

BUILDING CONDITION ASSESSMENT
FOR

THE TOWNSHIP OF NORTH DUMFRIES

**ROSEVILLE COMMUNITY
CENTER**

3195 ROSEVILLE ROAD

PROJECT NO:	GDR223-0353-00
SITE VISIT DATE:	August 31, 2023
REPORT DATE:	October 11, 2023



EXECUTIVE SUMMARY

Cion Corp. (Cion) was retained by THE TOWNSHIP OF NORTH DUMFRIES (the 'Client') to conduct a Building Condition Assessment (BCA) at the Roseville Community Center located at 3195 ROSEVILLE ROAD, herein referred to as the 'site' or 'subject property'.

Situated at 3195 Roseville Road, Ayr, the Roseville Community Centre covers a total area of 3,800 sq.ft. Its construction dates back to around 1867. Although it may have originated in 1867, significant renovations have taken place over the years. The structure of the facility is supported by loadbearing exterior brick masonry walls, which uphold the gabled wood-framed roof. The exterior walls showcase a combination of clay brick masonry and vertical wood siding. Atop the buildings, an asphalt shingle roof assembly serves as the roofing system. The perimeter of the building is adorned with 14 double-glazed vinyl-framed windows, 2 wood-framed windows, and five 5 hollow metal exterior doors. Additionally, 7 interior doors are provided within the building. Interior finishes consist of vinyl sheet, vinyl composite tile, painted wood flooring and walls, painted gypsum wallboard, acoustic ceiling tiles, and a concrete floor slab. The site offers a gravel parking lot and driveway, with concrete walkways providing pathways to the entrances. Despite its historical significance, the building is not officially listed as a heritage property. The site comprises the community Centre, featuring a hall with a kitchenette, alongside the Lion's Club Hall. Additionally, a playground is available on the premises.

The objective of this BCA was to collect and document to the current condition of the base building systems to support the Municipality's asset management planning processes and to aid the proactive management of upcoming rehabilitation and replacement needs. This BCA was conducted in general conformance with ASTM E-2018-15 Standard Guide for Building Condition Assessments: Baseline Property Condition Assessment Process modified for use within a Canadian context.

Overall, the majority of the building elements can be considered to be in fair condition. The building components that are recommended as priority repairs/replacement are as follows:

- Repointing of the deteriorated clay brick veneer
- Refinish wood siding.
- Replacement of the kitchen finishes
- Replacement of the existing single glazed wood windows
- Replace lighting with LED.

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1.0 | INTRODUCTION

Cion Corp. (Cion) was retained by The Township of North Dumfries (the 'Client') to conduct a Building Condition Assessment (BCA) at the property located at 3195 ROSEVILLE ROAD, herein referred to as the 'site' or 'subject property'.

The objective of this BCA was to collect and document the current condition of the base building systems to support the Municipality in their asset management planning processes and to aid the proactive management of upcoming rehabilitation and replacement needs. This BCA was conducted in general conformance with ASTM E-2018-15 Standard Guide for Building Condition Assessments: Baseline Property Condition Assessment Process modified for use within a Canadian context.

The Building Condition Assessment was to provide:

- An assessment of the need for repair and rehabilitation of building systems and components;
- A strategic assessment of the current and long-range physical condition and remaining useful life of each component; and,
- Provide a forecast of capital replacement and repair recommendations and probable cost estimates.

The following assessment criteria have formed the basis for this Building Condition Assessment Report and the recommendations provided, herein: a visual walk-through assessment to ascertain the visible condition of readily accessible elements of the property, building, and related structures (unless specified otherwise); documentation and information provided by the Client or volunteered by a site representative at the time of our review; our knowledge of the construction industry, probable costs and generally accepted industry and engineering practices; and, our previous experience with similar buildings of this age, type and complexity.

