



Building Condition Assessment

Mechanical, Electrical, Structural, Building Envelope, & Site Elements

855 Main Street East
Hawkesbury, Ontario



Prepared for:

Town of Hawkesbury
600 Higginson Street
Hawkesbury, Ontario
K6A 1H1



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1 INTRODUCTION

LRL Associates (LRL) Ltd. has been retained by the Town of Hawkesbury to prepare a 5-year Building Condition Assessment (BCA) of the mechanical, electrical, structural, building envelope and site elements for the municipal garage located at 855 Main St. E in Hawkesbury, Ontario. The original construction at this site consists of a 35m x 18m in plan maintenance and repair garage. The original construction date is unknown. Two additions were added to the original construction, an addition to the North side for storage of equipment and materials, and an addition to the West side for offices, washrooms, a locker room, and electrical room. There are various other structures scattered around the site. As part of this review, the two salt enclosures, to the North and East were included. A key plan illustrating the site is included below for reference.



Figure 1 - Key Plan of the 855 Main St. E site.

Overall, the current municipal garage site and buildings are not in good condition and cannot keep up with the expanding needs of a modern equipment fleet, specifically the expanding width and height requirements for larger trucks. It was advised that the existing site will only remain in service long enough for a new site to be constructed. It is planned to occupy this site in it's current use for a maximum of 5 years.

2 ASSESSMENT METHOD

Given your 5-year outlook, this report focuses to identify the minimum mechanical, electrical, structural, building envelope, and site condition items that will need replacement or repairs to keep the site operational for a maximum of 5 years. Where possible, mitigation efforts have been identified to mitigate the risks of deteriorated elements.

This report is based on a visual inspection carried out on May 20th, 2022. The survey consisted of non-intrusive visual observations only. Only areas which were readily accessible and easily visible components and systems of the subject property have been evaluated. Where items were inaccessible or otherwise not inspected, observations made shall be considered representative. No operational or other testing was conducted and therefore, where visual inspection provides insufficient information for full evaluation typical of equipment, material, and systems, working lifespan will be considered.

The normal life expectancy of the mechanical & electrical systems, building envelope, and structural components is based on manufacturer's published data and accepted industry standards. Expected service life will vary depending on maintenance, proactive repairs and other practices and possible partial replacement of the equipment over the period of this study. Therefore, the life expectancy of this equipment could be extended beyond its normal life expectancy indicated.

Opinions of anticipated costs are provided for material, physical deficiencies and not specifically for repairs or improvements that could be classified as cosmetic or decorative works, part or parcel to a building renovation program or routine or timely preventive maintenance, or any combination thereof, unless otherwise indicated.

Opinions of anticipated costs where provided are limited to construction related costs; the types commonly provided by contractors who perform the work. Business related, design, management fees, professional services and other indirect costs are all excluded, unless otherwise indicated. HST has been included in the replacement cost for convenience.

For some physical deficiencies, determining the appropriate suggested remedy or scope may necessitate further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this report. Where possible and appropriate, the anticipated cost of this work will be indicated. Otherwise, the scope of the evaluation will be specifically limited.



3 MECHANICAL SYSTEMS

3.1 Plumbing & Drainage

3.1.1 System Descriptions:

- An insulated 1" water service enters the building in the office washroom and serves as the building domestic water feed. Piping material observed was copper.
- Sanitary waste drains by gravity to the municipal sanitary sewer. Piping observed is cast iron and PVC.
- Storm drains to municipal storm sewer by gravity. Piping material could not be observed.
- Four cast iron roof drains are provided on the garage roof for drainage of rainwater by gravity to municipal storm sewer.
- A "Giant" 18.75W, 184L electric water heater is provided in the office main washroom for domestic hot water supply throughout the office building.
- A "GSW" 42MBH, 189L gas-fired water heater is provided in the back shop area for domestic hot water supply to the garage.
- A water closet, lavatory and floor drain are provided in a small washroom in the office building.
- A kitchen sink and water fountain are provided in the boardroom.
- A water closet, urinal, lavatory, floor drain and janitor sink/shower are provided in the main washroom in the office building.
- A utility sink is provided in the garage.
- Trench drains are provided in the garage for drainage purposes.
- An exterior hose bib is provided on the west exterior wall of the office building for exterior water access.
- Four interior hose bibs are provided in the garage for water access.

