be heated so that the depth of foundation can be reduced to 4 ft below the finished grade level.

Also required for the basement walkout is the installation of a drain at the bottom of the stairwell. Doing so will likely require the installation a sump pump to direct water at an appropriate discharge point, the City's infrastructure or appropriate grade area.

4.0 Roof Structure**Roof Covering(s)****RECOMMENDATION :**

The owner is advised to budget to replace the roof covering on lower roof planes within the next 3 - 5 years based on the anticipated life cycle. Replacement of the covering should include evaluation of roof sheathing (and replacement as required) which may have sustained damage in areas reliant on wall flashing to maintain water tightness. Consult with a qualified roofing contractor.

Flashing**RECOMMENDATION :**

A counter flashing system (preferably aluminum) needs to be employed above all lower level roof planes that intersect with exterior walls so as to prevent moisture penetration into wall and roofing substrate material.

Gutters / Downspouts**RECOMMENDATION :**

Consult with a drain contractor to scope and determine the discharge point for the downspouts so as to ensure they are functional and result in removal of water away from the dwelling.

6.0 Basement / Structure**Foundation Wall****RECOMMENDATION :**

See recommendation contained within the EXTERIOR section of this report related to the foundation wall. In addition to the scope of work specified within that section, the interior condition of the foundation also needs to be addressed, which should include crack / structural repair, mould remediation and cleaning.

Floor Structure/ Joists**RECOMMENDATION :**

Removal of all drywall as part of the required mould remediation.
Consultation with a mould remediation contractor and then a professional engineer / designer to evaluate

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the condition of the wood floor structure in addressing any structural damage / alterations in place intended to modify the original structure.

Post(s) / Load Bearing Wall(s)

RECOMMENDATION :

The design and condition of the vertical wood posts installed in the basement needs to be evaluated by a professional engineer / designer to determine the appropriateness / effectiveness in facilitating their intended purpose.

7.0 Electrical System

Distribution Panel

RECOMMENDATION :

Consult with a qualified professional electrician to evaluate the breaker panel as well as the double tapping noted and effect required repairs in accordance with applicable standards / regulation to make it safe.

Branch Circuit Wiring

RECOMMENDATION :

Consult with a qualified professional electrician to evaluate the number of outlets / circuits available and in use, as it relates to the electrical demand placed by on them in conjunction with an evaluation of the entire system to effect the required changes / upgrades that enable use by current standards.

Fixtures

RECOMMENDATION :

Replace any broken / inoperative light fixture throughout the dwelling as required in conjunction with other recommended electrical work to be conducted by a qualified professional electrician.

Receptacles - General

RECOMMENDATION :

Consult with a qualified professional electrician to evaluate the condition of outlets noted throughout the dwelling (inoperative, open grounds and reverse polarity) and rectify defect as required in conjunction with other recommended electrical repairs / upgrades.

Kitchen Receptacles

RECOMMENDATION :

For improved safety replace outlets / circuit breaker serving electrical outlets near the kitchen sink with GFCI type. Consult with a qualified electrician as required.

Bathroom Receptacles

RECOMMENDATION :

For improved safety replace outlets / circuit breaker serving electrical outlets near bathroom sinks with GFCI type. Consult with a qualified electrician as required.

8.0 Heating

Filter

RECOMMENDATION :

Rectifying the possible flooding condition within the basement will allow the furnace to operate as intended.

9.0 Plumbing System

Waste Drainage Pipe

RECOMMENDATION :

Consult with a qualified plumber to evaluate / modify the existing P- traps so that they are configured in accordance with applicable standards and maintain water within the trap thereby inhibiting sewer gases from entering the dwelling.

Floor Drain(s)

RECOMMENDATION :

Consult with a qualified plumber in consideration of relocating the existing sump pump / adding an additional pump(s) to ensure that any water that collects within the basement is pumped / drained to an appropriate discharge point.

Sump Pump

RECOMMENDATION :

Consult with a qualified plumber / drain contractor to ensure that the entire basement is served by a sump pump / pumps. In addition, battery back-up systems are required to ensure continuous operation in case of a power outage / failure. In addition, confirmation that the water is being discharged from the pump to an appropriate location is also recommended.

11.0 Interior Living Spaces

Floors

RECOMMENDATION :

Renew flooring throughout as required to eliminate hazards associated with broken-up flooring finishes. Consult with a qualified flooring contractor as required.

Walls

RECOMMENDATION :

Renew internal wall finishes and repair any plaster damage as required.

Ceilings

RECOMMENDATION :

Renew / replace damaged internal ceiling finishes and repair any plaster damage as well, as required.

Interior Door(s)

RECOMMENDATION :

Repair / replace any damaged doors / door hardware to ensure they are secured in place and functional.

Hand Rails / Guard Rails

RECOMMENDATION :

Ensure that a continuously graspable handrail is installed on the main stairs for safe passage in accordance with current standards / regulation. Consult with a railing contractor as required.

Smoke Detectors

RECOMMENDATION :

Provide smoke detectors on all levels of dwelling and near sleeping area as required by law for occupants safety.

Carbon Monoxide Detectors

RECOMMENDATION :

Provide carbon monoxide (CO) detectors on levels containing fuel burning appliances and near sleeping areas as required by law for occupants safety.

Dryer Venting

RECOMMENDATION :

Install appropriate vent cover for dryer exhaust on exterior wall so as to prevent water penetration into the wall system.

11.1 Kitchen

Kitchen General Comments

RECOMMENDATION :

Renew / renovate kitchen as required to bring it back to a usable state.

Counter

RECOMMENDATION :

As part of the recommendation to renew the kitchen the counter needs to be replaced.

Cabinets

RECOMMENDATION :

As part of the recommendation to renew the kitchen the cupboards need to be replaced.

