

Appendix L: Building Condition Assessment



DRAFT

Baseline Property Condition Assessment

100-102 Simcoe Street South,
Oshawa, Ontario

Prepared for:

**Oshawa Power and Utilities
Corporation**

170 University Avenue, Suite 1100
Toronto, Ontario M5H 3B3

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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained by Oshawa Power and Utilities Corporation (Client) to conduct a Baseline Property Condition Assessment (BPCA), subject to the limitations outlined in Section 6.0 of this report. As discussed with the Client this service did not include any specialist review of items such as mechanical/electrical systems, structural components, elevators, etc. The municipal address for the property is 100-102 Simcoe Street South, Oshawa, Ontario (the Site). Pinchin conducted a visual assessment of the Site on April 14, 2020 at which time Pinchin interviewed and was accompanied by the Purchasing Manager of Oshawa Power (hereafter referred to as the Site Representative).

Pinchin was advised by the Client that the purpose of the BPCA was to assess visible deficiencies in relation to the internal due diligence requirements of the Site.

The Site is an irregular-shaped property approximately 1.68 acres in area. The Site is occupied by a two-storey office building, a one storey distribution building, and a one storey multi-purpose building (the Site Buildings).

The Site Buildings are summarized in the following table:

Site Building	Approximate Date of Construction	Location	Building Footprint Area	Total Building Area
Site Building A	Early 1930s	East portion of the Site	4,823 ft ²	14,469 ft ²
Site Building B	Early/mid 1950s	Central portion of the Site	5,683 ft ²	5,683 ft ²
Site Building C	Original Phase: 1940s Additional Phases: 1948, mid 1950s	West portion of the Site	15,078 ft ²	24,496 ft ²

The Site Buildings have a combined footprint area of 25,584 ft² and a combined total building area of 44,648 ft². Grade level parking is located adjacent to the west elevation of Site Building A and the north portion of the Site with parking for approximately 100 vehicles.

Site Building A is constructed with a basement level cast-in-place concrete slab with cast-in-place concrete foundation walls supporting concrete floor slabs. The superstructure was not visible during the assessment but it assumed to be constructed with a concrete support structure (i.e. beams, columns, and walls) supporting concrete roof decking.



Site Building B is constructed with a cast-in-place concrete slab-on-grade (i.e. no basement level) with combination of load-bearing concrete block masonry walls, cast-in-place concrete columns, and steel beams supporting a pre-cast concrete roof deck.

The east portion of Site Building C is constructed with a basement level cast-in-place concrete slab on grade with a cast-in-place concrete support structure (i.e. beams, columns, and walls) supporting concrete floor slabs. The superstructure is constructed with a combination of a reinforced concrete and steel structure (i.e. beams and columns) supporting cast-in-place concrete roof decking and metal roof decking. The garage portion of Site Building C is constructed with a cast-in-place slab-on-grade (i.e. no basement level) with cast-in-place concrete foundation walls. The garages consist of two phases of construction. The superstructure of the original phase of construction consists of a pre-cast concrete support structure with cast-in-place concrete beam and roof deck. The superstructure of the second phase of construction consists of load bearing concrete block masonry walls with open web steel joists (OWSJs) supporting metal roof decking.

The exterior walls of Site Buildings are clad with brick masonry veneer on all elevations with the exception of the north elevation of the garage portion of Site Building C which is comprised of a combination of brick masonry veneer and concrete block masonry.

The Site Buildings appear to be in satisfactory condition, commensurate with their age, and in comparable standing to other similar commercial office properties in the area.

Based on our visual assessment the Site Building appears to have been constructed in general accordance with standard building practices in place at the times of construction.

The assessment did not reveal any visual evidence of major structural failures, soil erosion or differential settlement.

An immediate cost of \$3,000 has been identified for the concrete walkway repairs that currently pose a potential trip hazard adjacent to the south and east elevations of Site Building A. Repair requirements (under replacement reserves) over the term of the analysis (i.e., 10 years) of \$872,696 have been identified. As noted during the Site visit, deficiencies relating to roof systems, wall systems, elevator systems, interior finishes, Site features and mechanical/electrical systems were noted. Of particular note, recommendations, repairs and replacements for the following items are included throughout the term of the analysis:

- Pinchin recommends and has included allowances to perform a mould survey of Site Buildings A and C due to possible roof leaks and the moisture damaged interior finishes at the perimeter walls of the buildings;
- Repairs to the roof systems atop Site Building B;



- Repairs to the exterior doors of Site Buildings B and C;
- Repairs to the building superstructure of Site Building C;
- Allowances for the modernization and replacement of the elevator systems serving Site Building C;
- Repairs to the drainage system in the basement of Site Building C;
- Pinchin has included an allowance for a review of the concrete block wall structure of Site Building C by a structural engineer;
- Repair and replacement of load-bearing concrete block masonry walls of Site Building C under the direction of a structural engineer;
- Replacement of the roof systems atop all Site Buildings;
- Repairs to the exterior walls of all Site Buildings;
- Phased replacement of the perimeter sealants of all Site Buildings;
- Repairs to the interior finishes of all Site Buildings;
- Replacement of the heating units serving all Site Buildings;
- Replacement of the DHW heaters in all Site Buildings; and
- Allowances to repair and replace the deteriorated areas of asphalt and concrete walkways on Site.

Consideration has been given regarding required ongoing maintenance and repairs of the major elements and at the direction of the Client, Pinchin has not utilized a threshold as a limit in determining and carrying anticipated expenditures.

Regular maintenance should be conducted on the roof systems, wall systems, structural elements, elevator systems, interior finishes, Site features and the mechanical/electrical systems to ensure that the PUL of the major components is realized. Repair costs for the aforementioned items have been included over the term of the analysis (i.e., 10 years) included within Appendix I. The specific deficiencies identified during the BPCA and their associated recommendations for repair are described in the main body of the report. These deficiencies should be corrected as part of routine maintenance unless otherwise stated within the report. Costs associated with desired upgrades have not been carried.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.



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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained by Oshawa Power and Utilities Corporation (Client) to conduct a Baseline Property Condition Assessment (BPCA), subject to the limitations outlined in Section 6.0 of this report. As discussed with the Client this service did not include any specialist review of items such as mechanical/electrical systems, structural components, elevators, etc. The municipal address for the property is 100-102 Simcoe Street South, Oshawa, Ontario (the Site). Pinchin conducted a visual assessment of the Site on April 14, 2020 at which time Pinchin interviewed and was accompanied by the Purchasing Manager of Oshawa Power (hereafter referred to as the Site Representative).

Pinchin was advised by the Client that the purpose of the BPCA was to assess visible deficiencies in relation to the internal due diligence requirements of the Site.

The Client has advised Pinchin that no previous Baseline Property Condition Assessments or other building reports have been prepared for the Site.

It was reported to Pinchin that the costs associated with ongoing general maintenance of the major components of the Site Buildings are carried as part of the annual operating budget for the Site.

Consideration has been given regarding required ongoing maintenance and repairs of the major elements and at the direction of the Client, Pinchin has not utilized a threshold limit in determining and carrying anticipated expenditures.

The term of analysis requested by the Client was 10 years.