3.1.2 Field Observations & Recommendations:

- a. Based on our visual inspection, the plumbing and drainage systems appear to be operating as intended.
- b. Three of the four roof drains do not have a proper cover. A cover should be installed immediately to avoid debris falling in the stormwater drainage system.
- c. The GSW hot water heater is past its life expectancy, however this unit may be able to keep working for another 5-years until the decommissioning of the building thus a replacement may not be required.
- d. It was mentioned by operational staff on site that one of the domestic pipe near the south west side of the garage experienced freezing during the colder months. Proper insulation should be installed immediately to avoid further damages.
- e. According to city of Hawkesbury By-Law, a premise isolation backflow preventer must be provided on the domestic. None were observed on site. The backflow prevention program was established in 2012 by the City and have progressively been required owner to retrofit their water entry to add a backflow preventer. If a notice has been issued by the City yet for this property, it should be anticipated to arrive soon.



- f. Based on our site observations, the exposed drainage piping generally appeared in good condition. Due to the age of the building, we recommend performing a visual camera inspection of the drainage piping to assess its condition. The camera inspection will determine the condition of the piping and potential leak issues and thus estimate its remaining service life and required remedial work. From this inspection, replacement or repair work can be identified and estimate for cost. If no potential issues are apparent at the moment, this test may be postponed until the decommissioning of the building (5 years).
- g. Based on our site observations, the exposed domestic water piping generally appeared in good condition. Due to the age of the building, we recommend performing a none-destructive (NDT) ultra-sonic inspection of the domestic water piping to assess its condition. The ultra-sonic inspection will determine the remaining pipe thickness and thus estimate its remaining service life. From this inspection, replacement or repair work can be identified and estimate for cost. If no potential issues are apparent at the moment, this test may be postponed until the decommissioning of the building (5 years).

3.1.3 Summary of Anticipated Costs – Plumbing & Drainage:

Table 1 Summary of Anticipated Costs – Plumbing & Drainage Items					
Item	Number of Units	Replacement Cost/Unit	Average Life Expectancy (years)	Estimated Replacement Year(s)	Total Cost
Roof Drain	3	\$500	30	2022	\$1,500
Camera Inspection	N/A	\$2,000	N/A	Postpone to 2027	\$2,000
Ultra-sonic Inspection	N/A	\$2,000	N/A	Postpone to 2027	\$2,000

All other components of the system have a remaining estimated service life of more than 5 years. However, preventative maintenance and minor repairs should be covered by the annual operating/maintenance budget.

3.2 Heating, Ventilation and Cooling

3.2.1 System Description:

- A gas meter is provided outside in between the office and garage and is maintained and operated by Enbridge.
- An exhaust fan is provided in the office small washroom.
- A “Venmar” 173cfm energy recovery ventilator is provided in the change room for ventilation purposes.
- Three “Reznor” gas-fired unit heaters are provided in the garage for garage heating purposes.
- A wall-mounted exhaust fan is provided in the garage for garage ventilation purposes.
- A ceiling fan is provided in the back storage area, in the garage and in the East storage area for ventilation purposes.
- A “Lennox” 40MBH rooftop unit is provided on the office roof for heating, cooling and ventilation purposes of the office.

- A roof exhaust fan is provided on the roof of the garage for ventilation purposes of the back shop area.
- A roof exhaust fan is provided on the roof of the garage for ventilation purposes of the garage area.

3.2.2 Field Observations & Recommendations:

- a. Based on our visual inspection, the heating, ventilation, and cooling systems appear to be operating as intended.
- b. The Venmar ERV supply and return ducts should be separated by a greater distance as the ventilation is currently short circuiting and proper ventilation is not achieved as well as energy recovery. One of the ducts should be placed at the other side of the change room.
- c. The Lennox rooftop unit is past its life expectancy; however this unit may be able to keep working for another 5-years until the decommissioning of the building thus a replacement is not required.
- d. The “Lennox” RTU utilizes R-22 refrigerant for its cooling process. R-22 refrigerant is a hydrochlorofluorocarbon (HCFC-22) which has potential for high global warming and ozone depletion. Under the Montreal Protocol which became effective January 1, 1989, R-22 refrigerant has been gradually phased out. As of January 1, 2010, new equipment could no longer be manufactured using R-22 gases. R-22 Refrigerant is no longer available to service existing equipment. Alternate refrigerants are available to service existing R-22 equipment, but they generally have lower efficiencies and require some modifications to the equipment. The existing units can still be maintained to the end of their service life provided that the refrigeration systems remain operational. Should maintenance be required on the refrigerant loop prior to the unit coming to the end of its service life, the entire unit will need to be replaced.