1.1 METHODOLOGY

The scope of work for this Building Condition Assessment included the following:

- A review of available drawings, specifications, maintenance records and historical repair/replacement records;
- Visual audits of the building components to provide detailed information on the current age, condition and remaining service life of the building, equipment and components.
- Building inspections of the following areas for the purposes of obtaining an overall sense of the current condition of the major components as a whole:
 - Structural (foundations, exposed columns, beams, etc.).
 - Interior finishes (floors, walls and ceiling finishes, bath enclosures, etc.).
 - Building Envelope (exterior walls, windows, doors, roofing, etc.).
 - Life safety systems (fire alarms, detection, suppression systems, etc.).
 - Mechanical systems (plumbing, heating/cooling systems, exhaust systems, etc.).
 - Electrical systems (distribution, lighting, security systems, etc.).
 - Sitework (landscaping, parking, driveways, walkways, etc.).

Components have been categorized according to the Unifmat II classification system in general conformance with ASTM E-1557 – Standard Classification for Building Elements and Related Sitework. The level to which building components have been categorized is in accordance with the RFP requirements set by the Municipality.

The Building Condition Assessment was prepared utilizing the following recognized standards/systems:

- Ontario Building Code, Building Code Act – O. Reg. 332/12
- Occupational Health and Safety Act, amended 2011
- ANSI/ASHRAE/IES 90.1-2013
- ASTM E2018-08 – Standard Guide for Property Condition audits: Baseline Property Condition Audit Process.

In keeping with current industry standards, the BCA is solely based on a general visual walk through and a review of provided documentation and records. The study does not include such things as video inspections of underground services, design review, instrument testing, and thermography of the building envelope, fire life-safety systems testing, or any further invasive testing /exploration. A detailed review for compliance with National, Provincial and Municipal codes is not part of the scope of this assessment. Environmental issues are not part of this study. Environmental issues are not part of this study.

1.2 DESCRIPTION OF TERMS

The following is a list of some of the subjective terms used in this report to describe the observed condition of the various elements:

Condition Rating:	<p>Good Condition - The element has no visible reduction in anticipated performance and should remain serviceable during the term of this report, provided that proper service and maintenance are performed.</p> <p>Fair Condition - The element is in a condition which is typical of its age or, based on use or location has been exposed to duress which has reduced its typical service life expectancy. However, it may achieve its full-service life provided that proper service and maintenance are performed.</p> <p>Poor Condition - The element is nearing or at the end of its useful service life or, has been poorly maintained/serviced and should be replaced/repared in the near future.</p>
Age, In-Service Date:	<p>The Age or In-Service Date is the date of the component installation or in some cases the last known repair. Where an in-date is not available the date is estimated based on the condition of the component at the time of the site review.</p>
Estimated Useful Life (EUL):	<p>The estimated useful life is an estimate as to the duration of time between when a component is new and when it will require replacement or a major repair investment. Estimated life expectancies are based on manufacturers' recommendations and on our past experiences with the performance of similar buildings and construction. Actual service lives may be found to be longer than estimated, however it is recommended that funds be available for repair or replacement at the earliest time that failures are likely to occur.</p>
Current Replacement Value:	<p>The current replacement value is an estimated probable cost for the full replacement of a component. These cost projections are based on our experience with similar building systems and judgment of typical industry conditions, assuming a reasonable amount of routine service and preventative maintenance is conducted. The inclusion of current replacement costs is generally limited to items with a replacement or major repair value generally greater than \$500. Below that amount the item would be considered remedied within the operating and maintenance budget. Code compliance or public safety issues are not limited by their potential repair cost and will be included where appropriate.</p>

Replacement Cost Date:	The replacement cost date is the estimated date that the component will require replacement. These cost projections and remaining service life forecasts referenced herein are based on adequate regular service and maintenance being performed as recommended by the manufacturers. Deferred maintenance could result in premature capital costs or premature failure requiring capital type expenditures.
Intervention Year:	The Intervention Year is the estimated probable year that the next action is recommended for a component. Recommended interventions typically consist of either replacement, repairs, remediations, studies/further investigation or removals. The Intervention Year is estimated based on the current condition and known repair history of a component and it is assumed that adequate regular maintenance is being performed.
Action Repeat Interval	The Action Repeat Interval is a number in years in which the recommended action is expected to occur as a regular cycle when it is different from the End of Life replacement cycle.
Cost:	The cost is a probable cost estimate for the recommended intervention associated with a component. The estimate of probable costs for future repair and replacement work has been provided uninflated in 2023 dollars. No construction inflation rate has been applied.