The results of the BPCA are presented in the following report. This report is subject to the Terms & Limitations discussed in Section 6.0.

2.0 SCOPE AND METHODOLOGY

The scope of the BPCA included a visual examination (without any intrusive testing or demolition of finishes to observe hidden areas) of the following:

- The building envelope, comprised of the exterior walls, windows, exterior doors and roof systems;
- The structural elements (i.e., slabs, beams, columns and walls);
- The elevator systems;
- The interior finishes;
- The Site features;
- The mechanical systems (i.e., HVAC, domestic hot water, etc.); and



- The electrical systems.

The object of the BPCA included the following:

- A visual examination of the property in order to assess the condition of the major elements;
- Review of general documentation on the repair/maintenance history of the elements, if available;
- cursory review of previous reports pertaining to the Site Buildings, if made available by the Site Representative;
- Interviews and discussions with on-Site personnel regarding the repair/maintenance conducted on the Site Buildings;
- Documentation of observed existing deficiencies observed within the various elements;
- Photographic documentation of various components and observed deficiencies; and
- Compilation of Pinchin's findings in a formal written report including observed deficiencies, together with a list of recommendations for repair/replacement with associated estimated costs for both short and long term.

The report provides:

- A basic description of each of the various major components of the Site Buildings;
- A list of deficiencies noted with respect to the components examined; and
- Recommendations and cost estimates for the corrections recommended.

Cost estimates provided in this report are preliminary Class "D" and provided only as an indication of the order of magnitude of the remedial work. These values have been arrived at by determining a representative quantity from the visual observations made at the time of our Site visit and by applying current market value unit costs to such quantities and or a reasonable lump sum allowance for the work. More precise cost estimates would require more detailed investigation to define the scope of work. They are not intended to warrant that the final costs will not exceed these amounts or that all costs are covered. The estimates assume the work is performed at one time and do not include costs for potential de-mobilization and re-mobilization if repairs/replacement are spread out over the term of analysis.

All costs are identified in 2020 Canadian Dollars, and do not include consulting fees or applicable taxes. (For consulting fees, Pinchin typically recommends a budget allowance of 10% to 15% of the costs identified).

All cost estimates assume that regular annual maintenance and repairs will be performed to all building elements at the facility. No cost allowance is carried for this regular maintenance.

The cost estimates provided in this report are based on costs of past repairs at similar buildings, recent costing data such as “RS Means Repair and Remodelling Cost Data – Commercial/Residential” and “Hanscomb’s Yardsticks for Costing”, or Pinchin’s professional judgment.

Unless otherwise stated, the replacement costs identified for an element reflects the cost to remove and replace the existing element with the same type of element.

3.0 OBSERVATIONS AND COMMENTS



General view of the east elevation of Site Building A.



General view of the south elevation of Site Building A.



Partial view of the north elevation of Site Building A.



General view of the west elevation of Site Building A.



Partial view of the north elevation of Site Building B.



Partial view of the west elevation of Site Building B.



Partial view of the south elevation of Site Building C.



Partial view of the west elevation of Site Building C.



Partial view of the north elevation of Site Building C.

3.1 Site Information

Table 3.1 – Site Information

Site Occupant/Name	Oshawa Power and Utilities Corporation (OPUC)		
Site Address	100-102 Simcoe Street South, Oshawa, Ontario		
<i>Existing Land Use Type</i>	Commercial	<i>Primary On-Site Activity</i>	Office
<i>Multi-Tenant/Single Occupant</i>	Single Occupant	<i>Number of Units</i>	One
<i>Date First Developed</i>	Unknown	<i>Site Area</i>	~ 1.68 acres
<i>Number of Buildings</i>	Three	<i>Building Footprint Area(s)</i>	Site Building A: ~ 4,823 ft ² Site Building B: ~ 5,683 ft ² Site Building C: ~ 15,078 ft ²
<i>Number of Stories above grade</i>	Site Building A: Two Site Building B: One Site Building C: One	<i>Total Rentable Building Area(s)</i>	Site Building A: ~14,469 ft ² Site Building B: ~ 5,683 ft ² Site Building C: ~ 24,496 ft ²
<i>Date Building(s) Constructed</i>	Site Building A: ~ Early 1930s Site Building B: ~ Early/mid 1950s Site Building C: ~ 1940 Site Building C (additional phases): ~ 1948, 1950	<i>Area of Tenant Spaces</i>	Site Building A: ~14,469 ft ² Site Building B: ~ 5,683 ft ² Site Building C: ~ 24,496 ft ²



Table 3.1 – Site Information

Site Occupant/Name	Oshawa Power and Utilities Corporation (OPUC)		
<i>Date Building(s) Renovated</i>	Ongoing	<i>Basement and/or U/G Parking</i>	Basement
<i>Type of Roof System(s)</i>	Ethylene Propylene Diene Monomer (EPDM) membrane Built-up Roof (BUR) Modified Bitumen membrane	<i>Number of Levels U/G</i>	One
<i>Type of Wall Cladding</i>	Brick masonry veneer Concrete block masonry	<i>Area of Roof System(s)</i>	Site Building A: ~ 4,823 ft ² Site Building B: ~ 5,683 ft ² Site Building C: ~ 15,578 ft ²
<i>Type of Doors</i>	Single Glazed (SG) units within aluminum frames Hollow metal doors within metal frames, some complete with Georgian Wired Glass (GWG) inserts Hollow metal doors within metal frames complete with IG inserts Sectional metal overhead doors Steel roll-up doors	<i>Types of Windows</i>	Fixed Insulated Glass (IG) units within aluminum frames, some with operable (i.e. horizontally sliding) SG lower portions Fixed Single Glazed units (SG) units
<i>Above Grade Parking Area</i>	Asphalt surfaced ~ 100 spaces	<i>Electrical Source</i>	Oshawa Power and Utilities Corporation (OPUC)

Table 3.1 – Site Information

Site Occupant/Name	Oshawa Power and Utilities Corporation (OPUC)		
<i>Surface Type</i>	Asphalt Grass Concrete	<i>Type of Heating/Cooling</i>	Natural gas-fired heating and electrically-powered cooling rooftop HVAC units Natural gas-fired forced air furnace with cooling Natural gas-fired suspended unit heaters Electrically-powered suspended unit heaters Electrically-powered wall mounted fan heaters Electrically-powered baseboard heaters Electrically-powered radiant heaters

3.2 Roof Systems

The roof systems of Site Building A consist of a “near-flat” Built-Up asphalt Roof (BUR) system installed atop a layer of rigid insulation, atop concrete roof decking, metal canopies on the east elevation, and a metal canopy and wooden canopy adjacent to the north elevation.

The roof system of Site Building B consists of a conventionally designed, “near-flat” Ethylene Propylene Diene Monomer (EPDM) system installed atop a layer of rigid insulation, atop concrete roof decking.

The roof systems of Site Building C consist of “near-flat” BUR systems installed atop a layer of rigid insulation, atop concrete roof decking and metal roof decking with a perimeter modified bitumen parapet on the east portion of the Site Building and a metal canopy noted at the main entrance on the east elevation.

Neither the presence of a vapour barrier, nor the type or the thickness of the insulation could be verified, as the scope of the work did not include destructive testing.



