

**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
HERITAGE ADVISORY COMMITTEE AGENDA**

Wednesday, August 22, 2018 @ 7:00 P.M.

Municipal Office, 3131 Old Perth Road, Almonte

A. APPROVAL OF AGENDA

B. DISCLOSURE OF PECUNIARY INTEREST

C. APPROVAL OF MINUTES

June 27, 2018

Pages 1 - 2

D. DELEGATIONS/PRESENTATIONS

E. NEW BUSINESS

1. Renovations to the St. Paul's Rectory

Pages 3 - 86

F. INFO/CORRESPONDENCE:

G. BUSINESS ARISING FROM MINUTES:

1. Almonte Old Hospital – Chair Gilmore to follow-up
2. Old Post Office, 77 Mill Street – Councillor Edwards to follow-up

H. ANNOUNCEMENTS

Next meeting: Wednesday, September 26, 2018

I. ADJOURNMENT

**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
HERITAGE ADVISORY COMMITTEE
MINUTES**

Wednesday, June 27, 2018 @ 7:00 P.M.

Council Chambers, Municipal Office

PRESENT: Jason Gilmore, Chair
Harold McKay
Al Jones
Michael Rikley-Lancaster
David Thomson
Councillor John Edwards
Sarah More

ABSENT: Fred Dennis

STAFF: Roxanne Sweeney, Recording Secretary

Chair Jason Gilmore called the meeting to order at 7:00 p.m.

A. APPROVAL OF AGENDA

Moved by Michael Rikley-Lancaster

Seconded by David Thomson

THAT the Agenda dated June 27, 2018, be accepted as amended with the following changes:

E. 2 Council Update – Signs

E. 3 Old Post Office, 77 Mill Street – Building Conditions

CARRIED

B. DISCLOSURE OF PECUNIARY INTEREST

None were declared.

C. APPROVAL OF MINUTES

Moved by Al Jones

Seconded by Harold McKay

THAT the Minutes dated May 30, 2018 be accepted as presented.

CARRIED

D. DELEGATIONS/PRESENTATIONS

1. Aselford Development, 36 Main Street

Moved by Councillor John Edwards

Seconded by Al Jones

MOTION that the Heritage Committee fully endorses the Heritage Impact Assessment provided by Aselford Development.

CARRIED

Harold McKay declared a pecuniary interest on the following matter. He did not participate in discussions or vote on the matter.

E. NEW BUSINESS

1. Ontario Heritage Conference Update
Ian MacLean provided an overview of the Ontario Heritage Conference Update that took place in Sault Ste. Marie on June 7-9, 2018.
2. Council Update – Signs.
Council approved the installation of 12 historical signs and four settlement area signs. Mississippi Mills Public Works will install the signs.
3. Old Post Office, 77 Mill Street
The owners will be contacted to discuss required repairs.

F. INFO/CORRESPONDENCE

G. BUSINESS ARISING FROM MINUTES

1. Almonte Old Hospital – deferred to August 22, 2018 meeting.

H. ANNOUNCEMENT

Next meeting: Wednesday, August 22, 2018

I. ADJOURNMENT

Moved by Al Jones

Seconded by David Thomson

THAT there being no further business before the Committee, the meeting adjourned at 8:10 p.m.

CARRIED

Roxanne Sweeney, Recording Secretary

TOWN OF ALMONTE
BY-LAW #39-1987

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS THE ST PAUL'S ANGLICAN CHURCH, ST PAUL'S RECTORY AND PARISH HOUSE, LOTS 81, 82 AND 83, ANDERSON SECTION, CLYDE STREET, TOWN OF ALMONTE.

WHEREAS section 29 of the Ontario Heritage Act, R.S.O. 1980 authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereon, to be of architectural or historic value of interest; and

WHEREAS the Council of the Corporation of the Town of Almonte has caused to be served on the owners of the land and premises known as Lots 81, 82 and 83, Anderson Section, Clyde Street, in the Town of Almonte and upon the Ontario Heritage Foundation, notice of intention to designate the aforesaid real property and has caused such notice of intention to be published in the "Almonte Gazette" a newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

THEREFORE the Council of the Corporation of the Town of Almonte enacts as follows:

- 1) There is designated as being of architectural and historical value or interest the real property known as St Paul's Anglican Church St Paul's Rectory and Parish House in the town of Almonte.
- 2) The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in the proper land registry office.
- 3) The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the "Almonte Gazette" a newspaper having general circulation in the municipality once for each of three consecutive weeks.
- 4) That schedule "A" hereto attached shall form part of this by-law.

Read a first, second and third time and passed this 8th day of September, 1987.


E. R. Pettem,
MAYOR.


J. B. Houston,
CLERK.

TOWN OF ALMONTE
BY-LAW #39-1987

SCHEDULE "A"

SHORT STATEMENT OF REASONS FOR THE PROPOSED DESIGNATION

The Anglican Church (1863) and Rectory (1878) form a unified and impressive Gothic Revival complex which is intimately tied to the history and development of the town of Almonte. The adjacent Parish House is a more vernacular construction but closely related in age and architectural qualities. The three buildings together with their associated landscape are important in establishing the rich historical character of this part of Almonte.

The church has been used continuously as a place of religious service since 1863, and the rectory as the associated parsonage since 1878. The Parish House served as a private residence until 1965, when it was acquired by the congregation.

ALSO, HISTORY OF BUILDING ATTACHED TO ORIGINAL BY-LAW IN BY-LAW FILES.

Location : Parts of Lots 81, 82 and 83, Anderson Section,
 Clyde Street,
 Almonte, Ontario.

Present Owner : Diocese of Ottawa

Present Occupant : St. Paul's Anglican Church (church); Rector of
 St. Paul's (rectory); Almonte and Carleton
 Place Alternate School (Parish House).

Present Use : Religious Services (church); residential
 (rectory); institutional (Parish House).

Statement of Significance:

The Anglican Church (1863) and Rectory (c.1875) form a unified and impressive Gothic Revival complex which is intimately tied to the history and development of the town of Almonte. The adjacent Parish House is a more vernacular construction but closely related in age and architectural qualities. The three buildings together with their associated landscape are important in establishing the rich historical character of this part of Almonte.

The church has been used continuously as a place of religious service since 1863, and the rectory as the associated parsonage since 1878. The Parish House served as a private residence until 1965, when it was acquired by the congregation.

CHURCH:

PART I: HISTORICAL INFORMATION:

A. Physical History: The church building has always been owned by its congregation. It was erected in 1863. The builder was James Scott. It is possible that he also designed the building; the plan of the church of St. John the Baptist in Lyn, Ontario was used as a model. The church was enlarged between 1887 and 1889. The cost of the addition was \$4000, with the masonry done by G. W. Willoughby and the carpentry by James Wilson.

B. Historical Events and Persons Connected with the Structure:

During most of the period before the church was built, the Anglican services were held in the Temperance Hall on Union Street. By 1862 the congregation had grown such that a new church was needed, and so construction began in 1863.

The cornerstone was laid by Dr. Mostyn (then Mayor) June 15, 1863. The Church building was ready for occupancy in 1863 but could not be consecrated until it was paid for. Most of the financing was provided by James Rosamond, the most prominent citizen of Almonte during the 19th Century and an active member of the congregation. It was consecrated on St. Peter's Day, 1864 by the Bishop of Ontario, the Rt. Rev. John Travers Lewis.

Two stones were presented to the church by the Dean and Chapter of Canterbury Cathedral. One is from the wall of Canterbury and the other from the church of "Our Lady of Queningate" within the walls of Canterbury, dating from Saxon times.

PART II: ARCHITECTURAL INFORMATION:

A. General Statement:

1. Architectural Character: St. Paul's is a very good example of the second wave of Gothic Revival of religious architecture in Canada. It shows the principles of this style as promoted by the Cambridge Camden Society (later Ecclesiological Society) including the clear demarcation of nave and chancel, the absence of the stepped bell tower, the entry through a side porch and the use of heavy buttresses for both decorative and structural purposes. The general proportions reflect the ecclesiological interest at the time in 14th Century English Gothic precedents. The addition in 1887-89 made the church interior cruciform in

the original English Parish Gothic style of the exterior survives

B. Description of Exterior:

The building is two bays wide by six bays long. The foundations and walls are of beige squared limestone with darker contrasting quoins. There are stone buttresses along the walls. There is a date stone on the original section. There is one stone chimney at the south end of the church.

The Gothic-style doors are wooden with diagonal boarding. These are surrounded by stone voussoirs. The windows are of a Tuscan Gothic design. They are of stained glass, with stone voussoirs. There are high gables at the ends of the building and the ends of the narthex. The roof, including dormers, is sheathed in asbestos shingles which replaced the original roofing in the 1930's. There is a stepped stone steeple at the north end of the building which houses the church bell.

RECTORY:

PART I : HISTORICAL INFORMATION

A. Physical History: When the 48 acres of land that is now known as the Anderson Section (see Parish House) was divided into town lots in 1861, Mathew Anderson sold lot 81 and 82 to James Rosamond and his wife. They were the owners at the time the church was built in 1863. The church and land was then turned over to the Lord Bishop of Ontario (Rt. Rev. J. Travers Lewis) and it has been owned by its congregation ever since.