2.0 | GENERAL DESCRIPTION



Situated at 3195 Roseville Road, Ayr, the Roseville Community Centre covers a total area of 3,800 sq.ft. Its construction dates back to around 1867. Although it may have originated in 1867, significant renovations have taken place over the years. The structure of the facility is supported by loadbearing exterior brick masonry walls, which uphold the gabled wood-framed roof. The exterior walls showcase a combination of clay brick masonry and vertical wood siding. Atop the buildings, an asphalt shingle roof assembly serves as the roofing system. The perimeter of the building is adorned with 14 double-glazed vinyl-framed windows, 2 wood-framed windows, and five hollow metal exterior doors. Additionally, 7 interior doors are provided within the building. Interior finishes consist of vinyl sheet, vinyl composite tile, painted wood flooring and walls, painted gypsum wallboard, acoustic ceiling tiles, and a concrete floor slab. The site offers a gravel parking lot and driveway, with concrete walkways providing pathways to the entrances. Despite its historical significance, the building is not officially listed as a heritage property. The site comprises the community Centre, featuring a hall with a kitchenette, alongside the Lion's Club Hall. Additionally, a playground is available on the premises.

Heating and cooling for the building is provided by 2 exterior condensing units and 2 gas-fired furnaces. To supply hot water to the plumbing fixtures, there is a domestic water heater located in the mechanical room.

Interior lighting primarily consists of T8 fluorescent lighting fixtures. The main building incorporates 2 distribution panels to manage the electrical supply. Additionally, in case of emergencies, exit signs are strategically placed throughout the building, with 3 positioned on the building's perimeter walls.

There is a parking space located on the West side of the building. The area is unpaved and leads to the neighboring farmhouse further down.

3.0 | A. SUBSTRUCTURE

A1010 - Standard Foundations - Poured Concrete Foundation

Poured concrete foundation below grade supports the loadbearing walls of the building. Most of the foundation is not visible from the exterior. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

A1030 - Slab on Grade - Concrete Slab-on-Grade

The main hall has a concrete slab-on-grade. The slab is covered with interior finishes. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

4.0 | B. SHELL

B1020 - Roof Construction - Gabled Roof Structure

The building's superstructure is comprised of exterior loadbearing masonry walls which support the wood framed gabled roof. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2012 - Masonry Cladding - Brick Masonry

Majority of the building is constructed with brick masonry. Sections of the masonry are parged with a textured effect. The parging is deteriorated in several areas. Minor deterioration of the mortar joints was observed. Some areas of brick have been previously repaired.

Overall Condition: Fair

B2014 - Wood Clad Exterior Walls - Vertical Wood Siding

The exterior walls along the south and east elevations are comprised of board and batten wood siding. The siding has minor weathering and deterioration is apparent. To increase wood siding longevity, it is recommended the siding be refinished every five years.

Overall Condition: Poor

B2018 - Exterior Soffits - Aluminum Soffits

The perimeter of the underside of the roof overhang is finished with aluminum soffits. The soffits have minor paint chipping apparent. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

B2020 - Exterior Windows - Vinyl Frame

Twelve (12) fixed and operable windows within vinyl frames and insulated glazing units (IGUs) are installed on the perimeter of the building. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the windows at the end of their expected service life.

Overall Condition: Fair

B2020 - Exterior Windows - Single Glazed, Wood Frame

Two (2) single glazed windows fixed within wood frames are situated next to the main entrance of the building and dates is presumed to be original to construction. The windows are covered by painted wood planks and plywood. To improve thermal performance, improve ventilation and introduce natural light, it is recommended that the wood framed single glazed windows be replaced with conventional vinyl or metal framed IGUs.