Drainage of the roof systems is provided by internal roof drains which presumably drain to the municipal sewer system. Penetrations through the roof system consist of plumbing vents, vent stacks, roof drains and pitch pockets serving conduits.

The details of the roof systems atop the Site Buildings are summarized in the following table:

Reference	Roof System	Approximate Roof Area	Reported Age (years)
Site Building A	BUR	~ 4,823 ft ²	~ 12
Site Building B	EPDM	~ 5,683 ft ²	~ 12
Site Building C		~ 15,078 ft ² (Total)	
Offices	BUR	~ 7,451 ft ²	12 years old
Garages			
South portion (original phase of construction)	BUR	~ 4,154 ft ²	12 years old
North portion (second phase of construction)	BUR	~ 3,472 ft ²	N/A

Active leaking within the roof system atop the original phase of construction of the garage portion of Site Building C was reported during the assessment. No active leaking within the remainder of the roof systems was reported, although evidence of moisture infiltration was noted on ceilings in various locations.

Table 3.2 outlines the findings of the inspection of the roof systems:

Table 3.2 – Roof Systems	
Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> Active leaking within the roof system atop the original phase of construction of the garage portion of Site Building C was noted. 	<ul style="list-style-type: none"> Pinchin recommends and has carried allowances for the replacement of the BUR system within the early portion of the term of the analysis.

Table 3.2 – Roof Systems

Findings	Remarks/Recommendations
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> The EPDM and BUR systems serving the Site Buildings are reportedly ~ 12 years old and will reach the end of their Projected Useful Life (PUL) within the term of the analysis. 	<ul style="list-style-type: none"> Pinchin recommends and has carried allowances for the replacement of the roof systems within the term of the analysis.
<ul style="list-style-type: none"> Site Building A – Metal canopy located on the north elevation is damaged. 	<ul style="list-style-type: none"> Remove and replace.
<ul style="list-style-type: none"> Site Building A – Metal debris noted atop roof system. 	<ul style="list-style-type: none"> Ensure roof systems remain free of debris.
<ul style="list-style-type: none"> Site Building B – Loose seams were noted on the EPDM membrane. . 	<ul style="list-style-type: none"> Reseal the seams and monitor for moisture infiltration.
<ul style="list-style-type: none"> Site Building B –Membrane exposed with insufficient ballast cover . 	<ul style="list-style-type: none"> Ensure sufficient ballast cover is in place over the entire membrane.
<ul style="list-style-type: none"> Site Building B – Roof drain ballast guard was noted to be displaced atop. 	<ul style="list-style-type: none"> Ensure ballast guard covers remain secured in place.
<ul style="list-style-type: none"> Debris blocking s roof drain in various locations. 	<ul style="list-style-type: none"> Ensure ballast guards remain clear and free of debris.



Typical view of the roof system atop Site Building A.



General view of the roof system atop Site Building B.



Typical view of the roof system atop the east portion of Site Building C.



View of the roof system atop the south portion of the garage portion of Site Building C.



View of the roof system atop the original phase of construction of the garage portion of Site Building C.



View of areas of membrane with insufficient ballast cover noted atop Site Building B.



View of typical displaced internal roof drain ballast guard cover noted atop Site Buildings B and C.



View of typical debonded seams noted on the EPDM membrane atop Site Building B.



View of large areas of ponding water noted atop Site Building C.



View of a damaged section noted on the sloped metal canopy on the north elevation of Site Building A.



View of loose metal debris noted atop Site Building A.



View of a typical internal roof drain ballast guard blocked by debris.

It has been Pinchin's experience that the Projected Useful Life (PUL) of a BUR system typically ranges between 20 to 25 years, while the PUL of an Ethylene Propylene Diene Monomer (EPDM) membrane ranges between 17 to 20 years, depending on the quality of building materials used, the quality of workmanship during installation and the level to which the roof system has been maintained. The majority of the roof systems atop the Site Buildings are reportedly approximately 12 years old, while the roof system atop the second phase of construction of the garage portion of Site Building C is estimated to be over 25 years old.

Pinchin has included an allowance for replacement of the BUR system atop the second phase of construction of the garage portion of Site Building C in year one and allowances to replace the remaining roof systems in the latter portion of the of the analysis. Pinchin recommends that regular annual maintenance be performed on the roof systems throughout the term of the analysis.

3.3 Wall System

The exterior walls of the Site Buildings are clad with brick masonry veneer on all elevations with the exception of the north elevation of the garage portion of Site Building C which is comprised of a combination of brick masonry veneer and concrete block masonry. The back-up wall systems serving the Site Buildings were noted to consist of concrete block masonry walls.



The window systems of Site Building A consist of fixed Insulated Glass (IG) units set within aluminum frames installed within a punched configuration. The window systems of Site Building B consist of fixed IG units some complete with operable (i.e., horizontally-sliding) Single Glazed (SG) lower portions set within aluminum frames. The window systems of Site Building C consist of fixed SG units in aluminum frames, operable SG units within aluminum frames, and fixed IG units complete with operable (i.e., horizontally-sliding) SG lower portions set within aluminum frames.

Exterior doors serving Site Building A are comprised of SG units set into aluminum frames located at the main entrance on the west elevations with hollow metal doors complete with IG inserts on the north elevation. Hollow metal doors within metal frames, some complete with Georgian Wired Glass (GWG) inserts were observed serving the mechanical and electrical rooms and at the stairwells and corridors.

Exterior doors serving Site Building B are comprised of a SG units in aluminum frame with similar side-lites located at the main entrance on the north elevation with hollow metal doors within metal frames complete with GWG inserts located on the north, west, and south elevations. Hollow metal doors within metal frames were observed serving the mechanical and electrical rooms.

Exterior doors serving Site Building C are comprised of hollow metal doors within metal frames some complete with GWG inserts on the north, west, and east elevations. Hollow metal doors within metal frames some complete with GWG inserts were observed serving the mechanical and electrical rooms and at the stairwells. Sectional metal overhead doors were noted on the north, east, and south elevations of the Site Building. A steel roll-up door was noted on the north elevation of the garage portion of the Site Building.

It should be noted that due to the fact that the scope of work did not include any intrusive/destructive testing the presence or condition of brick ties behind the masonry walls could not be visually inspected.

Table 3.3 outlines the findings of the inspection of the wall systems:

Table 3.3 – Wall Systems

Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> • None observed/reported. 	<ul style="list-style-type: none"> • None required.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> • Moisture damaged interior finishes noted around a window unit in Site Building A. 	<ul style="list-style-type: none"> • Pinchin recommends and has carried allowances for a mould assessment to identify the extent of the damage. • Repair the damaged interior finishes upon completion of the mould assessment.

