



Building Condition Report

**12, 14, 16 and 18 Hawthorne Avenue
Ottawa, Ontario**

Prepared for:

JBPA Developments Inc.
107 Pretoria Avenue
Ottawa, ON
K1S 1W8

Prepared by:

Cleland Jardine Engineering Ltd.
580 Terry Fox Drive, Suite 200
Ottawa, Ontario, K2L 4B9

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Executive Summary

Cleland Jardine Engineering Limited was retained to prepare a Building Condition Report on the townhouse apartment complex located at 12, 14, 16 and 18 Hawthorne Avenue, Ottawa, Ontario.

All accessible structural and building envelope components were examined. In general, the components were found to be in fair to poor condition for their age. Estimates for anticipated capital expenditures have been provided and summarized as follows. Note: Costs do not include engineering fees.

Foundation Repairs	\$ 75,000
Structural Framing Repairs	\$ 80,000
Cladding Repairs	\$110,000
Roof Replacement	<u>\$ 90,000</u>
Sub-Total	\$ 355,000
Plus 13% HST	<u>\$ 46,150</u>
TOTAL	\$ 401,150

Sincerely,

Cleland Jardine Engineering Ltd.



Robert Jardine, P.Eng.



1.0 INTRODUCTION

1.1 General

As requested, Cleland Jardine Engineering Ltd. has completed a Building Condition Report (BCR) for the townhouse rental apartment complex located at 12 – 18 Hawthorne Avenue in Ottawa, Ontario.

The purpose of this report is to examine the structural and building envelope components of the buildings and provide an assessment of their current condition as well as anticipated repairs over the next five years. Where applicable, budget cost estimates have been provided for any recommended capital expenditures. It should be noted that these costs are exclusive of H.S.T.

Repair or capital replacement items less than \$3,000 are considered to be part of regular building maintenance and are therefore not included in this report.

Site work for our study was performed during several visits throughout July, 2023. All building components were reviewed by Robert Jardine, P.Eng. of Cleland Jardine Engineering Ltd.

Our site work consisted of the following:

- A visual review of all accessible major building elements.
- A visual review of all building elevations.
- Two units were accessed to facilitate a more detailed examination of the windows, foundation and wood framing.

1.2 Documentation

No original building drawings or other documentation were provided to our office in conjunction with the preparation of this study.

1.3 Limitation of Study

The extent of our site investigation consisted of a visual examination of the accessible building elements.

The building review was not exhaustive and consisted of visual observations of the general building areas and common conditions. No exploratory openings or detailed building systems analysis were carried out. As such, the intent of the condition assessment is to identify the general condition of the building components at the time of the review. We can assume no liability for hidden defects that may exist but are not apparent.

1.4 Explanation of Probable Costs

The typical life cycle and remaining expected life estimates of building components and systems are based on a combination of manufacturers' published data, accepted standards and previous experience within the industry. The estimated repair/replacement costs noted in this report are based on a combination of factors, including current list prices and previous experience of the consultants.

All costs for present and future expenditures are based on the year 2023 dollar values. Therefore, when using these costs for cash flow projections, predictions for the future trends of inflation and interest rates must be applied accordingly.

2.0 SITE OBSERVATIONS

2.1 General Description of Complex

The existing property consists of four two-storey townhouses. The date of construction is unknown, however, it is estimated to be at least 60 years old.

The construction generally consists of the following:

- Wood frame construction with a basement concrete slab on grade and stone foundation walls.
- The buildings are clad with masonry brick veneer.
- PVC framed windows with thermal units.



Cleland Jardine Engineering Limited

200-580 Terry Fox Drive, Ottawa, Ontario, K2L 4B9
Tel: 613-591-1533 Fax: 613-591-1703 Web: www.clelandjardine.com

2.2 Structural/Building Envelope Elements

2.2.1 Building Super Structure

The typical structure is wood frame construction supported on perimeter stone foundation walls with a basement concrete slab on grade floor.

The stone foundation walls were found to be exhibiting moderate to extensive deterioration of the mortar joints. It is recommended that all walls be repointed.

Estimated Foundation Structural Repair Cost: \$75,000 plus HST



Typical Foundation Deterioration

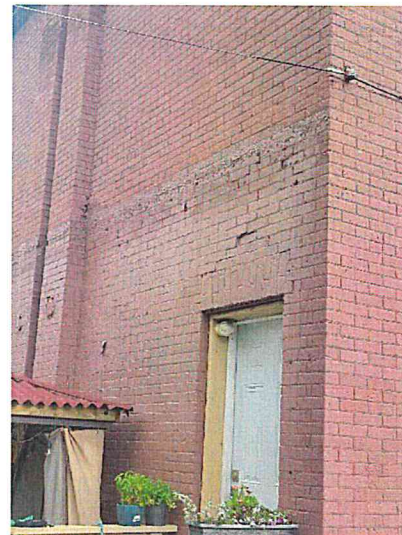
All interior spaces and any other accessible structural elements were visually examined. We noted localized floor deflections and cracking of the wall finishes. The cause of this movement could not be confirmed. It is recommended that an allowance of \$80,000 be carried for exploratory openings and repairs,

Estimated Structural Framing Repair Cost: \$80,000 plus HST

2.2.2 Building Cladding

The buildings are clad primarily with a masonry brick veneer. Numerous areas of deterioration were noted on all four structures. It is recommended that an allowance of \$110,000 be carried for masonry repairs.

Estimated Masonry Cladding Repair Cost: \$110,000 plus HST



2.2.3 Windows

The typical window configuration consists of double hung PVC framed units. The age of the windows is not known but they are generally in good condition.



2.2.4 Roofing

Each building has a near flat roof assembly. Access to the roof was not available at the time of our site visit. We were advised that roofing is between 20 to 25 years old. It is anticipated that all roofing will require replacement within two years.

Estimated Roof Replacement Cost: \$90,000