Overall Condition: Poor

B2030 - Exterior Doors - Hollow Metal Doors

Four (4) exterior hollow metal doors are the primary means of entry and egress for the building. The main entrance door leads into a vestibule. Corrosion and paint chipping are apparent on the doors. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the windows at the end of their expected service life.

Overall Condition: Fair

B3010 - Roof Coverings - Asphalt Shingle, Aluminum Fascia

The gabled roof above the building is comprised of 3-tab asphalt shingles. No significant deficiencies were observed or reported at the time of the site review. Based on their age it is reasonable to expect that the shingles will require replacement within the next five years and an allowance is included as such.

Overall Condition: Good

B3018 - Gutters And Downspouts - Gutters and Downspouts

Along the roof perimeter, there are gutters and downspouts that expel rain water from the roof level. Regular maintenance, such as drain clean outs is recommended on an on-going basis. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the gutters and downspouts at the end of

Overall Condition: Good

5.0 | C. INTERIORS

C1020 - Interior Doors - Metal Doors

Seven (7) hollow metal interior doors are situated throughout the building. The doors are a mixture of doors with glazed viewing portals and those without. Paint chipping and corrosion are apparent along the doors and frames. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the interior doors at the end of their expected service

Overall Condition: Fair

C1030 - Fittings - Kitchen Millwork

Installed in the kitchen is cabinetry, countertop, two (2) stoves, and a fridge. The ranges are complimented by a hood exhaust system. The kitchen cabinetry is aged but remains functional. No significant deficiencies were observed or reported at the time of the site review. An allowance is included for replacement of the millwork at the end of their expected service life.

Overall Condition: Fair

C3010 - Wall Finishes - Painted Finishes

Interior painted wall materials include concrete walls, gypsum wallboard and wood slats. No extensive deficiencies were noted in regards to the wall finishes, however, regular wear and scuffing was viewed. No extensive deficiencies were noted in regards to the wall finishes, however, regular wear and scuffing was viewed.

Overall Condition: Fair

C3010 - Wall Finishes - Pressed Aluminum Tiles

The electrical room walls and ceiling are finished with pressed aluminum panels. The tiles are presumed to be original, as significant paint chipping and corrosion is apparent. The pressed aluminum tiles are in poor condition, however given that it is a service room, no allowance for their replacement has been included.

Overall Condition: Poor

C3010 - Wall Finishes - Stained Wood

The storage room walls and ceiling are finished with stained wood. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3020 - Floor Finishes - Painted Wood Flooring

The flooring finish in the hallway is painted wood flooring. The flooring is aged but remains functional. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3020 - Floor Finishes - Ceramic Flooring Tile

Ceramic tile flooring is installed in the main vestibule and washrooms. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3020 - Floor Finishes - Vinyl Sheet Flooring

The kitchen flooring consists of vinyl sheet flooring which was installed in approximately 1990. Minimal deficiencies were identified on the flooring, which is considered to be in fair condition.

Overall Condition: Fair

C3020 - Floor Finishes - Vinyl Composite Tiles

Vinyl composite tiles are present in the Lion's Club hall. The hall was not accessible at the time of assessment. Of the flooring visible from the hallway, the vinyl composite tiles are in fair condition.

Overall Condition: Fair

C3020 - Floor Finishes - Linoleum Tile

The flooring finish within the electrical and storage room consists of linoleum tile. Based on the presumed age and material of the flooring, there is the potential that it may be a asbestos containing material. It is recommended a hazardous material survey be conducted to identify any potential asbestos in the building.

Overall Condition: Fair

C3030 - Ceiling Finishes - Suspended Acoustic Ceiling Tiles

A majority of the ceiling finish throughout consists of suspended acoustic ceiling tiles. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

C3030 - Ceiling Finishes - Painted Gypsum Wallboard

The ceiling finish within the washrooms and the vestibule is painted gypsum wallboard. Minimal deficiencies were identified on the ceiling finish, which is considered to be in good condition.