3.2.3 Summary of Anticipated Costs - Heating and Cooling:

All components of the system have a remaining estimated service life of more than 5 years. However, preventative maintenance and minor repairs should be covered by the annual operating/maintenance budget.

3.3 Fire Protection

3.3.1 System Descriptions:

- ABC type portable fire extinguishers are provided throughout the office and garage area.

3.3.2 Field Observations & Recommendations:

- a. Based on our visual inspection, the fire protection systems appear to be operating as intended and no deficiencies were noted.
- b. Existing portable fire extinguishers should be maintained according to the requirements of NFPA 10. These costs should be included in the regular operating/maintenance budget. Portable fire extinguishers should be tested yearly as per NFPA 10.



3.3.3 Summary of Anticipated Costs – Fire Protection:

All components of the system have a remaining estimated service life of more than 5 years. However, preventative maintenance and minor repairs should be covered by the annual; operating/maintenance budget.

3.4 **Fuel Oil System**

3.4.1 System Descriptions:

- A 4540L fuel tank is provided outside near the generator room for fuel storage for the emergency generator.

3.4.2 Field Observations & Recommendations:

- a. Based on our visual inspection and review of the review record drawings, the fuel oil systems appear to be operating as intended and no deficiencies were noticed.
- b. Three fuel tanks are provided on site however only one of the fuel tanks is relevant to this report as it serves the emergency generator. The other two fuel tanks are used for the repair garage.

3.4.3 Summary of Anticipated Costs – Fuel Oil Systems:

All components of the system have a remaining estimated service life of more than 5 years. However, preventative maintenance and minor repairs should be covered by the annual operating/maintenance budget.



4 ELECTRICAL SYSTEMS

4.1 Electrical Distribution

4.1.1 System Description:

- The main electrical service enters the generator room located in the North-West corner of the building.
- The following distribution equipment is provided in the generator room:
 - A 120/240V, 1-phase, 400A disconnect switch.
 - A 120/240V, 1-phase, 40CCT (Panel #1) electrical panel.
 - A 120/240V, 1-phase, 400A, 40CCT (Panel #2) electrical panel.
 - A 120/240V, 1-phase, 24CCT (Panel EMP) emergency power electrical panel.
- A 120/240V, 1-phase, 24CCT (Panel P1 C 19-21) electrical panel is provided in the office corridor.
- A 120/240V, 1-phase, 72CCT electrical panel is provided in the back storage area behind the garage.
- A 120/240V, 1-phase, 24CCT (Panel C) is provided in the garage.

4.1.2 Field Observations & Recommendations:

- a. Based on our visual inspection, the electrical distribution systems appear to be operating as intended and no deficiencies were noticed.
- b. Circuit breaker replacement in distribution panels, minor repairs and regular maintenance should be included in the annual operating/maintenance budget.
- c. It is recommended that the electrical systems be maintained regularly. Preventative maintenance should be performed according to the manufacturer's recommendations to ensure that the systems always remain in good working condition.

4.1.3 Summary of Anticipated Costs - Electrical Distribution:

All components of the system have a remaining estimated service life of more than 5 years. However, preventative maintenance and minor repairs should be covered by the annual operating/maintenance budget.

4.2 Lighting

4.2.1 System Description:

- Fluorescent 1'x4' ceiling light fixtures are provided throughout the office.
- Fluorescent strip light fixtures are provided throughout the office, generator room and back storage area.
- Fluorescent suspended and ceiling light fixtures are provided throughout the garage.
- Eleven (11) fluorescent wall mounted exterior light fixtures are provided on the exterior of the office and garage for perimeter lighting purposes and emergency lighting purposes.



- One fluorescent wall mounted exterior light fixture is provided on the salt dome and on the salt shed for perimeter lighting purposes.
- An illuminated exit sign with emergency dual remote head with battery pack is provided in the back shop area for emergency lighting purposes.
- An emergency dual remote head with battery pack is provided in the back shop area for emergency lighting purposes.