Table 3.3 – Wall Systems

Findings	Remarks/Recommendations
<ul style="list-style-type: none"> Deteriorated and missing brick masonry veneer and mortar joints noted in various locations on the Site Buildings. 	<ul style="list-style-type: none"> Replace deteriorated brick masonry veneer.
<ul style="list-style-type: none"> Efflorescence noted on the brick masonry veneer in various locations. 	<ul style="list-style-type: none"> Remove efflorescence as part of regular ongoing maintenance.
<ul style="list-style-type: none"> Deteriorated concrete window sills noted in various locations. 	<ul style="list-style-type: none"> Repair deteriorated concrete windowsills.
<ul style="list-style-type: none"> Peeling paint and corroded metal noted on various hollow metal doors. 	<ul style="list-style-type: none"> Prep and repaint the hollow metal doors.
<ul style="list-style-type: none"> Failing perimeter sealant noted on the window units in various locations. 	<ul style="list-style-type: none"> Pinchin recommends the phased replacement of perimeter sealants throughout the term of the analysis.
<ul style="list-style-type: none"> Cracking and deterioration noted on the cast-in-place concrete foundation walls around the window units on the south elevation of Site Building C. 	<ul style="list-style-type: none"> Repair cracking and deteriorated concrete.



View of typical brick masonry veneer present on all elevations of the Site Buildings.



View of the concrete block masonry on the north elevation of the garage portion of Site Building C.



View of typical deteriorated mortar joints noted on the brick masonry veneer in various locations on the north elevation of Site Building A.



View of typical efflorescence noted on the brick masonry veneer in various locations.



View of deterioration noted on concrete windowsills in various locations on Site Building B.



View of typical deteriorated, loose, and missing brick masonry veneer noted on Site Building C.



Cracking and deterioration noted on the cast-in-place concrete foundation walls around the window units on the south elevation of Site Building C.



View of a typical SG unit in aluminum frame.



View of a typical hollow metal door within metal frame complete with GWG insert.



View of a typical sectional metal overhead door serving Site Building C.



View of the steel roll-up door on the north elevation of Site Building C.



View of typical IG units in aluminum frames.



View of typical failing perimeter sealant noted on the window units in various locations.



View of typical peeling paint noted on various hollow metal doors serving the Site Buildings.



View of moisture damage noted on a window sill
in an office space on the second floor of Site
Building A.

The wall, window and door systems of the Site Building were generally noted to be in fair condition at the time of the Site visit with the above noted deficiencies. During the interior assessment Pinchin noted areas of moisture damage to the interior finishes within Site Buildings.

Pinchin recommends and has included allowances to perform a mould survey of the building due to the presence of the moisture damaged materials and to assess where the moisture is infiltrating. The extent or possible cost of mould remediation cannot be estimated without performing this intrusive mould survey. Depending on the extent of the mould detected the cost of remediation may be significant. Pinchin has attempted to identify and quantify the deficiencies associated with the wall, window and door systems however an investigation of the components should be completed prior to the repair work and to ensure the extent of deterioration is fully understood. It is noted that the cost estimates provided in this report are preliminary and provided only as an indication of the order of magnitude of the remedial work. More precise cost estimates would require more detailed investigation to define the scope of work. Superficial or visual signs of concrete or structural deterioration may indicate the need for extensive repairs which can only be estimated by performing a detailed investigation of the structure and the structural design.

The presence of the mould and the potential cost of the remediation (which may be very significant if mould is present) cannot be determined since, as per discussions with Client, intrusive testing to determine the presence of mould within wall cavities was not permitted.

Typical buildings of this age may contain PCBs in mastics, caulking and window putties. Testing for the presence of PCBs in these materials is beyond the scope of this BPCA report. The potential presence of PCBs in these materials could give rise to additional costs in future if extensive renovation requiring removal of these materials or demolition activities are undertaken at the Site. The extent of such potential issues could not be assessed as part of this BPCA report.

If the recommended investigation of the walls is carried out and does not detect further hidden deficiencies as long as the above mentioned deficiencies are addressed and that regular annual



maintenance is performed there should be no other major expenditures required relating to the walls, windows and door systems of the Site Building throughout the term of the analysis. It should be noted however that the recommended investigation may detect further required repairs which have not been included in any cost estimates.

3.4 Structural Elements

As outlined in the scope of work, a visual assessment of the condition of the structural elements was carried out on the elements which were visible at the time of the inspection.

Site Building A is constructed with a basement level cast-in-place concrete slab with cast-in-place concrete foundation walls supporting a concrete floor slab. The superstructure was not visible during the assessment but it assumed to be constructed with a concrete support structure (i.e. columns, beams, and walls,) supporting concrete roof decking.

Site Building B is constructed with a cast-in-place concrete slab-on-grade (i.e. no basement level) with a combination of load-bearing concrete block masonry walls, cast-in-place concrete columns, and steel beams supporting pre-cast concrete roof decking.

The east portion of Site Building C is constructed with a basement level cast-in-place concrete slab with a cast-in-place concrete support structure (i.e. columns, beams, and walls) supporting a cast-in-place concrete floor slab. The superstructure is constructed with a combination of reinforced concrete support structure (i.e. columns and beams) and load-bearing concrete block masonry supporting cast-in-place concrete roof slabs and metal roof decking. The garage portion of Site Building C was constructed in two phases. Both phases are constructed with cast-in-place slabs-on-grade (i.e. no basement levels) with cast-in-place concrete foundation walls. The superstructure of the original phase of construction is constructed with cast-in-place concrete support structure (i.e., columns) supporting concrete roof. The superstructure is constructed with a metal support structure (i.e. beams and open web steel joists) and load-bearing concrete block masonry supporting metal roof decking in the original phase of decking in the additional phase of construction.

No structural drawings were available to Pinchin for review.

Table 3.4 outlines the findings of the inspection of the structural elements:

Table 3.4 – Structural Elements	
Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> Step cracking and deteriorated mortar joints noted on the load-bearing concrete block masonry on Site Building C. 	<ul style="list-style-type: none"> Have structural engineer review damage and deterioration. Replace the deteriorated concrete block masonry.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> Cracking noted on structural concrete beams supporting the roof of Site Building C in various locations. 	<ul style="list-style-type: none"> Have structural engineer review damage and deterioration. Repair the concrete beams.



View of typical deteriorated mortar joints and step cracking noted on the concrete block masonry on Site Building C.



Cracking noted on a structural concrete beam supporting the roof on the north elevation of Site Building C.



Cracking noted in concrete beam of Site Building C.

Assessment of the original or existing building design, compliance with prior or current Building Code or detection or comment upon concealed structural deficiencies are outside the scope of work.

A preliminary allowance has been carried for repairs to structural elements, including concrete block masonry walls, concrete beams and columns; however Pinchin recommends a Structural Engineer review and provide recommendations in order to develop an appropriate scope of repair. Costs associated with repair are subject to the findings of further investigation.

Pinchin's visual review of the structural elements and information provided by the Site Representative indicated that no additional major deterioration existed within the visibly accessible components of the Site Building.

3.5 Elevator Systems

The following is a brief description of the elevator systems present at the subject building:

Elevator

Manufacturer:	Lincoln Electric Company
Drive System:	Cable
Floors Served:	Basement to Main Floor
Date installed:	~ 1948
Capacity:	Not listed
Function:	Freight
Alarm:	No
Emergency Stop:	No



Elevator

Emergency Phone: No

Emergency Power: No

The typical elevator “full maintenance” contract covers the replacement of major components in addition to the labour and materials necessary for ongoing repairs, adjustments and preventive maintenance work. Entrances and cab finishes are normally excluded. As long as a “full maintenance” contract is purchased, the only additional costs to the Owner, during the first 15-25 years of use, should be for malicious damage and repairs to the elevator cabs and entrances. It is assumed that repairs required due to “Acts of God” (i.e., flood, fires, etc.) are covered by insurance. It was reported to Pinchin that the elevator is maintained on an all-inclusive contract by “Precision Elevator Ltd.” on a monthly basis.