Overall Condition: Good

6.0 | D. SERVICES

D2010 - Plumbing Fixtures - Sinks, Toilets, Urinals, Mop and Kitchen Sinks

Plumbing fixtures include: one (1) sink, two (2) urinals and one (1) toilet in the men's washroom, two (2) sinks, three (3) toilets in the women's washroom, one (1) slop sink in the janitor closet and one (1) stainless steel sink in the kitchen. The plumbing fixtures are all in fair working condition. It is recommended to reduce water consumption low-flow fixtures be installed in the washrooms.

Overall Condition: Fair

D2095 - Domestic Water Heaters - Domestic Hot Water Heater - 1

A domestic water heater is installed in the mechanical room. The water heater was replaced in 2019. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Good

D3023 - Furnaces - Furnace - 1

Furnace - 1 is a natural gas-fired furnace manufactured by Carrier is installed in the mechanical room in 2013 (S/N. 3913A53176; M/N. 59SC5A060S14--10; 60,00 BTUH) No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3023 - Furnaces - Furnace - 2

Furnace - 2 is a natural gas-fired furnace manufactured by Carrier is installed in the mechanical room in 2013 (S/N. 4313A47541; M/N. 59TP5A100E21--20; 100,00 BTUH) No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3045 - Exhaust Ventilation Systems - Exhaust Fan - 1

One (1) exhaust fan provides ventilation for the two furnaces in the mechanical room. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3056 - Unit Air Conditioner - Condensing Unit - 1

Condensing Unit - 1 is a air conditioning unit manufactured by Carrier (S/N: 3313E16275; M/N: 24ABB324A0033010) installed on the building exterior. No shortages of cooling throughout the office area of the building was noted. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D3056 - Unit Air Conditioner - Condensing Unit - 2

Condensing Unit - 2 is a air conditioning unit manufactured by Carrier (S/N: 2913E05982; M/N: 24ABB348A0034010) installed on the building exterior. No shortages of cooling throughout the office area of the building was noted. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D5010 - Electrical service & Distribution - Panel

Two (2) General Electric, distribution panels (120/208V; 3PH; 4W) are installed in the electrical and mechanical room respectively. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D5022-A - Fluorescent Luminaries - T8 Fluorescent

Ceiling mounted T8 fluorescent lighting fixtures were viewed to be the primary source of artificial interior illumination in the building. Approximately thirty (30) T8 fixtures were installed throughout. It is recommended the fixtures be relamped with LED fixtures to reduce energy consumption.

Overall Condition: Fair

D5022-C - Exterior Luminaries - Wall Pack Units, Ceiling Mounted Fixture

Three (3) exterior lighting fixtures including one (1) HID wall pack, one (1) LED wall pack and one (1) ceiling mounted LED fixture are situated along the perimeter of the building as the primary means of site illumination. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

D5091 - Exit & Emergency Light Systems - Exit Signs

Exit signs are situated throughout the interior of the building to provide a safe means of egress for occupants in the case of an emergency. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

7.0 | G.BUILDING SITEWORK

G2020 - Parking Lots - Gravel

A gravel parking lot/roadway is installed on site. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

G2030 - Pedestrian Paving - Concrete Walkway

A concrete walkway leads from the parking lot to both the entrances of the building as well as from the front entrance to Roseville Road. No settlement issues were identified, minor cracking and deterioration was apparent along the walkway. No significant deficiencies were observed or reported at the time of the site review.

Overall Condition: Fair

8.0 | SUMMARY OF PROBABLE CAPITAL COSTS

Our opinion of probable costs for major repairs/replacements were estimated based on either a unit rate or lump sum basis and are intended only as an indication of the order of magnitude. The estimated probable costs for repair or replacement are also based on our judgment of typical expected service life and the estimated remaining service life of a component, assuming a reasonable amount of routine service and preventative maintenance is conducted. Establishing replacement, rehabilitation, or upgrade probable costs for various elements are based on several factors such as:

- Quantity of repair
- Accessibility and protection requirements
- Economies of scale
- Consultation with qualified contractors
- Availability of local qualified trade personnel
- Impact on local services, public access, and other disruptions.

A contingency amount should be added to all probable costs to allow for the following items:

- Variation in estimated unit prices due to competitive tender bidding;
- Additional work required to repair any hidden damage concealed by finishes; and,
- Consulting costs to prepare specifications or drawings for remedial work, tendering, contract administration and field review, permit fees as may be appropriate.