The rectory was built circa 1878. The architect is unknown. The builder may have been Andrew Bell. Originally there was a small open verandah at the main entrance and a large two-storey verandah across the side facing the river. Both have since been replaced. The verges of the main gables originally had decorative vergeboards similar to those of the smaller gables. In 1961 new plumbing, wiring and heating ducts were installed, as well as new ceilings in the principal rooms and new decorating throughout the house. An enclosed staircase was added in 1986 along the west facade to provide covered access to the basement level, and an enclosed verandah along part of the south facade at the second level.

B. Historical Events and Persons Connected with the Structure: Many prominent citizens of Almonte were members of the committee appointed in 1866 to collect funds for the building of a rectory. The various rectors, beginning with Rev. I. L. Stephenson, who have occupied the building over the years have been active both in the life of the congregation and in the development of the larger community.

PART II: ARCHITECTURAL INFORMATION

A. General Statement: The house shares the steeply-pitched gables, pointed-arch windows and strongly textured stonework of the adjacent church.

1. Architectural Character: The rectory of St. Paul's is an impressive Gothic Revival structure uniquely adapted to its sloping site. Its picturesque qualities were originally enhanced by the elaborate verandahs, and are still evident in the surviving vergeboards, and windows.

The house is approximately 13 m (3 bays) wide and 11 m (2 bays) deep. It is two + 1/2 stories in height with a full basement that opens to grade on the downhill side.

The foundation and exterior walls are constructed of cut limestone, broken course with a natural finish. The addition on the west facade is of vertical wood siding. There are two offset chimneys of brick, one broad and one narrow.

The main entrance door, now hidden by recent enclosed porch, is rectangular with a flat transom and double lights. The porch has one wooden leaf with four panels of diagonal boarding. Another door on the back of the house is rectangular with panels double lights in the flat transom and stone doorway to the head.

The windows are of varying shape and size. There are rectangular windows with two or four panes and pointed arch windows with four panes. The windows have stone voussoirs at the top and plain luteal sills. There are shutters on some windows while on others only the shutter hinges remain.

The rectory has a high gable roof with one main gable and one smaller gable on the north facade. There are double gables facing the river. Asphalt shingles have replaced the original roofing. The roof trim is wooden and the fascia is decorated at the verges with the smaller gables.

PARISH HOUSE:

PART I HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent Owners: In 1829 the Crown granted David Shepherd 100 acres in the northeast half of lot 15 in Concession of Ramsay Township. In the same year David Shepherd sold the land to Daniel Shipman for \$600. In 1852 Daniel Shipman mortgaged 45 acres of the land to John Romanes in consideration of \$5,200. and through an assignment of mortgage James D. Gemmill acquired the land in 1858. In 1859, for \$4,140. James D. Gemmill sold to Mathew Anderson the 48 acres of land that is now known as the Anderson Section in the town of Almonte. The town plan was established and Mathew Anderson's 48 acres was divided into town lots. Mathew Anderson sold lot 83 to Ann Anderson for \$1. in 1861. The next owner was Janet Anderson who bought it from Ann Anderson for \$5. in 1868. Janet Anderson sold part of lot 83 for \$5. in 1900 to Mary S. Anderson who sold it to Alfred Mansell Greig and Percy Alfred Greig for \$1,200. in 1906. Alfred M. Greig then sold his share of the property to Percy A. Greig for \$1. in 1927. By 1950, Percy A. Greig sold the house + land to James Savage and Elizabeth Susan Savage for \$3,000. St. Paul's Anglican Church finally acquired part of lot 83 and also part of lot 82 in 1964 for \$7,000. from George M. Dunfield et al., executor for James Savage.

The exact date of construction of the house is unknown; it appears in drawings and photographs from the 1870's on and would appear to date from about the 1850's.

Decorative treillage that was formerly along the eaves of the verandah is no longer there and the finial has been removed from the centre gable in the facade. The chimney that was formerly offset left was torn down and replaced by a new chimney on the exterior left of the house.

- B. Historical Events and Persons Connected with the Structure: When the town plan for Almonte was established a merchant from Scotland, Mathew Anderson and his family lived in the house and also owned a lot of land in that area. The Anderson Section of town was named after him.

PART II ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: The Parish House is a good example of the picturesque building style. Of particular note are the open verandah which formerly had decorative trim and the centre gable with round-headed window. This centre gable is also characteristic of the early adaptation of Gothic Revival to domestic architecture. The other original windows are rectangular with 6 over-sash. The buildings size and simple decorative features give it a cottage-like appearance. The principal facade faces the Mississippi River, although the main access is now off Clyde Street. The main building is 3 bays wide by 2 bays deep. There is also a wing on the west which is 2 bays by 1 bay with a small shed attached to it. It is one and a half storeys in height with a full basement that is partially below ground.

The foundations are of coursed fieldstone, with a separate stone foundation under the verandah. The walls are of horizontal clapboard with corner boards and moulded door and window trim.

There is an open verandah across the river facade of the house. The original treillage has disappeared; there are now four square posts and an open railing.

There is a chimney which is offset on the right side of the building and a newer chimney on the exterior left between the main building and the wing. They are both constructed of brick. The main door is four panelled and located in the centre of the south facade. It has pilasters on either side. The head is decorated with a flat transom with two lights. Most of the windows are rectangular with plain slip sills. The pane arrangement is six over six. Some newer windows have been installed in the upper storey on the gable ends. The centre gable window has two three-pane casements and a four-lite semi-circular head.

The roof on the Parish House is a medium-pitched gable, with returned eaves. Black asphalt shingles replace the original roofing. There are decorative vergeboards on the fascia of the centre gable.

SITE (for all three)

The church property consists of the lots on which the buildings are situated as well as two additional lots to the west donated in 1952. It slopes from Clyde Street down to the Mississippi River. The property provides a beautiful and spacious setting which enhances the picturesque qualities of the architecture. Because of the river frontage, the property is visible from Bridge Street as well as directly from Clyde Street and forms an important element in establishing the character of the area.

The church and rectory have been carefully sited to form deliberate balance and harmony; the Parish House, because of its related age and architectural qualities, provides an additional element of great value.

80958

Number
CERTIFICATE OF REGISTRATION

'87 OCT 1 AM 9 57

Land Registry
 Office at
 Almonte,
 Ontario.

B. J. Moss
 LAND REGISTRAR

New Property Identifiers

Additional:
 See
 Schedule

Executions

Additional:
 See
 Schedule

(8) This Document provides as follows:

(1) Registry Land Titles pages

(3) Property Identifier(s) Block Property

(4) Nature of Document
 BY-LAW (#39-1987)

(5) Consideration

Dollars \$

(6) Description

Lots 81, 82 and 83 on Clyde Street in the
 Anderson Section, Plan 6262, Town of Almonte,
 County of Lanark

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch

(b) Schedule for:

Description

Additional Parties

Other

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

THE CORPORATION OF THE TOWN OF ALMONTE
 by its solicitor, Michael J. Galligan

Signature(s)

[Signature]

Date of Signature
 Y M D

1987 09 19

(11) Address for Service

P.O. Box 400, 14 Bridge Street, Almonte, Ontario K0A 1A0

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
 Y M D

(13) Address for Service

(14) Municipal Address of Property

(15) Document Prepared by:
 Michael J. Galligan,
 Barrister and Solicitor,
 78 Mill St., P.O. Box 1150,
 Almonte, Ontario.
 K0A 1A0

Fees and Tax

Registration Fee

[Signature]

Total

[Signature]

INSPECTION REPORT



For the Property at:
70 CLYDE AVE
ALMONTE, ON

Prepared for: ST PAULS CHURCH - and BOB BASSETT

Inspection Date: Tuesday, May 22, 2018

Prepared by: Mark Hodgson


The Full Storey™
(613) 324-2832

Mark Hodgson The Full Storey
297 Ashton Creek Crescent
Ashton, ON K0A-1B0
613-324-2832

www.thefullstorey.com
myfullstorey@gmail.com



June 20, 2018

Dear St Pauls Church - and Bob Bassett,

RE: Report No. 1747, v.3
70 Clyde Ave
Almonte, ON

A home inspection is part of the path to making a more informed home purchase decision. It is intended to provide peace of mind by offering a technical review of the home. This review usually entails a VISUAL INSPECTION of the major systems and their components, as defined by the enclosed Standards of Practice. A home inspection can help you gain a better understanding of the home, but it is not magic. It is a snapshot of the condition of the home today. Things can, and do, change and a home inspection will not stop those changes from occurring. You are advised to read and understand the written report before you make your final purchase decision.

INSPECTION TERMS

The client agrees that the inspection to be performed by the inspector is subject to the following terms:

- 1. VISUAL INSPECTION:** The inspection is a visual inspection only of the readily accessible features of the Property. The report to be provided to the Client documents the inspectors examination of the Property based on that visual inspection. The inspector will not conduct any invasive or destructive testing of the Property. Your inspector will not be able to report on the homes hidden defects due to the limitations of a visual inspection.
- 2. STANDARDS OF PRACTICE:** The inspection will be performed in accordance with industry accepted Standards of Practice. The Client acknowledges having had the opportunity to review and understands the Standards of Practice, which are located herein after the Contract/Receipt.
- 3. INSPECTION NOT EXHAUSTIVE:** The inspection is not technically exhaustive and all encompassing. The client acknowledges that, as a result of the limitations of a visual inspection, some detectable deficiencies may go unnoted in the inspection report. The client accepts these limitations. The inspector is a generalist, not a specialist in all disciplines, and may refer the client to specialist(s) for further evaluation of certain items. The Client acknowledges that there may be problems with the Property which will not be apparent from a visual inspection.
- 4. NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION:** The inspection to be completed is not a Building Code or By-Law compliance inspection. The Client acknowledges that it may be necessary to confer directly with authorities to confirm whether the Property meets Building Code or By-Law requirements.
- 5. MAJOR PROBLEMS:** The goal of the inspection is to identify existing major problems that are apparent on a visual inspection of the property. A listing of minor building flaws or minor repairs and maintenance items will not be provided,

except as a courtesy, at the inspectors discretion.