4.2.2 Field Observations & Recommendations:

- a. Based on our visual inspection, the lighting systems appear to be operating as intended and no deficiencies were noticed.
- b. Illuminated exit signs and emergency remote heads were not installed in some locations of the garage and office. It is strongly recommended to install illuminated exit signs and emergency remote heads as per the Ontario Building Code 3.2.7 and 3.4.5.
- c. The exterior wall mounted light fixtures should be replaced as they have reached their life expectancy.
- d. It is recommended to keep an inventory or replacement bulbs and tubes for regular replacement of defective lamps.
- e. It is recommended to complete testing of the emergency lighting to meet OBC requirements (30-minute test).

4.2.3 Summary of Anticipated Costs - Lighting:

Table 2 Summary of Anticipated Costs – Lighting					
Item	Number of Units	Replacement Cost/Unit	Average Life Expectancy (years)	Estimated Replacement Year(s)	Total Replacement Cost
Exterior Wall Mounted Light Fixture	11	\$800	25	2022	\$8,800
Exit sign and emergency remote	*	\$500	20	2022	*

All other components of the system have a remaining estimated service life of more than 5 years. However, preventative maintenance and minor repairs should be covered by the annual; operating/maintenance budget.

*Total number of units unknown, total to be confirmed, price is per one unit.

4.3 Fire Alarm

4.3.1 System Description:

- Smoke alarms are provided throughout the office and garage building.

4.3.2 Field Observations & Recommendations:

- a. Based on our visual inspection, the fire alarm systems appear to be operating as intended and no deficiencies were noticed.



4.3.3 Summary of Anticipated Costs - Fire Alarm Systems:

All components of the system have a remaining estimated service life of more than 5 years. However, preventative maintenance and minor repairs should be covered by the annual operating/maintenance budget.

4.4 **Emergency Power and Generation Systems**

4.4.1 System Description:

- A 120/240V, 100Amp “Generac” emergency generator complete with automatic transfer switch is provided in the generator room for emergency power generation.

4.4.2 Field Observations & Recommendations:

- a. Based on our visual inspection and review of record drawings, the emergency generator systems appear to be operating as intended and no deficiencies were noticed.
- b. Regular testing of the emergency generator should be conducted as per CSA C282 and should be included in the annual maintenance/operation budget.

4.4.3 Summary of Anticipated Costs - Emergency Power and Generation Systems:

All components of the system have a remaining estimated service life of more than 5 years. However, preventative maintenance and minor repairs should be covered by the annual operating/maintenance budget.

4.5 **Building Entry System**

4.5.1 System Description:

- A garage door opener is provided for each garage door (total of 7) for building vehicle entry purposes.

4.5.2 Field Observations & Recommendations:

- a. Based on our visual inspection and review of record drawings, the building entry system appears to be operating as intended and no deficiencies were noticed.

4.5.3 Summary of Anticipated Costs - Building Entry Systems:

All components of the system have a remaining estimated service life of more than 5 years. However, preventative maintenance and minor repairs should be covered by the annual operating/maintenance budget.

4.6 **Electric Heating**

4.6.1 System Description:

- An electric unit heater is provided in the change room for heating purposes.
- An electric unit heater is provided in the back storage room for heating purposes.
- Two electric unit heaters are provided in the East garage area for heating purposes.



- An electric force flow heater is provided in the main office washroom for heating purposes.

4.6.2 Field Observations & Recommendations:

- a. Based on our visual inspection and review of record drawings, the electric heating systems appear to be operating as intended and no deficiencies were noticed.
- b. It was mentioned by operational staff on site that the unit heaters provided in the East storage area should be replaced for higher capacity unit heaters since the current heating load is not sufficient.

4.6.3 Summary of Anticipated Costs - Electric Heating Systems:

Table 3 Summary of Anticipated Costs – Electric Heating Items					
Item	Number of Units	Replacement Cost/Unit	Average Life Expectancy (years)	Estimated Replacement Year(s)	Total Replacement Cost
Electric Unit Heater East Garage Area	2	\$1,500	20	2022	\$3,000

All other components of the system have a remaining estimated service life of more than 5 years. However, preventative maintenance and minor repairs should be covered by the annual operating/maintenance budget.

4.7 Security System

4.7.1 System Description:

- Security cameras are provided throughout the interior and exterior of the office and garage building. The computer terminal is located in the office room.

4.7.2 Field Observations & Recommendations:

- a. Based on our visual inspection, the building security system appears to be operating as intended and no deficiencies were noticed.