The probable estimated costs to remediate property deficiencies or normal replacement items as outlined in the Report do not necessarily reflect competitive market rates for any particular type of work identified. It is understood and assumed that this building will continue to be part of a professionally managed portfolio of properties. As such, well qualified maintenance staff would be available to perform many smaller repair / replacement tasks on an ongoing basis and to aid and oversee larger tasks where outside contractors are required.

Probable cost estimates provided are based on the expectation that experienced property management staff will obtain competitive pricing using a combination of both internal staff resources and outside contractors accounting for project specifics and economies of scale.

The probable costs provided are budget figures only, based on the current market conditions, are in present (2023) dollars and do not include for inflation. The actual costs of construction may vary considerably depending on the time of year when tendering is conducted, the actual detailed scope of work and the economic climate of the construction industry. As an example, the preparation of a probable cost estimate requires making a number of assumptions, such as:

- The means and methods of construction the contractor will employ;
- The cost and extent of labour;
- Equipment and materials the contractor will employ;
- Contractor's techniques in determining prices;
- Market conditions at the time; and
- Other factors over which Cion has no control.

The repair and replacement recommendations in this report may require a more detailed investigation prior to implementation, however, the short-term costs associated with the anticipated repair of the identified physical deficiencies and replacement of components, which may have exceeded their normal expected service life, based on our recommendations, are summarized in the table below.

Roseville Community Centre Projected Expenditure Table

[illegible]

9.0 | FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is a standard facility management benchmark that is used to objectively assess the current and projected condition of a building asset. By definition, the FCI is defined as the ratio of required renewal cost to current building replacement value. Building condition is often defined in terms of the FCI as follows: (Good) 0 to 5 percent FCI, (Fair) 5 to 10 percent FCI (Poor) 10 to 30 percent FCI, (Critical) greater than 30 percent FCI. The purpose of the FCI is to provide a means for objective comparison of facility or building condition as well as allowing senior decision makers to understand building renewal funding needs and comparisons.

$$\text{FCI} = \frac{\text{Repair and Replacement of Deficiencies}}{\text{Current Replacement Value}}$$

Short Term Repair Cost (3 Year):	\$41,000.00
Approx. Building Replacement Cost:	\$1,661,500.00
FCI:	2.5%

Cost per Square Foot per Year Analysis:

Year	Cost / Sq.ft
2024	\$ 6.22
2025	\$ 7.20
2026	\$ -
2027	\$ 7.20
2028	\$ 9.82
2029	\$ 1.64
2030	\$ 30.12
2031	\$ -
2032	\$ 17.03
2033	\$ 8.51

We trust this report satisfies your immediate requirements. If you have any questions regarding the information in this report, please do not hesitate to contact this office.

Sincerely,

Prepared by:

Tara Valizadeh
Project Coordinator
E: tara.valizadeh@cion.com

C.c: Kelly Worden, Studio Manager

10.0 | REPORT LIMITATIONS

1. The site inspections are strictly visual in nature except where stated otherwise. No destructive testing or laboratory analysis is undertaken. Assumptions pertaining to a component's current condition and remaining service life are based upon the visual observations of those systems, structures and components exposed to view and apparent as of the day of the inspection. Deficiencies that exist but not recorded are not apparent given the limited level of the building condition assessment offered and commissioned. The building condition assessment does not eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the property. This report is limited in scope to only those components which are specifically referenced. It is likely that conditions not uncovered by the building condition assessment exist which may affect the costs, timing or effectiveness of the recommendations detailed in the building condition assessment.

The review associated with the building condition assessment is limited to technical and construction items. Cion Corp. has not/will not conduct(ed) investigations into the nature and reasoning for the deficiencies found at the site and property whether visually inspected or of an inherent, hidden nature. As such, no legal survey, soil tests, assessment for environmental contaminants, engineering investigations, detailed quantity survey compilations, nor exhaustive physical examinations are made, nor are they within the Scope of the building condition assessment.