6. **COST ESTIMATES:** Cost Estimates provided in the Inspection Report are minimum only and they are intended to be guideline figures. They are based on the most cost effective solution to address the problem and will not include betterment. The inspector is not responsible for the cost of replacement or repair. It is recommended that the client obtain at least three cost estimates from qualified specialists before finalizing budgets for any work.

7. **ENVIRONMENTAL CONCERNS:** The inspection will NOT address environmental concerns including, but not limited to: UFFI, air quality, water quality/quantity, sealed/underground fuel storage tanks, asbestos, radon gas, molds, toxins, carcinogens etc. The inspection report will also NOT address infestation by wood boring insects, rodents or other vermin. The client acknowledges that it may be necessary for the client to retain specialists in such areas to identify and evaluate these types of risks.

8. **NO GUARANTEES OR ASSUMPTION OF RISK:** A home inspection is an information service. As such, the inspection and the inspection report are not a guarantee, warranty or insurance policy regarding the physical state of the Property or the current or future adequacy, performance or condition of the property. The inspector will not assume any risk in connection with this home's condition, deficiencies, performance, or lack thereof. Legal liability is limited in amount to the fee paid for this inspection. The inspector/inspection firm reserves the right to review/inspect any items that may be the subject of a dispute prior to any repairs/alterations being made.

You Are Strongly Encouraged To Ask Questions If Anything At All Is Unclear To You.

Sincerely,

Mark Hodgson
on behalf of
Mark Hodgson The Full Storey

Mark Hodgson The Full Storey
297 Ashton Creek Crescent
Ashton, ON K0A-1B0
613-324-2832
www.thefullstorey.com
myfullstorey@gmail.com



INVOICE

June 20, 2018

Clients: St Pauls Church - and Bob Bassett

Report No. 1747, v.3
For inspection at:
70 Clyde Ave
Almonte, ON

on: Tuesday, May 22, 2018

Single Family Home	\$475.00
Repeat Client	(\$75.00)
Subtotal	<u>\$400.00</u>
HST	\$52.00
Total	<u>\$452.00</u>

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Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Strip old shingles. Install Ice Guard prior to new shingles, update flashings in upgrade roof ventilation to Max-Air or Venmar roof vents

Location: West

Task: Replace

Time: Less than 1 year

Condition: • [Missing, loose or torn](#)

One torn shingle to be replaced

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: West

Task: Repair

SLOPED ROOF FLASHINGS \ General

Condition: • There are some loose fasteners on the Roof / Wall flashing at the balcony roof and the porch at the front door. Secure the flashings with screws designed for metal roofs. These have built in washers to help with weather proofing

Location: West Exterior and East porch.

Task: Improve

Condition: • There is shingle and roof damage at the north side porch.

Implication(s): Water damage to roof.

Location: North Exterior Porch

Task: Repair

Time: Immediate

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • Consider metal flashing over cement chimney cap. Ensure flashing has a built in drip cap. Repoint the mortar, replace any spalled Masonry and install a metal flashing over the cap.

Implication(s): Deterioration and water leaks.

Location: Exterior

Task: Repair

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge below grade](#)

Make sure this discharges away from the house. There is moisture noted on the basement panels. This could be one source.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North

Task: Further evaluation

WALLS \ Soffits and fascia

Condition: • [Rot or insect damage](#)

Increased rot at the upper west fascia.

Implication(s): Material deterioration | Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Repair or replace

Time: Regular maintenance

WALLS \ Brick, stone and concrete

Condition: • Step cracking in stone mortar joints

The mortar is damaged at the base of the upper window sill and the stones have dropped creating a sag in the lintel of the lower window. Reset the stone lintel and repoint the mortar to eliminate the strain on the wooden window frame.

Location: East Exterior Wall

Task: Repair

Time: Less than 1 year

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Caulking loose, missing or deteriorated](#)

Most of the windows and doors are suffering from loose and falling mortar where the frame meets the stone. Apply exterior caulking to these seams for a longer lasting weather proofing seal.

Implication(s): Increased heating and cooling costs | Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior

Task: Improve

Time: Immediate

Condition: • [Paint or stain needed](#)

Implication(s): Material deterioration | Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior Wall

Task: Repair

Time: Less than 1 year

Structure

General

• Stone Rubble Foundation: Repair damaged mortar between the stones where necessary, seal all open cracks and ensure that the overall grading slopes away from the house. Grading should be at least 12" below the top of the foundation to reduce the potential damage of moisture wicking and wood rot of the structure.

The wall between the church and the house is experiencing moisture damage. Excavation is necessary in order to water proof the wall and install proper drainage tile. Prolonged moisture exposure will deteriorate the wall which can result in destabilization and water seepage. Care must be taken

Location: East Exterior Basement

Task: Improve

Cost: \$6,000 to \$8,000

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service size

Condition: • [Marginal service size](#)

Main disconnect is 80 amps on a fuse system. Typical installations now are at least 100 amp. If your insurance company does not have an issue with 8- amps and an electrician can perform a design load calculation on the rectory with results coming within 85 % utilization then you should be ok. If not, check with the electrician to determine if a 100 amp fuse can be inserted into this disconnect box but if not then a new disconnect is required. Check the incoming service line size as well to determine if the feed is an adequate size for 100 amps.

Implication(s): Interruption of electrical service

Location: Basement

Task: Further evaluation

Time: Less than 1 year

Cost: Up to - \$2,500

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

Condition: • [Mast loose](#)

Call an electrician to secure this mast back onto the wall.

Implication(s): Interruption of electrical service | Electric shock

Location: Southeast Exterior Wall

Task: Repair

Time: Immediate

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Exterior Outlets are not GFCI or the outlets have a faulty GFCI. Upgrade all exterior outlets to GFCI or replace faulty GFCI's

Location: Throughout Exterior

Task: Upgrade

Cost: Less than \$100 - per location

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Replace the bathroom outlets with GFCI. This needs to be done for all bathrooms but the 2nd floor bathroom has reversed wires which will be corrected when the GFCI is installed

Implication(s): Electric shock

Location: Second Floor Bathroom

Task: Repair

Time: Immediate

Cost: Less than \$100 per location

Heating

General

- At the back of the furnace, there is a small piece of Asbestos that needs to be removed. Have a qualified Asbestos Abatement company perform this work due to the health risks involved with air born asbestos fibres. Contact O'Reilly Brothers in Ottawa

Location: Basement Furnace Room

Task: Remove

Time: Immediate

Cost: \$200

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Loose, missing or deteriorated mortar](#)

Loose brick and mortar at the masonry chimney. repair this condition before bricks start to fall off the roof.

Implication(s): Material deterioration

Location: Exterior

Task: Repair

Time: Less than 1 year

Plumbing

General

- Have a plumber verify the sewage system operation. If the system is a municipal sewage drain, then the slope of the system from the basement transfer pump to the main drain line may have a difficult time in achieving complete drainage. The check valve for the system is in the basement which may be too low to prevent back flow. There is a slight sag in the pipe upstream of the check valve as well. Validate that the system is no longer septic and weeping tiles. A video scope may be used to determine effectiveness of the drainage system to the municipal hook up. Note: if the system is still a septic system, then remove the water treatment backwash from the septic drain line and route it to an external drain or to a newly installed sump pump.

Location: Basement

Task: Further evaluation

Time: Immediate

- Cast Iron Piping: Budget to replace cast iron drains in house.

These are prone to rusting from the inside leading to breakage and sewer discharge into the house. Vertical stacks are less risk but this is a horizontal line by the basement stairs.

Location: South Basement

Task: Replace

WATER HEATER \ Water heater

Condition: • Water Temperature is above 125 degrees F. Reduce water heater temp to below 125 degrees F

Water temp is 141.7 degrees F

Implication(s): Scald Hazard

Location: Basement

Task: Correct

Time: Immediate

FIXTURES AND FAUCETS \ Toilet

Condition: • Replace wax ring and secure toilet to the floor

Location: First Floor Powder Room

Time: Immediate

Interior

WALLS \ Plaster or drywall

Condition: • [Crumbling or powdery](#)

The brick wall behind the panel board is deteriorating. Pull the panel board off the wall behind the laundry tub in the basement to determine why the wall brick is crumbling.

Implication(s): Material deterioration

Location: Basement Laundry Area

Task: Further evaluation

Time: Immediate

FLOORS \ General

Condition: • [Water damage](#)

The floor in the powder room has lifted as well there is very high moisture readings indicating an active leak. Budget to remove the toilet from the flange, replace a section of the subfloor, replace floor tiles and reset the toilet to the floor flange with a new wax ring.