4.7.3 Summary of Anticipated Costs – Security System:

All components of the system have a remaining estimated service life of more than 5 years. However, preventative maintenance and minor repairs should be covered by the annual operating/maintenance budget.



5 STRUCTURAL ELEMENTS

5.1 Superstructure

5.1.1 System Description:

- Large, deep glulam beams spanning the full width of the garage support flat decking boards of the roof over the garage section. The roof of the garage has been reinforced with a system of engineered lumber beams laid out in a grid between the deep main beams.
- The beams of the garage roof are supported on large rough sawn wood columns, approximately 7"x7" in size. CMU block walls infill between the columns and at the end walls.
- The North storage addition is composed of roof trusses spanning between a stud wall next to the back garage CMU wall and an exterior CMU wall.
- The West addition, forming the offices, washrooms, and changerooms, and generator room has roof construction similar to the garage, however with much smaller beams spanning between exterior wood stud walls.
- The permit documents for the office addition indicate typical shallow cast in place foundation walls on strip footings. It's assumed that the entire main building is founded on this type of foundation as well as the North addition.

5.1.2 Field Observations & Recommendations:

- b. Overall, the condition of the roof of the garage is good. There are several locations where it appears that equipment has hit the beams and minor scrapes remain.
- c. The wood columns supporting the deep glulam beams at the front of the garage are in poor condition. It's apparent that with the heavy traffic of equipment going in and out of the garage, equipment has struck the columns several times. Protections should be undertaken to avoid further damage of these columns which could cause a collapse of the roof.
- d. The CMU walls of the garage have also been damaged. There are two locations of damage at the back of the garage where equipment has struck. These areas should be repaired.
- e. There is significant step cracking in the CMU walls, specifically at the North-West corner of the garage. There are cracks on the North wall, and on the West wall extending from below where a beam bears, overtop of a doorway opening. These cracks should be monitored on a continuing basis for any widening. These walls will likely be very susceptible to any seismic activity.
- f. Compared to the garage section, the North and office additions appear to be in much better condition. No significant cracks in the CMU walls were observed. A section of exposed rebar was visible on the West side of the office addition foundation wall. We do not suggest any repairs at this time.

5.1.3 Summary of Anticipated Costs – Superstructure:

- We suggest that you focus on critical/life safety issues that could result in collapse of part of the structure. This includes the wood columns at the front of the garage, and the damage and cracking in the CMU walls. We suggest:
 - Protecting the wood columns with steel plate armoring, and implement training and visual cues to reduce the risk of further strikes from equipment.
 - The damaged sections of the CMU wall at the back of the garage should be repaired.

- Monitor the cracks in the CMU walls at monthly intervals, taking measurements to determine if the cracks are widening. We can be of assistance in setting up crack monitors, recording and analyzing the data, should this be of interest to you.

Table 4 Summary of Anticipated Costs – SuperStructure					
Item	Number of Units	Replacement Cost/Unit	Average Life Expectancy (years)	Estimated Replacement Year(s)	Total Replacement Cost
Wood Column Armoring	6	\$1,750	20	2022	\$10,500
Repair Damaged CMU Wall	2	\$2,500	40	2022	\$5,000

All other components of the system have a remaining estimated service life of more than 5 years. Minor repairs should be covered by the annual operating/maintenance budget.

5.2 Substructure

5.2.1 System Description:

- There is a curved salt dome to the East of the main building. Curved light-gauge steel or aluminum frames span between exterior concrete block foundation walls. The curved frames are covered in fabric and the structure appears to simply rest on grade.
- Another salt enclosure is located to the North, the roof appears to be wood trusses spanning between exterior stud walls bearing on a cast in place concrete foundation wall.
- An exterior steel ladder provides access to the roof of the office addition. The access ladder is in good condition, we did not note any issues.
- The floor throughout the garage and additions is a cast in place slab on grade. The slab is displaying wear and cracking typical of the age and use of this floor. We do not suggest any investment be made.