The Site is also equipped with a hydraulic dock lever serving the loading dock on the north elevation of Site Building C.

Table 3.5 outlines the findings of the inspection of the Elevator Systems:

Table 3.5 – Elevator Systems

Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> The freight elevator serving Site Building C is reportedly original to the date of construction in 1948 (e.g., ~ 72 years old) and has exceeded its PUL. 	<ul style="list-style-type: none"> Pinchin recommends and has included allowances for the modernization of the freight elevator within the early portion of the term of the analysis.
<ul style="list-style-type: none"> The hydraulic dock leveller serving Site Building C is of an unknown age, has surpassed its PUL and is reportedly not functioning satisfactorily. 	<ul style="list-style-type: none"> Pinchin recommends and has included allowances for the replacement of the hydraulic dock leveller within the early portion of the term of the analysis.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> None observed/reported. 	<ul style="list-style-type: none"> None required.



View of the elevator cable-drive system located within the elevator penthouse.



View of the freight elevator cab.



View of the hydraulic dock leveller serving the loading dock on the north elevation of Site Building C.

As the current assessment was performed as a Baseline Property Condition Assessment without Specialist review, our information is solely based on the information and documentation provided as well as the visual appearance of the elevator cabs, etc.

It was reported to Pinchin that the elevator is maintained and serviced by "Precision Elevator Ltd.". The elevator system of the Site Building is reportedly performing in a satisfactory manner, however due to the age of the elevator system, Pinchin recommends that a modernization of the elevator system be



considered within the term of the analysis. Pinchin has included allowances for the modernization of the elevator system and replacement of the hydraulic dock leveler within the term of the analysis.

Assuming the full elevator maintenance contract is fulfilled and the elevator components are modernized no other major expenditures should be required within the term of the analysis.

Based on Pinchin's experience, minor components may require modernization, due in part to obsolescence, which are not covered under a "full maintenance" contract. Additionally, service personnel capable of performing the numerous adjustments necessary to keep this equipment operating properly will become increasingly difficult to find as newer equipment designs become more predominant. Thus, the Owner may be faced with significant modernization costs in order to maintain reasonable service. As reported to Pinchin by the Site Representative, the elevator systems are original to the date of construction of the Site Building in 1948 (i.e., ~ 72 years old) with no upgrade or modernization since the date of the installation.

3.6 Interior Finishes

As outlined in the scope of work, the interior finishes of the Site Building were reviewed during the Site assessment.

The floor finishes within the main entrance, corridors, and washrooms of Site Building A consist of vinyl floor tiles. The floor finishes within the offices consist of a combination of carpeting, and vinyl floor tiles. The floor finishes within the basement level consist of concrete floor slabs, vinyl floor tiles, and carpeting. The wall finishes within the Site Building consist primarily of painted gypsum board and painted plaster with areas of concrete block masonry and vinyl wall cladding noted in the basement level. The ceiling finishes within the Site Building primarily consist of suspended ceiling assemblies complete with lay-in ceiling tiles with gypsum board in the boardroom. The ceiling finishes within the basement level consist of a combination of suspended ceiling assemblies complete with lay-in ceiling tiles and unfinished plaster.

The floor finishes within Site Building B consist primarily of vinyl floor tiles with areas of ceramic tiles in the change rooms and concrete floor slab in the mechanical/electrical room. The wall finishes within Site Building B consist primarily of painted gypsum board and vinyl wall cladding with areas of plaster and ceramic tiles in the washrooms and concrete block masonry in the mechanical/electrical room. The ceiling finishes within Site Building B consist primarily of suspended ceiling assemblies complete with lay-in ceiling tiles with exposed roof structure in the mechanical/electrical room.

The floor finishes within the main entrance, corridors, washrooms, and offices of Site Building C consist of a combination of vinyl floor tile and carpeting. The wall finishes within the main entrance, corridors, washrooms, and offices of Site Building C consist of a combination of gypsum board, plaster, vinyl cladding, and minor areas of painted wood panelling. The ceiling finishes within the main entrance,

corridors, washrooms, and offices of Site Building C consist primarily of suspended ceiling assemblies complete with lay-in ceiling tiles with areas of gypsum board. The floor finishes within the mechanical/electrical rooms of Site Building C consist primarily of concrete slabs. The wall finishes within the mechanical/electrical rooms of Site Building C consist primarily of unfinished plaster. The ceiling finishes within the mechanical/electrical rooms consist primarily of exposed floor slab.

The floor finishes within the storehouse consist of concrete slabs. The wall finishes within the storehouse consist of a combination of concrete block walls and cast-in-place concrete walls. The ceiling finishes within the storehouse consist primarily of exposed floor slab and exposed roof structure. The floor finishes within the garage consist of concrete slab. The wall finishes within the garage consist primarily of concrete block masonry with plaster in the washroom. The ceiling finishes in the garage consist of exposed roof structure with plaster in the washroom.

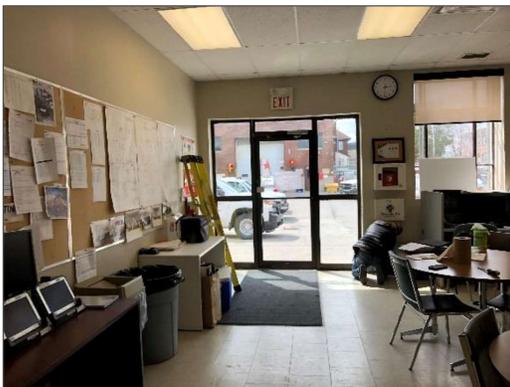
Table 3.6 outlines the findings of the inspection of the interior finishes:

Table 3.6 – Interior Finishes

Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> Moisture damaged interior finishes noted surrounding a window unit in the second floor Office of Site Building A and the exterior wall of the west stairwell of Site Building C. 	<ul style="list-style-type: none"> Pinchin recommends and has carried allowances for a mould assessment to identify the extent of the damage. Repair the damaged interior finishes upon completion of the mould assessment.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> Moisture staining noted on ceiling tiles in various locations within the Site Buildings. 	<ul style="list-style-type: none"> Remove the affected ceiling tiles, identify and repair any source of moisture and replace the affected tiles.
<ul style="list-style-type: none"> Damaged vinyl floor tiles noted in various locations within Site Building A and C. 	<ul style="list-style-type: none"> Replace damaged vinyl floor tiles.
<ul style="list-style-type: none"> Peeling paint noted on various wall finishes within Site Building A. 	<ul style="list-style-type: none"> Prep and repaint the wall finishes.
<ul style="list-style-type: none"> Cracking plaster wall finishes noted in various locations within Site Building A. 	<ul style="list-style-type: none"> Repair the cracking plaster.
<ul style="list-style-type: none"> Damaged gypsum board noted in various locations within the office spaces of Site Building A. 	<ul style="list-style-type: none"> Repair damaged gypsum board.