Implication(s): Trip or fall hazard | Chance of water damage to contents, finishes and/or structure

Location: First Floor Powder Room

Task: Repair

Time: Immediate

Cost: \$200 to \$800 depending on the condition of the sub floor.

BASEMENT \ Wet basement - evidence

Condition: • [Dampness on floor or walls](#)

The east wall is the most affected area by exterior moisture for a multitude of reasons. Firstly is exterior grading. Try to create a swale along the walkway between the back of the church and the rectory to allow surface water to naturally drain away from the buildings and onto the north lawn. Secondly the grading under the north porch needs to slope away from the house wall not towards it. Consider installing a drainage pipe along the walk way and then building up the grading under the porch, followed by a small retaining wall to act as a barrier to water draining towards the house wall. Improve the down spout extensions as well. For the interior, you must be careful not to trap moisture in a stone wall. Water proofing must be done on the exterior if you are going to insulate and vapor seal the interior walls. My advice here is to improve the moisture control on the exterior wall and allow the stones to naturally breath at the front part of the basement. The finished walls along the walk out towards the river are at less risk since the grading drops to the slab level.

Implication(s): Material deterioration | Chance of water damage to contents, finishes and/or structure

Location: East Basement

Task: Improve

Time: Less than 1 year

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Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Elevated risk. Sectional Repairs Required

Note: West facing balcony roof is getting pounded by the direct discharge of the valley flashings from the upper main roof. Exposed fasteners and damaged shingles.



1.

Probability of leakage:

• Medium



2. Medium



3. Medium

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4. Medium



5. Medium



6. Medium



7. Medium



8. *Medium*

Limitations

Roof inspection limited/prevented by: • Too steep

Inspection performed: • From Ground • From attic access to determine if there is leak evidence • By walking on lower roof

Inspection performed: • With binoculars • From roof edge

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • Strip old shingles. Install Ice Guard prior to new shingles, update flashings in upgrade roof ventilation to Max-Air or Venmar roof vents

Location: West

Task: Replace

Time: Less than 1 year

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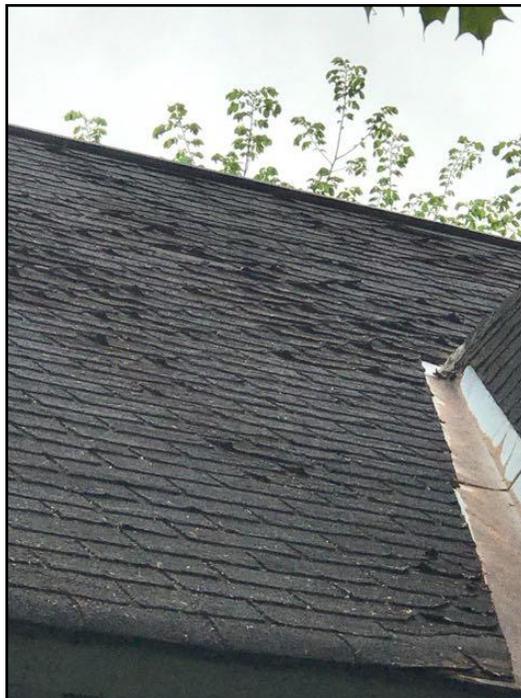
REFERENCE



9. Strip old shingles. Install Ice Guard prio...



10. Strip old shingles. Install Ice Guard prio...



11. Strip old shingles. Install Ice Guard prio...

Condition: • [Missing, loose or torn](#)

One torn shingle to be replaced

Implication(s): Chance of water damage to contents, finishes and/or structure

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Location: West

Task: Repair



12. Missing, loose or torn

SLOPED ROOF FLASHINGS \ General

Condition: • There are some loose fasteners on the Roof / Wall flashing at the balcony roof and the porch at the front door. Secure the flashings with screws designed for metal roofs. These have built in washers to help with weather proofing

Location: West Exterior and East porch.

Task: Improve

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13.

Condition: • There is shingle and roof damage at the north side porch.

Implication(s): Water damage to roof.

Location: North Exterior Porch

Task: Repair

Time: Immediate

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14.



15.

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • Consider metal flashing over cement chimney cap. Ensure flashing has a built in drip cap. Repoint the mortar, replace any spalled Masonry and install a metal flashing over the cap.

Implication(s): Deterioration and water leaks.

Location: Exterior

Task: Repair

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16. Consider metal flashing over cement chimney...

THE BOTTOM	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Description

- Gutter & downspout material:** • [Aluminum](#)
- Gutter & downspout type:** • [Eave mounted](#)
- Gutter & downspout discharge:** • [Above grade](#)
- Lot slope:** • [Away from building](#) • [Towards building](#)
- Wall surfaces - masonry:** • [Stone](#)
- Retaining wall:** • [Stone](#)
- Driveway:** • Common Parking Lot
- Walkway:** • Flagstone • Gravel
- Exterior steps:** • Concrete
- Balcony:** • Wood • Wood railings
- Patio:** • Concrete

Limitations

- Upper floors inspected from:** • Ground level
- Exterior inspected from:** • Ground level

Recommendations

General

- Exterior Caulking. Improve caulking around various window and door intersections. Ensure caulking is applied around the base of exterior light fixtures where they intersect the side wall coverings. Look for intersections of different types of siding, and ensure caulking is in good repair along the entire intersecting seam. Ensure caulking is applied around all extruding vents on exterior walls.
- Exterior Paint: Ensure all wood surfaces are properly maintained with paint and caulking to reduce the risk of water damage.
- Ensure proper grading and drainage around the home. Extend any downspouts that are closer than 4 feet from the foundation. A good slope is represented as follows: Keep 6" clearance from the base of wall siding material, ensure the slope drops 6" over a 6 foot distance. (1" per foot drop)

ROOF DRAINAGE \ Downspouts

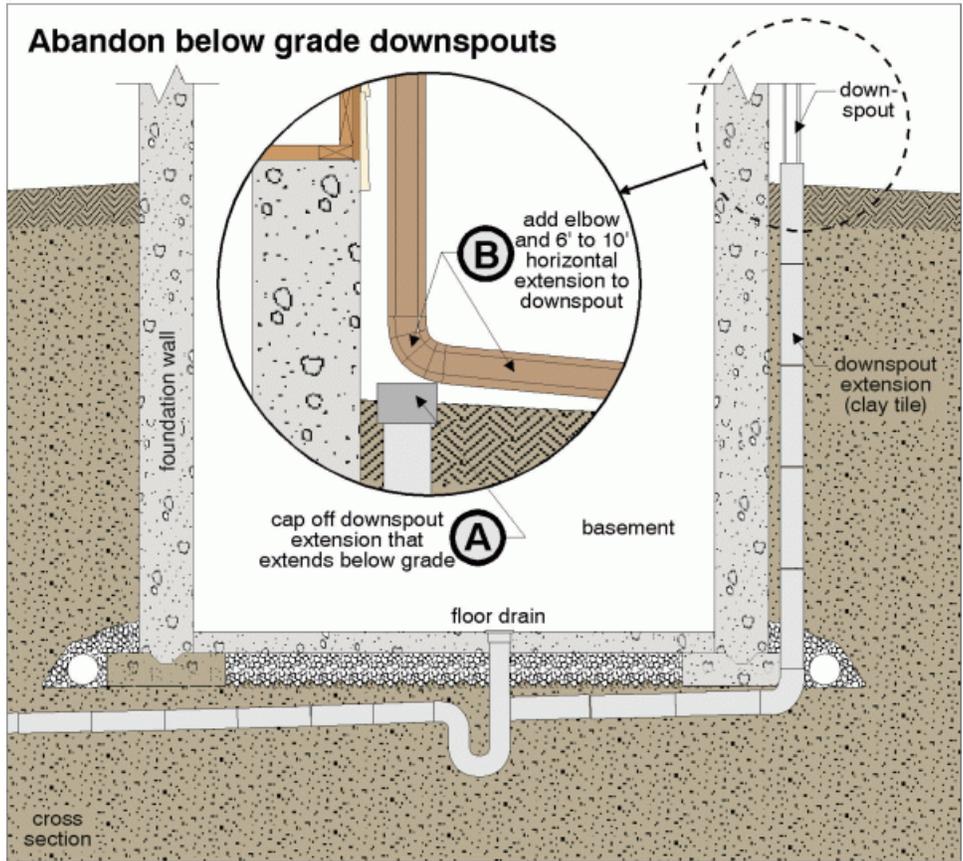
Condition: • [Discharge below grade](#)

Make sure this discharges away from the house. There is moisture noted on the basement panels. This could be one source.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North

Task: Further evaluation



17. Discharge below grade

- THE BOTTOM
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

WALLS \ Soffits and fascia

Condition: • [Rot or insect damage](#)