The inspections and reporting associated with the building condition assessment will not address environmental issues including, but not limited to, the existence, competence or performance of fuel storage tanks or the existence of asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or airborne illness or disease.

2. Verification as to the accuracy or completeness of the drawings and information provided are not undertaken. Quantities were determined using the drawings except where otherwise noted or determined from the site inspections or from information provided by the Client. Cion Corp. relies upon the information (in terms of accuracy and completeness) provided by the client and/or its agents.
3. In the preparation of the building condition assessment, it is assumed that a normal level of maintenance outside of what is called for in the Building condition assessment will be undertaken.
4. This report is intended solely for the Client named. The material in it reflects Cion Corp. best judgement in light of the information available at the time of the building condition assessment.

It shall not be distributed without the knowledge and permission of Cion Corp. It shall not be relied upon for any other purpose than as agreed with the Client without the written consent of Cion Corp. It shall not be used or relied upon by any other person unless that person is specifically named in the proposal of offer of services submitted prior to the engagement. The client agrees to maintain the confidentiality of the report and reasonably protect the report from distribution to any other persons. If the client or its agent directly or

indirectly causes the report to be distributed to any other person, the client shall indemnify, defend, and hold Cion Corp. harmless against the claim of any third party.

It shall not be used to express or imply warranty as to the fitness (both physically and financially) of the property. No portion of this report may be used as a separate entity.

5. Cost estimates presented in the building condition assessment are based on estimated quantities and the Consultant's best judgement and experience with similar projects. The cost estimates are preliminary and meant as order of magnitude budget estimates only, and are subject to confirmation by competitive tendering and also subject to change and are dependent upon factors over which Cion Corp. has no control, including but not limited to: market conditions; contractor availability; methods and bidding practices; and the cost of labour, materials and equipment.
6. Any time frame given for undertaking future repair or replacement work represents a best guess opinion based upon the component's apparent condition and level of maintenance. Failure of the item or optimum repair/replacement times may occur sooner or later than shown in the building condition assessment.
7. Cion Corp. shall not be responsible for any consequential loss, injury or damages suffered by the Client including but not limited to loss of use and earnings.

In issuing the building condition assessment, the Consultant does not assume any of the duties or liabilities of the designers, builders or past or present owners of the subject property. Owners, prospective purchasers, tenants or others who use or rely on the contents of the report do so with the understanding as to the limitations of the documents reviewed, the general visual inspections undertaken and understand that the Consultant cannot be held liable for damages they may suffer in respect to the purchase, ownership or use of the subject property.

8. The total amount of all claims the Client or its agents may have against Cion Corp. under this engagement and all future engagements pertaining to updates to the building condition assessment, including but not limited to claims of negligence, negligent misrepresentation and breach of contract, shall be strictly limited to direct loss or damage arising from such breach of contract or such tort or such negligence and further, shall be strictly limited to the policy limits of the company's errors and omissions insurance policy.
9. The company assumes no liability whether in contract or in tort and including the negligence of the company for:
 1. The actual, alleged or threatened inhalations of, ingestion of, contact with, exposure to, existence of, growth or presence of; or
 2. Any costs or expenses incurred to prevent, respond to, test for, monitor, abate, mitigate, remove, clean-up, contain, remediate, treat, detoxify, neutralize, assess or otherwise deal with or dispose of; or

3. The actual or alleged failure to detect, report, test for, monitor, clean up, remove, contain, dispose of, treat, detoxify, neutralize, or in any way respond to, assess the effects of or advise of the existence of any fungi or any spores, mycotoxins, odours, or any other substances, products or by-products produced by, released by, or arising out of the current or past presence of fungi.

“Fungi” means any form of fungus, including but not limited to, yeast, mould, mildew, rust, smut or mushroom.

10. By engaging Cion to undertake the services as outlined in this report, the Municipality agrees to the above conditions.

In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety, including the RFP and its amendments.

APPENDIX A |

ESTIMATED ANNUAL EXPENDITURE TABLE

APPENDIX B |
PHOTOGRAPHS