View of typical interior finishes within Site Building A.



View of typical interior finishes within Site Building B.



View of typical interior finishes within Site Building C.



View of damaged vinyl floor tiles noted in the basement level of Site Building A.



View of typical peeling paint noted on various wall finishes within Site Building A.



View of typical cracking plaster noted in various locations within Site Building A.



View of typical moisture staining noted on lay-in ceiling tiles in various locations throughout the Site Buildings.



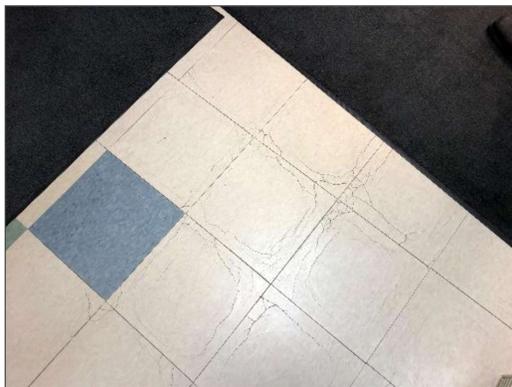
View of typical damaged gypsum board noted within the office spaces of Site Building A.



View of moisture damaged plaster noted on the exterior walls in various locations within the office spaces of Site Building A.



View of typical plaster damage noted in various locations within Site Building C.



View of cracking vinyl floor tiles noted in various locations within Site Building C.

The interior finishes within the Site Building were generally observed to be in fair condition with areas of moisture damaged finishes noted in various locations. Pinchin has included allowances to perform a mould survey of the building based on the condition of the finishes. Once the mould assessment is complete the interior finishes will require repairs to return to a satisfactory level of performance. Pinchin has included preliminary allowances for the repairs to the interior finishes once the mould survey is completed, however these number are based on visual inspection and may vary significantly once the mould survey is completed. There may also be significant cost to repair the cause of the water damage which has produced the visible signs of water damage. The potential cost of these repairs cannot be estimated until an intrusive investigation is completed.

3.7 Site Features

The Site Buildings occupy approximately 48% of the 1.68-acre Site. The remainder of the Site is occupied by asphalt surfaced parking areas and areas of soft landscaping (i.e., grassed area with trees) located adjacent to the west and south elevations of Site Building C and the south and east elevations of Site Building A. The asphalt surfaced parking areas are located on the north portion of the Site and adjacent to the west elevation of Site Building A with parking for approximately 100 vehicles.



Drainage of the Site pavements is provided by on-Site catch basins which presumably drain the water to the municipal sewer system. Since the inspection was limited to visible areas no examination of the catch basins was performed and no review of the initial compliance with code was performed. The inspection of underground or concealed components is outside the scope of work. No issues were reported with the catch basins or their ability to drain the Site.

Soft landscaping was noted adjacent to the west and south elevations of Site Building C and the south and east elevations of Site Building A. Cast-in-place concrete walkways were noted leading to the main entrances of Site Building A and adjacent to the north elevation of Site Building C. Chain link fencing was noted to border the north, east, and west perimeters of the parking area on the north portion of the Site. Access to the Site is provided by an entrance from Metcalfe Street located on the south portion of the Site and two entrances from Bagot Street on the north portion of the Site.

Table 3.7 outlines the findings of the inspection of the Site features:

Table 3.7 – Site Features

Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> Cracking and shifting concrete walkways posing a trip and fall hazard on the south and east elevations of Site Building A. 	<ul style="list-style-type: none"> Pinchin recommends the cracked and shifting concrete walkways be repaired immediately.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> Deteriorated and damaged asphalt pavements noted throughout the Site. 	<ul style="list-style-type: none"> Pinchin recommends and has carried allowances for the sectional replacement of the asphalt pavements within the term of the analysis.
<ul style="list-style-type: none"> Deteriorated and damaged cast-in-place concrete curbing noted bordering the asphalt paved parking areas. 	<ul style="list-style-type: none"> Repair and replace the concrete curbing.
<ul style="list-style-type: none"> Cracking and shifting cast-in-place concrete walkways noted in various locations. 	<ul style="list-style-type: none"> Repair the cast-in-place concrete walkways. Mark the shifting concrete walkways with high contrast paint until repairs are completed.
<ul style="list-style-type: none"> Shifting concrete block masonry planter retaining wall surrounding soft landscaping noted on the east elevation of Site Building A. 	<ul style="list-style-type: none"> Repair the concrete block masonry.



View of the asphalt paved parking area located on the north portion of the Site.



View of the asphalt paved parking area located on the south portion of the Site.



View of typical cracking and shifting asphalt noted throughout the Site.



View of typical a depression noted on the asphalt pavement in various locations.



View of typical deteriorated concrete curbing noted in various locations.



View of the cast-in-place concrete walkways leading to the main entrance of Site Building A.



View of a shifting section of cast-in-place concrete walkway posing a potential trip and fall hazard adjacent to the south elevation of Site Building A.



View of a shifting and cracking in the cast-in-place concrete walkway posing a potential trip and fall hazard adjacent to the east elevation of Site Building A.



View of typical cracking noted in the cast-in-place concrete walkways in various locations.



View of cracking and shifting concrete steps leading to the loading docks adjacent to the north elevation of Site Building C.



View of shifting concrete block masonry planter retaining wall surrounding soft landscaping on the east elevation of Site Building A.

The Site features appear to be in satisfactory condition with the exception of the above referenced deficiencies. Pinchin recommends and has included an immediate allowance for the repair and replacement of concrete that presents a trip and fall hazard. Pinchin recommends and has included allowances for the repair and replacement of asphalt and concrete Site features in the term of the analysis. Pinchin also recommends that regular annual maintenance of the Site features be performed throughout the term of the analysis. Assessment of or comment upon concealed deficiencies and any buried/concealed utilities or components are outside the scope of work.

3.8 Mechanical Systems

3.8.1 Major Service Providers

The following providers serve the subject property:

- Water - City of Oshawa
- Electric - Oshawa Power and Utilities Corporation (OPUC)
- Sewer - City of Oshawa
- Natural Gas - Enbridge
- Police - Durham Region Police Service
- Fire - Oshawa Fire Department



3.8.2 *Heating, Ventilation and Air Conditioning (HVAC)*

Heating, cooling and ventilation throughout the Site Buildings is provided primarily by natural gas-fired heating and electrically powered cooling rooftop HVAC units. The Site Buildings possess a total of 5 HVAC units which were noted to be manufactured by “Lennox” in approximately 2008 and 2011 (i.e., ~ 9 - 12 years old). The HVAC units were noted to have input heating capacities of ~ 172,000 British Thermal Units per Hour (BTUH). An electrically powered forced air furnace unit manufactured by “Lennox” was noted above the bathroom ceiling in Site Building C. The heating capacity and age could not be verified as a data plate was not observed. Heating within the garage portion of Site Building C is provided by natural gas-fired suspended radiant heaters.