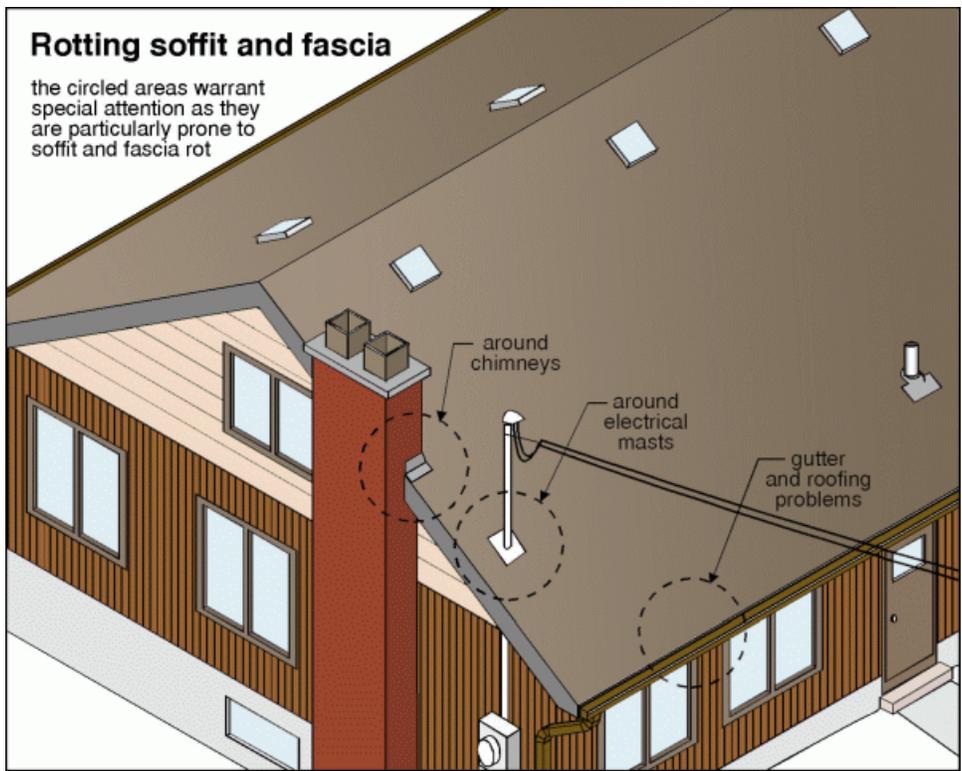
Increased rot at the upper west fascia.

Implication(s): Material deterioration | Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Repair or replace

Time: Regular maintenance



18.



19.

EXTERIOR

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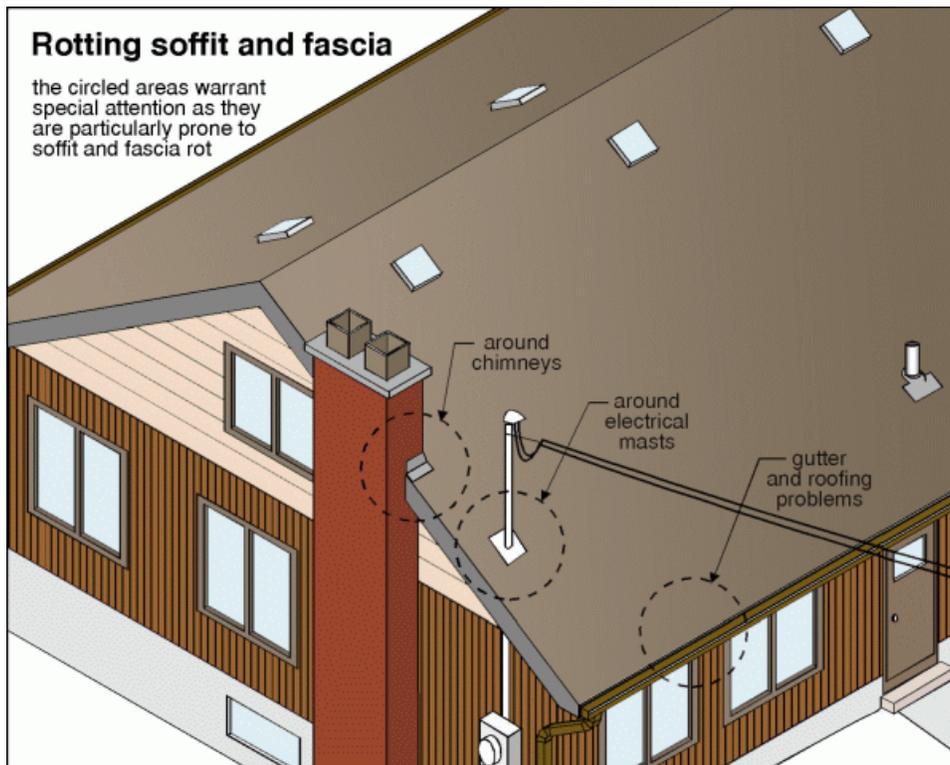
20. Rot or insect damage



21. Rot or insect damage

Condition: • [Paint or stain - deteriorated / missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material



WALLS \ Trim

Condition: • Paint or stain needed

Implication(s): Material deterioration | Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior

Task: Improve

Time: Regular maintenance

WALLS \ Brick, stone and concrete

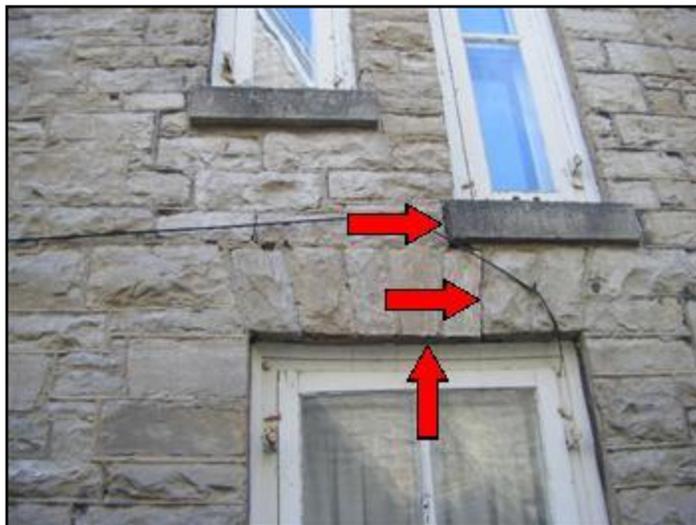
Condition: • Step cracking in stone mortar joints

The mortar is damaged at the base of the upper window sill and the stones have dropped creating a sag in the lintel of the lower window. Reset the stone lintel and repoint the mortar to eliminate the strain on the wooden window frame.

Location: East Exterior Wall

Task: Repair

Time: Less than 1 year



22.

Condition: • Repoint mortar at brick / stone on exterior walls

Location: Various Exterior Wall

Task: Improve

Time: Less than 1 year

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23.



24.



25.



26.



27.



28.

EXTERIOR GLASS/WINDOWS \ Exterior trim

Condition: • [Caulking loose, missing or deteriorated](#)

Most of the windows and doors are suffering from loose and falling mortar where the frame meets the stone. Apply exterior caulking to these seams for a longer lasting weather proofing seal.

Implication(s): Increased heating and cooling costs | Chance of water damage to contents, finishes and/or structure

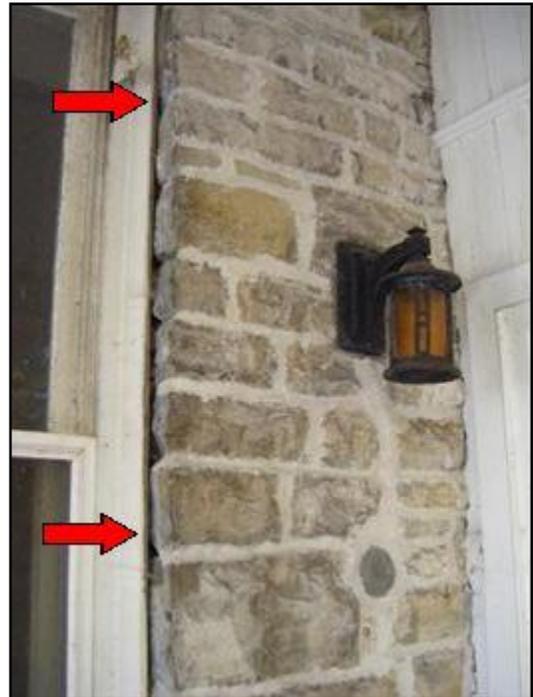
Location: Throughout Exterior

Task: Improve

Time: Immediate



29.



30.

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31.



32.



33.



34. Caulking loose, missing or deteriorated

Condition: • [Paint or stain needed](#)

Implication(s): Material deterioration | Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior Wall

Task: Repair

Time: Less than 1 year

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35. Paint or stain needed

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General

Condition: • Sections noted with wood rot. Remove and replace damaged sections.

Location: West Exterior

Task: Replace

Time: Less than 1 year



36.



37.

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38.



39. Sections noted with wood rot. Remove and...



40. Sections noted with wood rot. Remove and...

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • Wood rot at spindles. Replace all damaged pieces

Location: West Exterior

Task: Replace
Time: Immediate



41.