5.2.2 Field Observations & Recommendations:

- As would be expected of a salt containing structure, the curved salt dome is deteriorated. The bottom of the curved frames are rusting. The inside of the concrete blocks are deteriorating, crumbling and becoming soft. Both conditions will only progress and continue to lower the strength of the structure.
- The wood salt enclosure is in similar condition. Walls are bowing out to the exterior due to the pressure of salt and the force of a loader driving into the enclosure to load salt. We expect this deterioration to progress as well.
- Carrying out repairs or replacement of the salt dome and enclosure would not make sense given the short time frame that this site will continue to operate. We suggest implementing advanced safety practices to mitigate the risks should a collapse occur. These should include:
 - Monitoring the enclosures for significant progression of the deterioration
 - Restricting access to the interior of both structures to be only when a worker is inside of a fully enclosed loader.
 - Signs should be posted at the entrance to each structure advising of the above.

5.2.3 Summary of Anticipated Costs – Substructure:

We assess that the components likely have a remaining service life of at least 5 years. To mitigate the risk of collapse of the salt enclosures, safety procedures should be implemented. Minor repairs should be covered by the annual; operating/maintenance budget.

6 BUILDING ENVELOPE

6.1 Roofing, Cladding, Doorways, and Windows

6.1.1 System Description:

- The roof appears to be an assembly consisting of wood decking boards, covered with rigid foam insulation, a roofing membrane, and pea gravel ballast.
- The walls of the office addition are covered in brick veneer, while the CMU walls are left uncovered.
- Doors and doorways and windows were inspected for serviceability.
- Overhead garage doors roll up at the front of the garage. We understand that the width of these doors does not meet the requirements for the width of modern-day equipment.

6.1.2 Field Observations & Recommendations:

- a. Apart from the leaks in the roof described to us, the roof appears to be in good condition. Leaks should be patched as they appear applying minimal effort.
- b. The brick veneer of the office addition is in good condition.
- c. The doors and windows are generally in poor condition, however no action should be taken as they should still have service life to fulfill the next 5 years.
- d. As far as we understand, all overhead doors still operate. And although they do not fully meet the requirements of modern-day equipment, it would not make economic sense to replace them.

6.1.3 Summary of Anticipated Costs – Building Envelope:

We assess that the components likely have a remaining service life of at least 5 years. Minor repairs should be covered by the annual; operating/maintenance budget.

7 SITE ELEMENTS

7.1 Pavement & Drainage

7.1.1 System Description:

- Asphalt pavement forms the driving surface at the front of the lot and extends partially towards the rear. The remaining surface is unfinished and it's evident that proper drainage does not exist everywhere.



7.1.2 Field Observations & Recommendations:

- a. The pavement around the building was in moderate to good condition. The pavement appears to be well graded to direct water away from the garage and addition and does not have significant cracking or pot holes. We do not suggest any investment and expect it to have a service life in excess of 5 years.

7.1.3 Summary of Anticipated Costs – Site Elements:

We assess that the components likely have a remaining service life of at least 5 years. Minor repairs should be covered by the annual; operating/maintenance budget.



8 CONCLUSION AND RECOMMENDATIONS

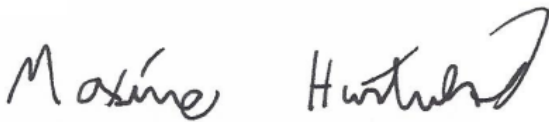
Based on our evaluation and as detailed in this report, we have found that in general the building is in pour operating condition, this is to be expected from a building of this age and use. For the most part, we assess that systems have a remaining service life to extend operations by a maximum of 5 years. We do suggest that the following work, repairs, and procedures be undertaken to mitigate the risks from a few critical issues.

Replacement & repair items to be addressed in the next few years are as follows:

- Replace missing roof drain covers
- Enlarge the separation between the supply and return ducts of the ERV systems
- Replace exterior wall mounted light fixture
- Install exit signs and emergency remote heads
- Replace electric unit heaters in East garage area
- Protect the wood columns from further damage with steel armoring
- Repair damaged sections of CMU wall
- Monitor CMU wall cracking for deterioration progression
- Limit access and implement safety procedures for salt enclosures

We trust that this report provides the guidance requested. If you have any questions, please do not hesitate to contact the undersigned.

Prepared by:



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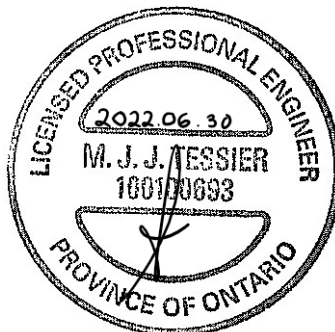


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SITE VISIT PHOTOGRAPHS

Our File Ref.: 220264
Client: Town of Hawkesbury
Project: Building Condition Assessment
Site Location: 855 Main St. E, Hawkesbury, Ontario



Photograph No. 1) Domestic water entrance provided in the office washroom.