Additional heating within Site Building A is provided by electrically-powered baseboard heaters. Additional heating within Site Building B is provided by electrically-powered baseboard heaters, electrically-powered wall mounted fan heaters, and suspended electrically-powered unit heaters. Additional heating within Site Building C is provided by suspended natural gas-fired unit heaters and electrically-powered radiant heaters.

The inspection of the interior ductwork or associated components was beyond the scope of work. It should be noted that the heating and cooling duct work within the Site Building may contain interior insulation. The Site Representative was unaware of the presence of insulation within the duct work within the Site Building. It is Pinchin’s experience that interior insulation within duct work is prone to deterioration or development of mould which may require removal of the insulation. In the case where interior insulation is present within the duct work, Pinchin recommends that the duct work insulation be inspected for the presence of mould.

3.8.3 *Domestic Hot Water*

Domestic Hot Water (DHW) within the Site Buildings is provided by electrically-powered self-contained units which are located within the basement levels and above the washroom in the garage portion of Site Building C. The units were noted to have been manufactured by “Rheem” and “John Wood” between 2011 and 2015 and possess input heating capacities ranging from 3000 to 4500 Watts with storage capacities of 170 to 284 L. A natural gas-fired water heater serving the pressure washer was noted in the garage portion of Site Building C manufactured by “Dynablast” with an input heating capacity of 350,000 BTUH. The age of the natural-gas water heater could not be determined. A heating boiler manufactured by “Cleaver-Brooks” in 1992 was noted in the basement level of Site Building B which is reportedly no longer in service. There was no reported shortage of hot water within the Site Building.



3.8.4 Plumbing

Drainage piping within the Site Building consists of ABS, copper, PVC, and cast iron as observed in the mechanical rooms. It was reported by Site Representative that the plumbing risers for the Domestic Cold and Hot water consist of copper piping. Due to the concealed nature of the plumbing system the condition of the risers could not be verified.

Pinchin has included a contingency allowance for plumbing repairs to the risers throughout the term of the analysis.

The main water lines in the Site Buildings vary in size with backflow prevention devices ranging from 1 ¼” to 1 ½” which were noted to be manufactured by “Watts” with recent inspections completed in March 2020.

3.8.5 Fire Protection

The Site Buildings do not possess an automatic sprinkler system or a standpipe and hose system.

Fire protection within the Site Buildings is provided by stand-alone chemical fire extinguishers which were noted throughout the Site Buildings. The fire protection systems are reportedly serviced annually by “Mainline Fire Protection Inc.” and were last inspected in October 2019.

Table 3.8 outlines the findings of the inspection of the mechanical systems:

Table 3.8 – Mechanical Systems (including HVAC, DHW, Plumbing and Fire Protection)

Findings	Remarks/Recommendations
Major Deficiencies/Findings	
•	•
Minor Deficiencies/Findings	
• Five natural gas-fired HVAC units are anticipated to reach the end of their PUL within the term of the analysis.	• Pinchin recommends and has carried allowances for the replacement of the HVAC units in the early portion of the term of the analysis.
• The electrically-powered radiant heaters in the basement of Site Building C are reportedly not functioning.	• Replace the electrically-powered radiant heaters.
• A portion of the supplemental heating units are anticipated reach the end of their PUL within the term of the analysis.	• Pinchin recommends and has included allowances for the phased replacement of the supplemental heating units.
• A leaking rainwater leader pipe was noted in the basement level of Site Building C.	• Repair the leaking section of rainwater leader.



View of a typical "Lennox" natural gas-fired HVAC unit noted atop the Site Buildings.



View of a typical electrically-powered self-contained DHW heater serving the Site Buildings.



View of a typical backflow prevention device installed onto the main incoming water lines of the Site Buildings.



View of a leaking rainwater leader pipe noted in the basement of Site Building C.



View of a typical stand-alone dry chemical fire extinguisher noted throughout the Site Buildings.

In summary, the mechanical systems within the Site Building are currently in satisfactory condition with no major deficiencies noted. Due to the current age of the heating and cooling equipment serving the building, Pinchin has included allowances for the replacement of select units as noted above. Assuming that regular annual maintenance is performed, no other major expenditures are anticipated relating to the mechanical systems throughout the term of the analysis.

In accordance with the proposed scope of work, no physical or destructive testing or design calculations will be conducted on any of the major components of the building. Similarly the inspection of the interior of boilers, pressure vessels, equipment, fan coils, ductwork or associated mechanical components is not included in the scope of work. Accordingly, the findings are limited to the extent that the assessment will be made visually from the exterior of the systems.

3.9 Electrical Systems

3.9.1 Electrical Power

The electrical power for the Site Buildings is supplied from a pad mounted transformer adjacent to the north elevation of Site Building B and feeds the electrical rooms of the Site Buildings via underground wires. Additional electrical power is supplied by rooftop solar panels located atop Site Building A.



The main electrical service for Site Building A consists of a 600 Amp, 120/208 Volt, 3 Phase service, complete with a “Federal Pacific” main disconnect switch.

The main electrical service for Site Building B consists of a 400 Amp, 120/208 Volt, 3 Phase service, complete with a “Federal Pioneer” main disconnect switch.

The main electrical service for Site Building C consists of a 400 Amp, 240 Volt, 3 Phase service, complete with a “Clampmatic” main disconnect switch.

Based on Pinchin’s observations and as reported by the Site Representative the Site Buildings do not contain aluminum wiring.

The Site Buildings possess a 180 kW “CAT” diesel fired emergency power generator located adjacent to the north elevation of Site Building C. It was reported to Pinchin that the maintenance and replacement of the generator is an owner responsibility. Power to the Site Building is automatically transferred via an automatic transfer switch. The automatic transfer switch was noted to be manufactured by “CAT”. It was reported that the emergency generator supplies power to the emergency lighting and emergency exit signs.

The Site Buildings also possess a 150 kW “MQ Power” diesel fired emergency power generator. It was reported to Pinchin that the maintenance and replacement of the generator is the responsibility of the rental company.

No problems were observed or reported relating to the electrical systems of the Site Building.

3.9.2 *Fire Alarm System and Life Safety*

The fire alarm system serving Site Buildings A and B consists of a multi-zone and single stage system complete with a “Maxsys DSC” fire and security alarm panel. The main fire alarm panel is located by the main entrances to the Site Buildings with annunciator panels located by the exits. The fire alarm monitors hardwired pull stations and heat detectors which are located throughout the building. Battery powered smoke detectors were noted within the remaining Site Buildings and are reportedly not connected to the fire alarm system. The systems are reportedly monitored by “Maxsys” an independent contractor. Inspections and servicing of the fire alarm system is reportedly performed by “Troy Life and Fire Safety” on a regular basis.

Emergency lighting and illuminated exit signs are located throughout the Site Buildings which are powered by a combination of internal battery packs and an emergency generator located adjacent to the north elevation of Site Building C.

Table 3.9 outlines the findings of the inspection of the electrical systems:

Table 3.9 – Electrical Systems (including Electrical Power and Fire Alarm and Life Safety)	
Findings	Remarks/Recommendations
Major Deficiencies/Findings	
<ul style="list-style-type: none"> None observed/reported. 	<ul style="list-style-type: none"> None required.
Minor Deficiencies/Findings	
<ul style="list-style-type: none"> None observed/reported. 	<ul style="list-style-type: none"> None required.