11.2 Bathrooms

Bathrooms General Comments

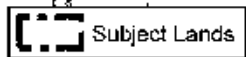
RECOMMENDATION :

Renew / renovate bathrooms as required to bring them back to a usable state.

M-4551



JACKSON STREET



File Number: 19CDM-15V003

This plan is prepared for street numbering purposes only

11- Cassavia Estates, Master Plan



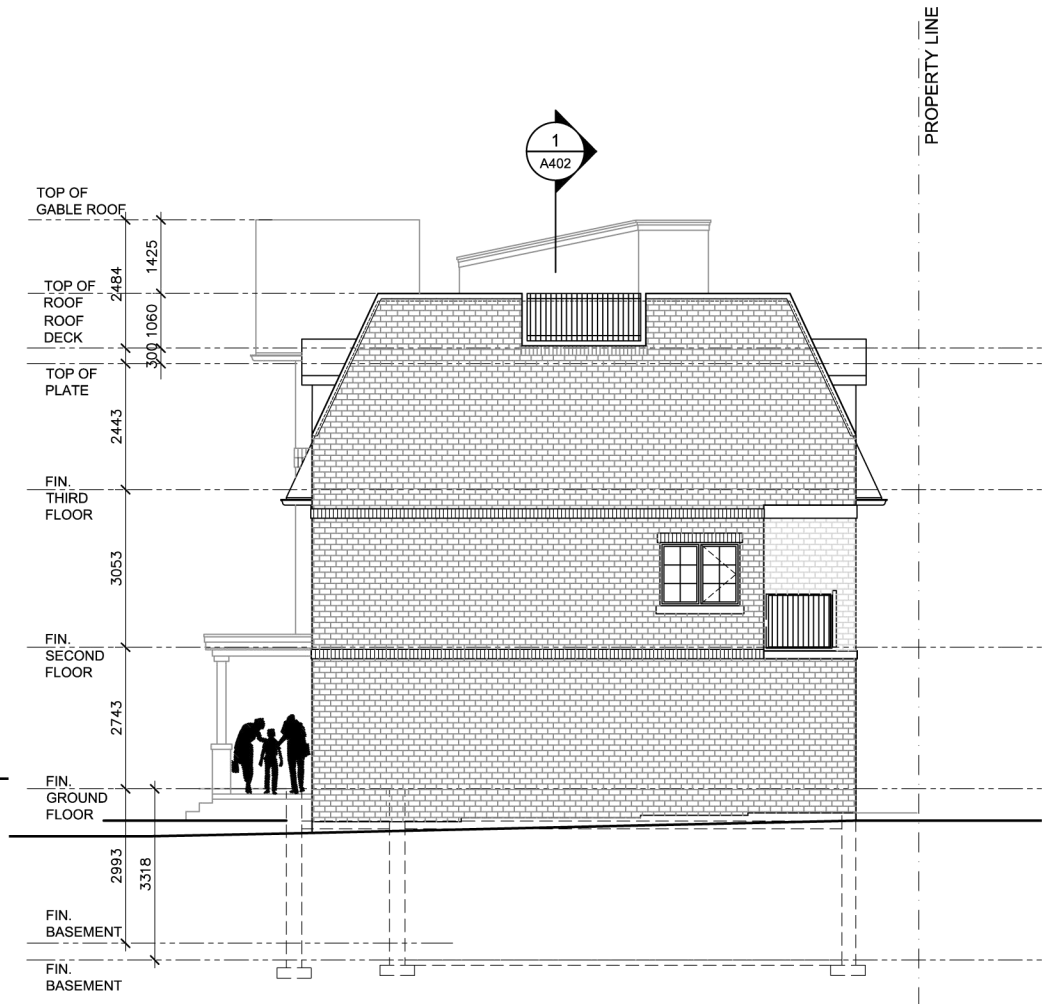
12- Preliminary drawings and renderings of planned redevelopment

PROPOSED WEST ELEVATION
SCALE: 1:100





 **PROPOSED NORTH ELEVATION**
SCALE: 1:100



 **PROPOSED SOUTH ELEVATION**
SCALE: 1:100

DATE	NO.	ISSUE
2018-10-02	01	FOR CLIENT'S REVIEW
2018-12-21	02	RE-ISSUED FOR CLIENT'S REVIEW
2019-01-25	03	RE-ISSUED FOR CLIENT'S REVIEW
2019-03-26	04	ISSUED TO CITY
2019-04-06	05	ISSUED FOR SPA
2019-11-13	06	RE-ISSUED FOR SPA
2020-10-19	07	2nd SUBMISSION

NOTES:
CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE
AND REPORT ANY DISCREPANCY TO THE ARCHITECT
BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT
AND MUST BE RETURNED AT THE COMPLETION OF WORK.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
UNTIL COUNTERSIGNED.

SCALE	AS NOTED	REVISION NO.
PROJECT NO.	18007	
DATE	2018-10-02	DWG. NO.
DRAWN	AAF	
CHECKED	MH	







Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design
US Navy Civil Engineer Corps Officer School, Certificate of Graduation
Construction and Design Management
Massachusetts Institute of Technology
Graduate Studies in Planning and Economics
Pratt Institute, Master Degree program studies in Planning and Economics
University of Michigan, Bachelor of Architecture

DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]
Toronto / Orillia, President
Orchard Point Development Company [1657923 Ontario Inc.]
Orillia, Vice President
MW HALL CORPORATION, Toronto, Toronto, President
Teddington Limited, Toronto,
Development advisor, Planner, Architect
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner
Gruen Associates, Los Angeles, Planner
US NAVY, Civil Engineer Corps, Officer
Apel, Beckert & Becker, Architects, Frankfurt
Green & Savin, Architects, Detroit

CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

ARCHITECTURE

A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.