Photograph No. 2) Cast iron roof drain provided on the garage roof.



Photograph No. 3) Three of four roof drains need a proper cover.



Photograph No. 4) "Giant" electric hot water heaters in the office washroom.





Photograph No. 5) "GSW" gas-fired hot water heater provided in the back shop area.



Photograph No. 6) Typical water closet provided in the washroom.



Photograph No. 7) Typical lavatory provided in washroom.



Photograph No. 8) Typical floor drain provided in the washroom.





Photograph No. 9) Typical kitchen sink provided in the boardroom.



Photograph No. 10) Water fountain provided in the boardroom.



Photograph No. 11) Urinal provided in the washroom.



Photograph No. 12) Janitor sink/shower provided in the office washroom.





Photograph No. 13) Janitor sink provided in the garage.



Photograph No. 14) Typical trench drain provided in the garage.



Photograph No. 15) Hose bib provided on the exterior of the office building.



Photograph No. 16) Gas meter provided between the garage and office.





Photograph No. 17) Exhaust fan provided in the office small washroom.



Photograph No. 18) ERV and electric unit heater provided in the change room.



Photograph No. 19) Typical “Reznor” gas-fired unit heater provided in the garage.



Photograph No. 20) Typical “Reznor” gas-fired unit heater provided in the garage.





Photograph No. 21) Ceiling fan provided in the back storage area.



Photograph No. 22) "Lennox" rooftop unit provided on the office roof.





Photograph No. 23) Exhaust fan provided on the garage roof.



Photograph No. 24) Typical ABC type portable fire extinguisher provided throughout the office and garage.





Photograph No. 25) Fuel tank provided outside near the generator room.



Photograph No. 26) Main transfer switch provided in the generator room.



Photograph No. 27) Typical electrical panel provided in the generator room, office and garage.



Photograph No. 28) Emergency electrical panel provided in the generator room.



Photograph No. 29) Typical fluorescent 1'x4' ceiling light fixture provided throughout the office.



Photograph No. 30) Typical fluorescent strip light fixture provided throughout the office, generator room and back storage area.



Photograph No. 31) Typical fluorescent ceiling light fixtures provided throughout the garage.



Photograph No. 32) Typical fluorescent wall mounted exterior light fixture provided on the perimeter of the office and garage building.





Photograph No. 33) Fluorescent wall mounted light fixture provided on the salt dome.



Photograph No. 34) Fluorescent wall mounted light fixture provided on the salt shed.



Photograph No. 35) Illuminated exit sign with emergency dual remote head with battery pack provided in the back shop area.



Photograph No. 36) Emergency dual remote head with battery pack provided in the back shop area





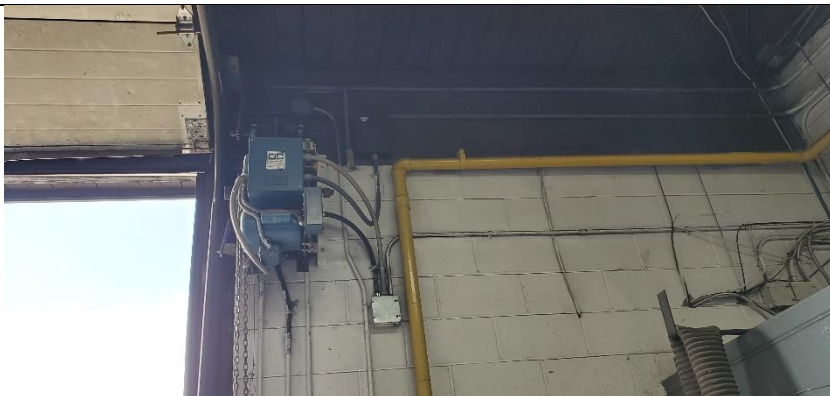
Photograph No. 37) Typical smoke alarms provided throughout the office and garage building.



Photograph No. 38) "Generac" emergency generator provided in the generator room.



Photograph No. 39) Automatic transfer switch for generator provided in the generator room.



Photograph No. 40) Typical garage door opener provided for each garage door.