LANDSCAPING \ Lot grading

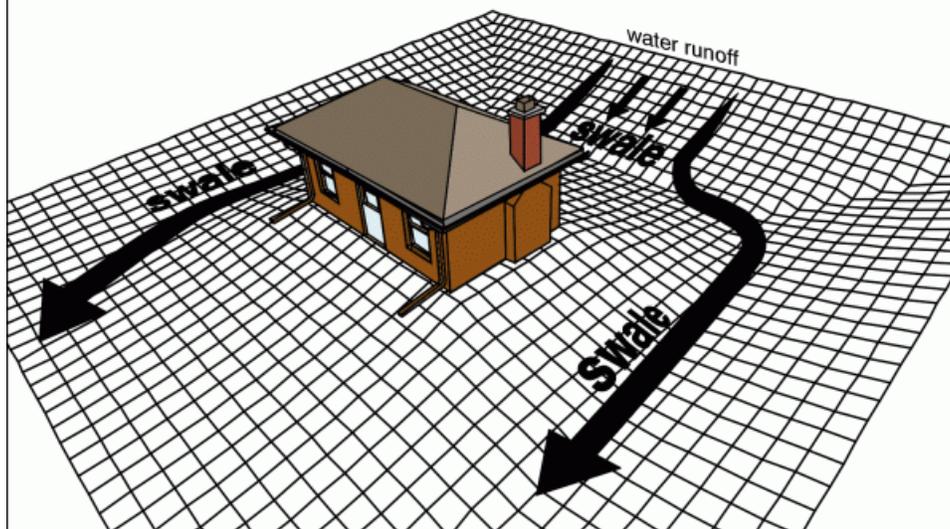
Condition: • [Improper slope or drainage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure



Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



LANDSCAPING \ Driveway

Condition: • When the walkway slopes towards house, there is a risk of ground water being diverted directly against the house wall. If patio stones are present, re-grade them to slope away. If the slope is grading, then improve the slope. If the walkway is asphalt then a product called "Cold Patch" can be used to create a small fillet against the house wall to stop the water from flowing against the wall. If the walkway is concrete, then it may be able to be pump jacked or removed depending on the size and severity of the slope.

Location: East Exterior Wall

Task: Improve

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Description

Configuration: • Walk Out Basement

Foundation material: • [Stone](#)

Floor construction: • Plank flooring

Floor construction: • [Joists](#) • Masonry columns

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing:

• [Rafters/roof joists](#)

• Not visible

Attic hatch was nailed and screwed shut. If you need this to be reviewed, arrange for the hatch to be opened and I will come back to complete the attic space.

Limitations

Inspection limited/prevented by: • Foundation walls have wood panelling coverage

Attic/roof space: • No access

Percent of foundation not visible: • 70 %

Recommendations

General

• Stone Rubble Foundation: Repair damaged mortar between the stones where necessary, seal all open cracks and ensure that the overall grading slopes away from the house. Grading should be at least 12" below the top of the foundation to reduce the potential damage of moisture wicking and wood rot of the structure.

The wall between the church and the house is experiencing moisture damage. Excavation is necessary in order to water proof the wall and install proper drainage tile. Prolonged moisture exposure will deteriorate the wall which can result in destabilization and water seepage. Care must be taken

Location: East Exterior Basement

Task: Improve

Cost: \$6,000 to \$8,000

Description

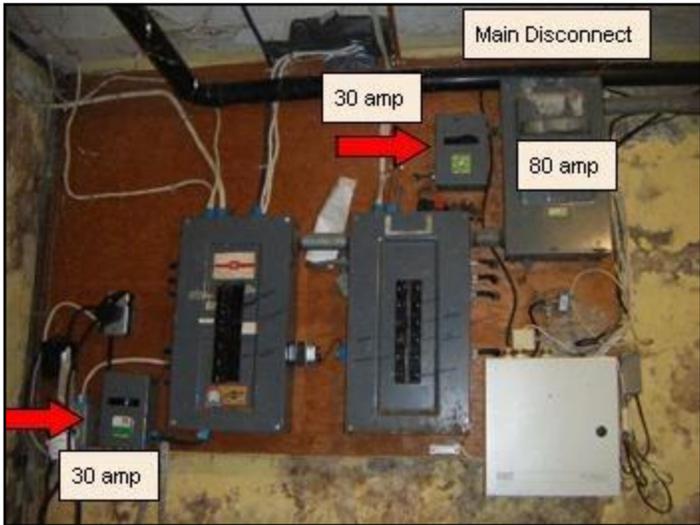
General: • Outlets tested for proper polarity and grounding. Any installed GFCI's are tested for operation.
Service entrance cable and location: • Consult a qualified ESA electrician to perform and certify all repairs listed in the recommendations section.
Service entrance cable and location: • [Overhead - cable type not determined](#)
Service size:
• [200 Amps \(240 Volts\)](#)



42. 200 Amps (240 Volts)



43. 200 Amps (240 Volts)



44. 200 Amps (240 Volts)

Main disconnect/service box rating: • 80 amp
Main disconnect/service box type and location: • [Breakers - basement](#)
System grounding material and type: • [Copper - water pipe](#)

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating:

• [200 Amps](#)



45. 200 Amps

Auxiliary panel (subpanel) type and location: • [Fuses - basement](#)

Auxiliary panel (subpanel) rating: • 30 Amp

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Smoke detectors: • Test smoke detectors upon move in day. Replace any non-functioning smoke detectors. There must be at least one operating smoke detector on every floor level of a residential single family home. • Ensure there are operational smoke alarms on every level of the house. Test them periodically

Limitations

General: • Main Disconnect Cover not safe to remove

General: • Concealed wiring behind walls or ceilings cannot be inspected due to access. Continuity and grounding verification at the outlets is the only method of inspection that can be achieved from this inspection service. The inspector cannot and will not be held responsible for any wiring or terminations not visible during the time of the inspection.

Recommendations

General

- Secure all loose outlets and ensure cover plates are not damaged or missing. Install new plates where required.

SERVICE DROP AND SERVICE ENTRANCE \ Service size

Condition: • [Marginal service size](#)

Main disconnect is 80 amps on a fuse system. Typical installations now are at least 100 amp. If your insurance company does not have an issue with 8- amps and an electrician can perform a design load calculation on the rectory with results coming within 85 % utilization then you should be ok. If not, check with the electrician to determine if a 100 amp fuse can be inserted into this disconnect box but if not then a new disconnect is required. Check the incoming service line size as well to determine if the feed is an adequate size for 100 amps.

Implication(s): Interruption of electrical service

Location: Basement

Task: Further evaluation

Time: Less than 1 year

Cost: Up to - \$2,500



46.



47.

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

Condition: • [Mast loose](#)

Call an electrician to secure this mast back onto the wall.

Implication(s): Interruption of electrical service | Electric shock

Location: Southeast Exterior Wall

Task: Repair

Time: Immediate



48.



49.



50.



51.

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • The cover plate for the panel is the wrong type. There are gaps at the top and along the sides where the panel cover does not fit properly.

Location: Basement

Task: Replace



52.

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • Improper termination of wire. Wire has been cut or removed from device, but not properly terminated with marretts or in a junction box.

On the wall behind the concrete laundry tub in the basement

Location: Basement

Task: Remove



53.

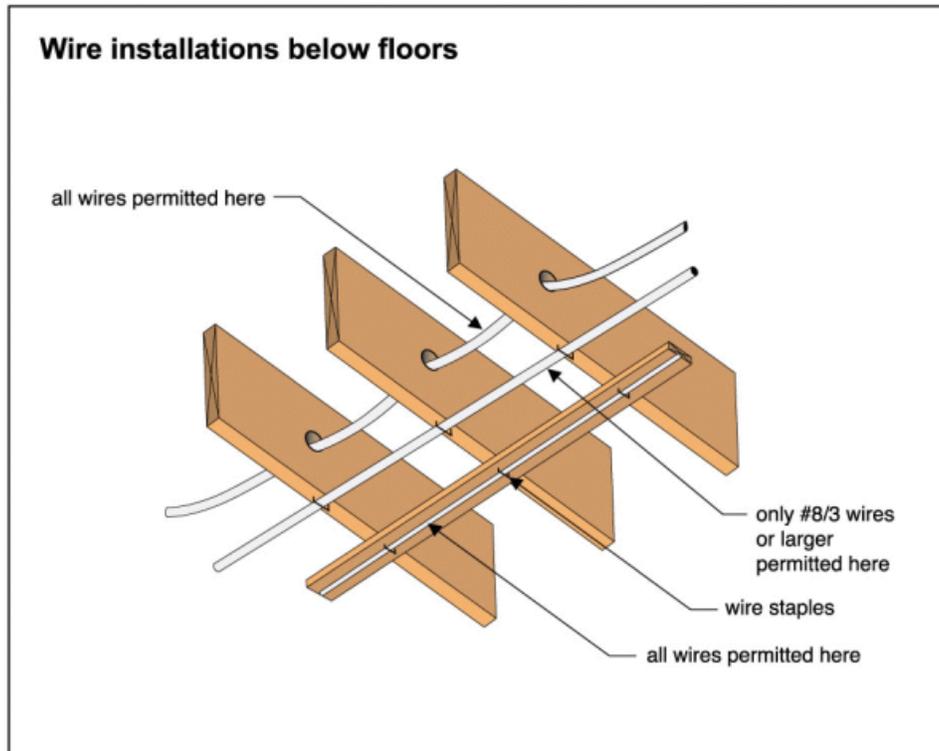
DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

Implication(s): Electric shock

Location: East Basement

Task: Correct



54.