View of the main electrical equipment serving Site Building A.



View of the photovoltaic solar panels located atop Site Building A.



View of the "MaxSys" fire and security alarm panel.



View of typical illuminated exit signage with emergency lighting and a hard wired fire alarm pull station located by the exits.

Upon inspection the electrical and life safety systems were noted to be in satisfactory condition with no major deficiencies.

The electrical and life safety systems should continue to perform satisfactorily over the term of analysis assuming regular annual maintenance is provided.

4.0 KNOWN VIOLATIONS OF CODE

It was reported to Pinchin by the Site Representative that no outstanding violations from the Building Department existed pertaining to the property. Compliance with the National Building Code (NBC) and National Fire Code (NFC) was not reviewed as it was beyond the scope of this survey.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on Pinchin's review of the property, conducted on April 14, 2020 the Site Building appears to be in satisfactory condition, commensurate with its age, and in comparable standing to other similar commercial residential properties in the area. Based on our visual assessment the Site Building appears to have been constructed in general accordance with standard building practices in place at the time of construction.



The assessment did not reveal any evidence of major structural failures, soil erosion or differential settlement.

As noted during the Site visit, deficiencies relating to the roof systems, wall systems, structural elements, elevator systems, interior finishes, Site features and mechanical/electrical systems were noted. Of particular note, recommendations, repairs and replacements for the following items are included throughout the term of the analysis:

- Pinchin recommends and has included allowances to perform a mould survey of Site Buildings A and C due to possible roof leaks and the moisture damaged interior finishes at the perimeter walls of the buildings;
- Repairs to the roof systems atop Site Building B;
- Repairs to the exterior doors of Site Buildings B and C;
- Repairs to the building superstructure of Site Building C;
- Allowances for the modernization and replacement of the elevator systems serving Site Building C;
- Repairs to the drainage system in the basement of Site Building C;
- Pinchin has included an allowance for a review of the concrete block wall structure of Site Building C by a structural engineer;
- Repair and replacement of load-bearing concrete block masonry walls of Site Building C under the direction of a structural engineer;
- Replacement of the roof systems atop all Site Buildings;
- Repairs to the exterior walls of all Site Buildings;
- Phased replacement of the perimeter sealants of all Site Buildings;
- Repairs to the interior finishes of all Site Buildings;
- Replacement of the heating units serving all Site Buildings;
- Replacement of the DHW heaters in all Site Buildings; and
- Allowances to repair and replace the deteriorated areas of asphalt and concrete walkways on Site.

It was reported to Pinchin that the costs associated with ongoing general maintenance of the major components of the Site Building are carried as part of the annual operating budget for the Site.



Consideration has been given regarding required ongoing maintenance and repairs of the major elements and at the direction of the client, Pinchin has not utilized a threshold as a limit in determining and carrying anticipated expenditures.

Regular maintenance should be conducted on the roof systems, wall systems, structural elements, elevator systems, interior finishes, Site features and the mechanical/electrical systems to ensure that the PUL of the major components is realized. Repair costs for the aforementioned items have been included over the term of the analysis (i.e., 10 years) included within Appendix I. The specific deficiencies identified during the BPCA and their associated recommendations for repair are described in the main body of the report. These deficiencies should be corrected as part of routine maintenance unless otherwise stated within the report. Costs associated with desired upgrades have not been carried.

6.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

In accordance with the proposed scope of work, no physical or destructive testing or design calculations were conducted on any of the components of the buildings. Assessment of the original or existing building design, or detection or comment upon concealed structural deficiencies and any buried/concealed utilities or components are outside the scope of work. Similarly the assessment of any Post Tension reinforcing is not included in the scope of work. Determination of compliance with any Codes is beyond the scope of this Work. The Report has been completed in general conformance with the ASTM Designation: *E 2018 – 15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*.

It should be noted that Pinchin has attempted to identify all the deficiencies required by this Standard associated with this project. Pinchin does not accept any liability for deficiencies that were not within the scope of the investigation.

As indicated above the personnel conducting the building assessment, where applicable, have performed a non-specialist review of the building and all associated finishes and related systems including the elevator, mechanical and electrical (including fire alarm and life safety) systems, Site features, etc. The



personnel conducting the assessment are knowledgeable of building systems and construction, but not technical specialists in each of these fields. The intent of Pinchin's comments on these systems are for the sole purpose of identifying areas where Pinchin has observed a noteworthy condition which will lead to a likely significant expenditure during the term of the assignment and/or where Pinchin would recommend that the Client consider a further, more detailed investigation. The budget costs for remedial work for each specific item has been provided to the best of our ability and will provide an order of magnitude cost for the individual item and the overall possible remedial work. Our experience has shown that the costs that Pinchin have provided are appropriate and of reasonable accuracy for the purpose intended. It should be noted that the budget cost or reserve costs for any specific item may vary significantly based on the fact that the schedule or phasing of the future remedial work is unknown at this time, the impact on building operations of this remedial work is unknown at this time and that no intrusive inspection or detailed design work is included in the BPCA. If a more accurate, detailed or documented reserve cost is required at this time the Client should request Pinchin to provide the additional proposal to provide a more accurate cost estimate.

It should be noted that recommendations and estimates outlined in this report do not include allowances for future upgrading of components pertaining to Client or tenant fit-up that may be necessary or required by Authorities Having Jurisdiction (AHJ).

The assessment is based, in part, on information provided by others. Unless specifically noted, Pinchin has assumed that this information was correct and has relied on it in developing the conclusions.

It is possible that unexpected conditions may be encountered at the Site that have not been explored within the scope of this report. Should such an event occur, Pinchin should be notified in order to determine if we would recommend that modifications to the conclusions are necessary and to provide a cost estimate to update the report.

The inspection of the interior of boilers, pressure vessels, equipment, fan coils, ductwork or associated mechanical, etc., was beyond the scope of work. It should be noted that the heating and cooling duct work within the Site Building may contain interior insulation. The Site Representative was unaware of the presence of insulation within the duct work within the Site Building. It is Pinchin's experience that interior insulation within duct work is prone to deterioration or development of mould which may require removal of the insulation. In the case where interior insulation is present within the duct work, Pinchin recommends that the duct work insulation be inspected for the presence of mould.

Due to the concealed nature of the plumbing system the condition of the risers could not be verified.

Environmental Audits or the identification of designated substances, hazardous materials, PCBs, insect/rodent infestation, concealed mould and indoor air quality are excluded from this BPCA report.



Further to the aforementioned, determination of the presence of asbestos containing material within the building such as drywall joint compound or the lead content within the older paint finishes was beyond the scope of work.

This report presents an overview on issues of the building condition, reflecting Pinchin's best judgment using information reasonably available at the time of Pinchin's review and Site assessment. Pinchin has prepared this report using information understood to be factual and correct and Pinchin is not be responsible for conditions arising from information or facts that were concealed or not fully disclosed to Pinchin at the time of the Site assessment.

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Template: Master Report for Office Building Baseline Condition Assessment, PCA, April 1, 2020

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APPENDIX I

Table 1 – Summary of Anticipated Expenditures