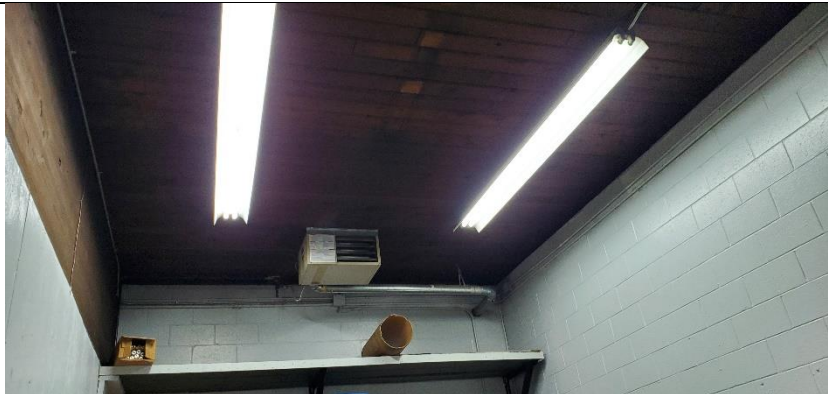




Photograph No. 41) Electric unit heater provided in the back storage area.



Photograph No. 42) Electric unit heater provided in the east garage area. Unit to be replaced due to low heating capacity.



Photograph No. 43) Electric unit heater provided in the east garage area. Unit to be replaced due to low heating capacity.

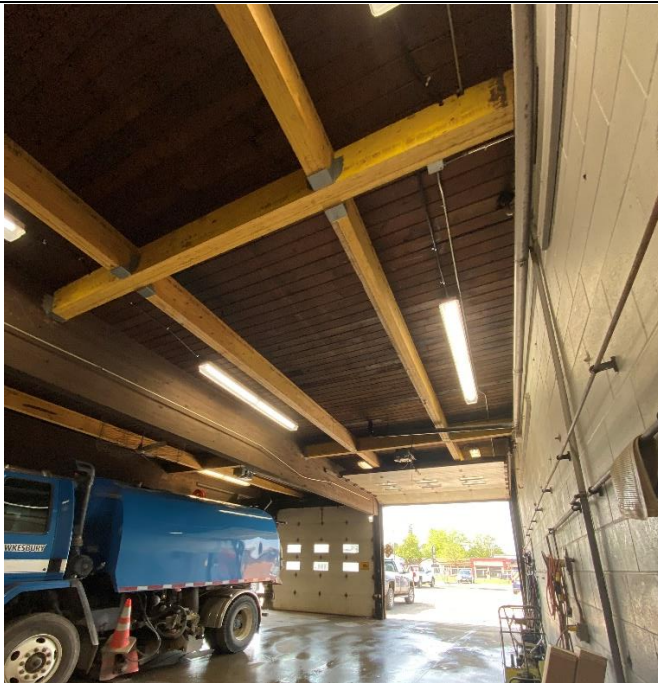


Photograph No. 44) Typical security camera provided throughout the interior and exterior of the office and garage building.





Photograph No. 45) Computer terminal provided in the office room.



Photograph No. 46) Typical arrangement of the roof over the garage with reinforcing grid.



Photograph No. 47) Typical damage to the deep glulam beams from equipment strikes.





Photograph No. 48) Typical wood column supporting deep roof beam with damage.



Photograph No. 49) Damage to CMU wall at back of garage.



Photograph No. 50) Damage to CMU wall at back of garage.



Photograph No. 51) Step cracking in CMU wall at North-West corner.





Photograph No. 52) Step cracking in CMU wall below beam support.



Photograph No. 53) Location of exposed rebar in top of foundation wall of the office addition.



Photograph No. 54) Typical deterioration of the salt dome frames and foundation.



Photograph No. 55) Typical deterioration of the salt dome concrete blocks.





Photograph No. 56) General arrangement of the salt shed.



Photograph No. 57) Typical condition of the framing of the salt shed.



Photograph No. 58) Roof access ladder on the office addition, the condition of the pavement can be seen beyond.



Photograph No. 59) Typical condition of the concrete floor slab.





Photograph No. 60) Typical condition of the brick veneer on the office addition, and a roof gutter downspout.



Photograph No. 61) Typical condition of the roof.



Photograph No. 62) Overhead garage doors as seen from the office roof.



Photograph No. 63) Unfinished surface behind the garage.