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Exterior Outlets are not GFCI or the outlets have a faulty GFCI. Upgrade all exterior outlets to GFCI or replace faulty GFCI's

Location: Throughout Exterior

Task: Upgrade

Cost: Less than \$100 - per location



55.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Replace the bathroom outlets with GFCI. This needs to be done for all bathrooms but the 2nd floor bathroom has reversed wires which will be corrected when the GFCI is installed

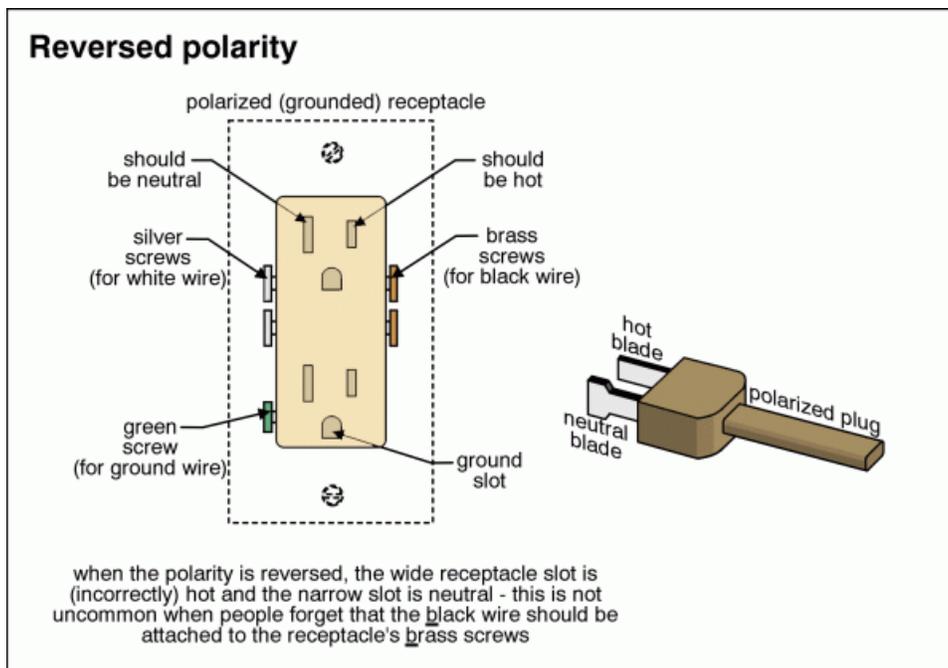
Implication(s): Electric shock

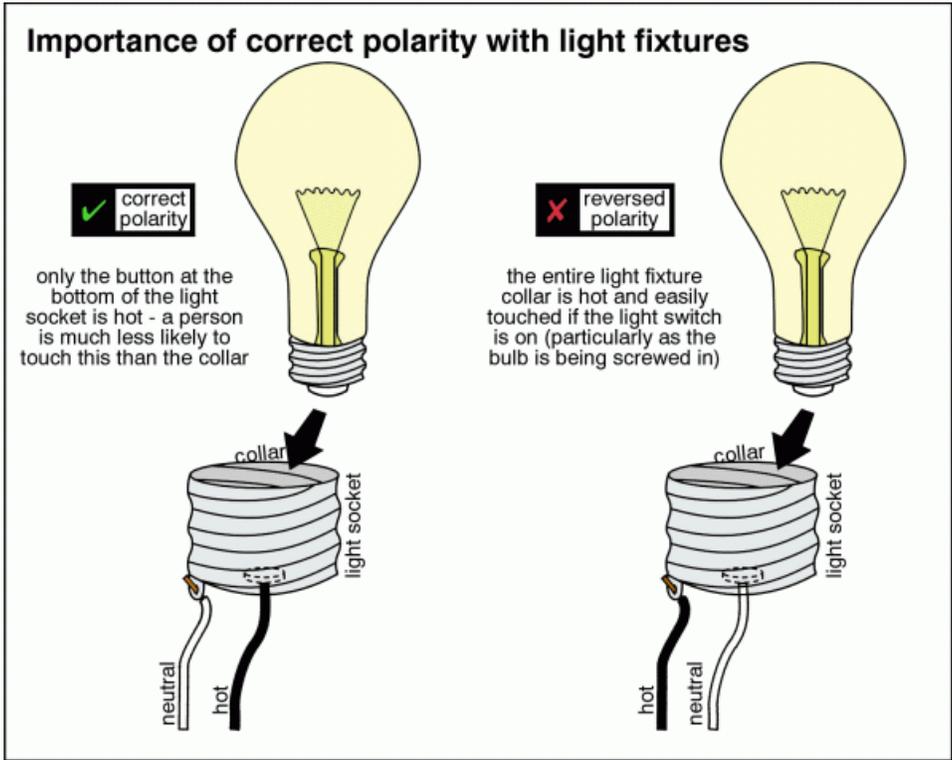
Location: Second Floor Bathroom

Task: Repair

Time: Immediate

Cost: Less than \$100 per location





56.



57.

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Bathroom

Task: Upgrade

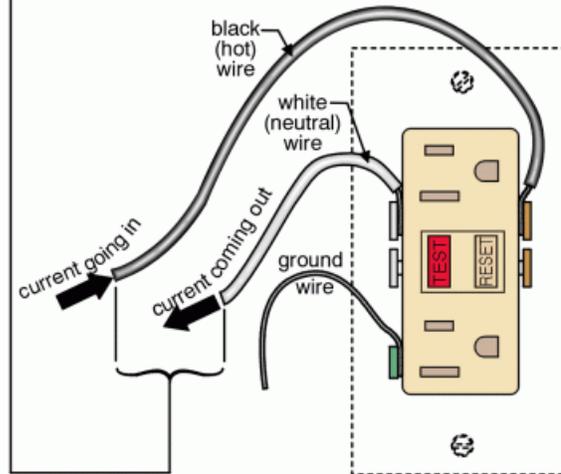
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



Description

General: • Armstrong Air..

System type: • [Furnace](#)

Fuel/energy source: • Change or Clean Furnace Filters monthly. • Once a furnace reaches 5 years or older, it is recommended to obtain a Heating Service Plan from a reputable heating company. Annual service plans vary, but they do provide a peace of mind and potential longevity to furnace life

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Armstrong Air-ease



58. Armstrong Air-ease

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 115,000 BTU

Efficiency:

• [High-efficiency](#)



59. High-efficiency

Exhaust venting method: • [Direct vent - sealed combustion](#)

Approximate age: • [11 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Failure probability: • Typical Lifespan is 15 to 20 years • Place Furnace on Service Plan

Failure probability: • [Medium](#)

Limitations

Safety devices: • Not tested as part of a building inspection

Heat exchanger: • Only a small portion visible

Recommendations

General

• At the back of the furnace, there is a small piece of Asbestos that needs to be removed. Have a qualified Asbestos Abatement company perform this work due to the health risks involved with air born asbestos fibres. Contact O'Reilly Brothers in Ottawa

Location: Basement Furnace Room

Task: Remove

Time: Immediate

Cost: \$200



60.

- Condensation

We encourage clients and real estate agents to call us with technical questions. We get lots of them - and the flavor of the month is condensation.

We don't want to bore you with technical terms like vapor pressure differential. Let's keep this simple.

There are two rules at work here:

When warm moist air touches something cool, condensation will form.

Warm air can hold a lot of moisture; cold air cannot. (While warm air can hold a lot of moisture, it doesn't necessarily have to. Take a trip to Arizona).

Despite the threats of global warming, it's still pretty cold outside in the winter. Consequently, windows are cold. If the inner glass surface is extremely cold, condensation (in the form of water or ice) will form, even in a house which has normal indoor humidity. This, believe it or not, is the principle reason for storm windows. The exterior pane of glass provides enough of a buffer zone, that the surface temperature of the interior pane of glass stays warm enough, and condensation is less likely to form.

After doing what we can to raise the temperature of cool surfaces, we should turn our attention to reducing the moisture in the air. The easiest way to maintain low humidity levels is to buy an old house that is not particularly well sealed.

Admittedly, the house might be drafty but the drafts mean that cold outside air is sneaking into the house. When that cold air warms up it will have very low humidity. Similarly, warm air that has picked up moisture from cooking, bathing, etc is flushed out of the house.

Unfortunately, this approach flies in the face of current thinking. Modern homes are sealed tightly because every bit of cold air which leaks into a house means that warm air must leak out. This is not efficient.

Another way to get cold dry air into your house is to use up the warm moist air within. In many houses, air from within the house is used by the furnace, hot water tank and fireplace to create combustion and maintain proper draft up the chimney. This warm moist air escapes up the chimney causing cold dry air to enter the house and make up the difference.

Energy efficient homes don't want to waste this inside air (which you have already paid to heat) by letting it go up the chimney. Consequently, most modern furnaces and fireplaces, bring in outside air for combustion, which increases efficiency.

Taken to the extreme, the most efficient house imaginable would not allow any cold outside air to leak inside nor would it use any inside air for combustion. While the heating bills would be low, the windows would be dripping with condensation and the indoor air quality would be terrible.

The high tech solution is to put in a heat recovery ventilator (also known as an air-to-air heat exchanger). As you exhaust the stale contaminated air from inside the house you replenish it with fresh air from the exterior. While the fresh air and the contaminated air are not allowed to touch one another, the heat from the exhaust air is transferred to the fresh air coming into the house.

In conclusion, condensation within houses requires two major ingredients - humid air and cold surfaces. If you increase the temperature of cold surfaces by adding storm windows and reduce the humidity levels by venting clothes dryers to the exterior, using bathroom and kitchen fans etc., you should be fine. If you still get a little condensation, go to the low tech solution. Open a window!

Relative Humidity in the house should be minimum 35% during winter months to maintain a healthy environment and to maintain any installed hardwood floors

CHIMNEY AND VENT \ Masonry chimney

Condition: • [Loose, missing or deteriorated mortar](#)

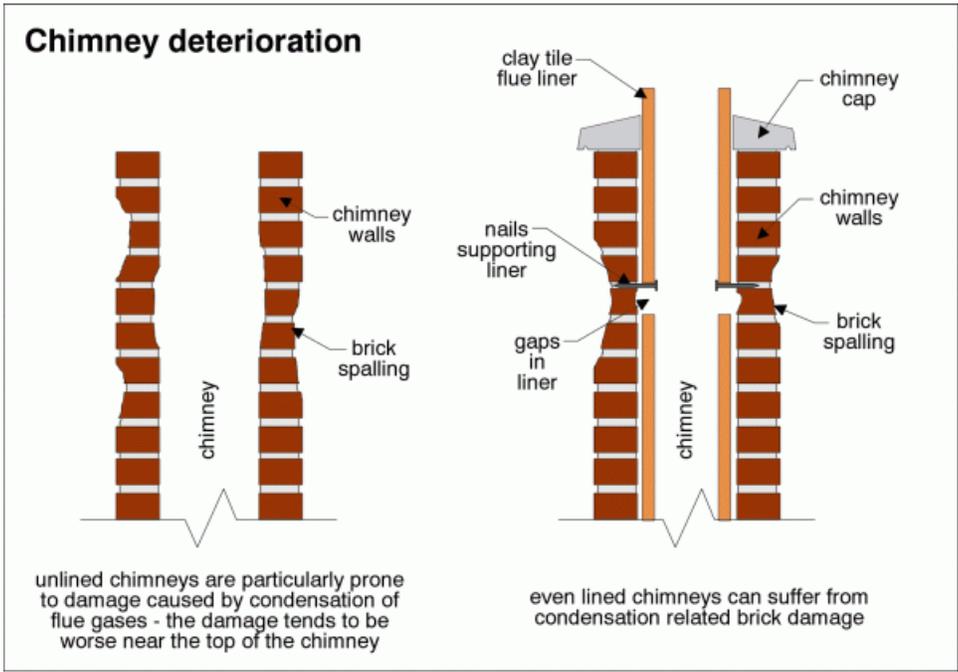
Loose brick and mortar at the masonry chimney. repair this condition before bricks start to fall off the roof.

Implication(s): Material deterioration

Location: Exterior

Task: Repair

Time: Less than 1 year



61.



62. Loose, missing or deteriorated mortar

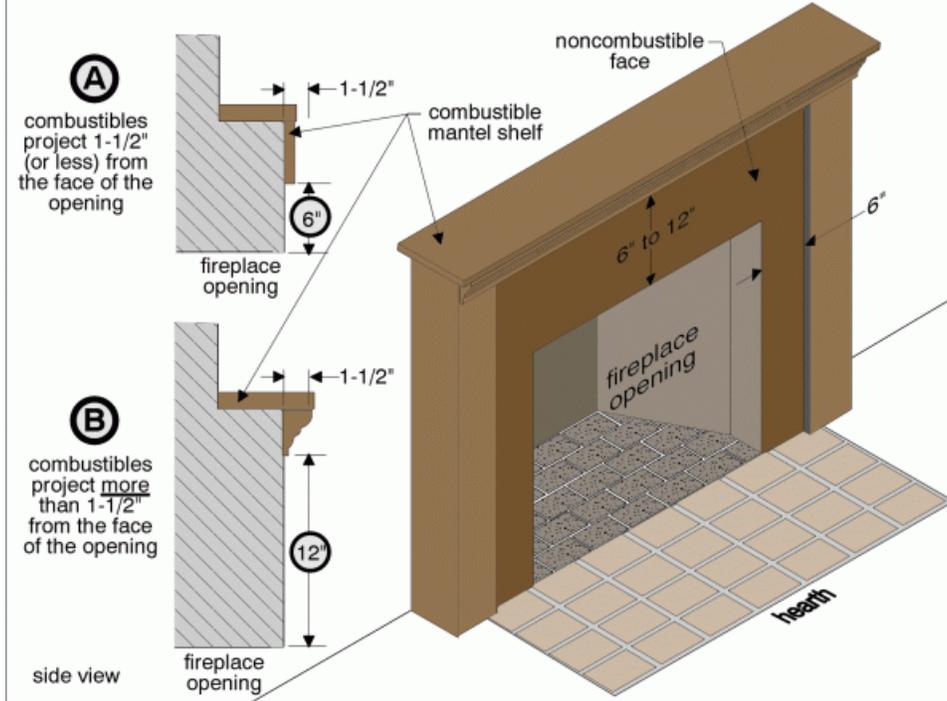
FIREPLACE \ Face or breast

Condition: • [Combustible clearances](#)

Implication(s): Fire hazard

Task: Further evaluation

Clearance from fireplace opening



COOLING & HEAT PUMP

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Limitations

General: • No A/C installed

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Description

Attic/roof insulation material: • [Wood shavings](#)

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Wall insulation material: • Not visible

Limitations

Inspection prevented by no access to: • Attic

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Recommendations

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

FOUNDATION \ Interior insulation

Condition: • [Vapor barrier in wrong location](#)

Remove the vapour barrier from the stone wall. It's important to allow the Stone foundations to breathe.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Basement

Task: Remove

Time: Immediate

INSULATION AND VENTILATION

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63. Vapor barrier in wrong location

Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

Location: Basement

Task: Remove

Time: Immediate

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64. Exposed combustibles

Description

Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

• Front of the basement



65.

Water flow and pressure: • [Functional](#)

Water heater type: • [Induced draft](#)

Water heater fuel/energy source: • [Gas](#)

Water heater manufacturer: • GSW



66. GSW

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 11 years

Water heater location: • Basement

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [High](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Plastic](#) • [Cast Iron](#)

Pumps: • No sump pump. Consider installing one

Pumps:

• [Solid waste pump \(ejector pump\)](#)



67. Solid waste pump (ejector pump)

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment

Recommendations

General

• Have a plumber verify the sewage system operation. If the system is a municipal sewage drain, then the slope of the system from the basement transfer pump to the main drain line may have a difficult time in achieving complete drainage. The check valve for the system is in the basement which may be too low to prevent back flow. There is a slight sag in the pipe upstream of the check valve as well. Validate that the system is no longer septic and weeping tiles. A video scope may be used to determine effectiveness of the drainage system to the municipal hook up. Note: if the system is still a septic system, then remove the water treatment backwash from the septic drain line and route it to an external drain or to a newly installed sump pump.

Location: Basement

Task: Further evaluation

Time: Immediate



68.



69.



70.

- Cast Iron Piping: Budget to replace cast iron drains in house. These are prone to rusting from the inside leading to breakage and sewer discharge into the house. Vertical stacks are less risk but this is a horizontal line by the basement stairs.

Location: South Basement

Task: Replace

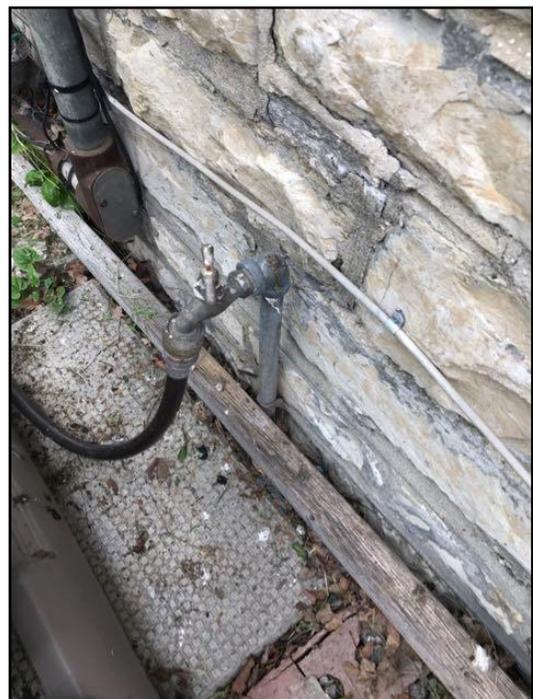


71.

- Galvanized Water Supply Lines
- Replace small section of galvanized water pipe and install a Frost Free Hose spigot
- Implication(s):** Split and leak
- Location:** Exterior Wall
- Task:** Replace
- Cost:** \$200



72.



73. Galvanized Water Supply Lines

SUPPLY PLUMBING \ Supply piping in building

Condition: • Highly oxidized pipes along the stairway

Location: Basement Staircase

Task: Repair or replace



74.

WATER HEATER \ Water heater

Condition: • Water Temperature is above 125 degrees F. Reduce water heater temp to below 125 degrees F

Water temp is 141.7 degrees F

Implication(s): Scald Hazard

Location: Basement

Task: Correct

Time: Immediate



75.

WASTE PLUMBING \ Venting system

Condition: • Note : The main vent stack is located on an exterior wall and discharges below the fascia overhang on the south wall

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • Ensure exterior hoses are removed prior to winter. Close the basement shut off valves for the exterior hoses if the house is fitted with them, then open the exterior hose taps to drain out any water from the lines. Keep hoses off the hose bibs during the winter as this can freeze the piping causing pipe breakage and water damage on the interior of the house.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Leak](#)

Implication(s): Sewage entering the building | Chance of water damage to contents, finishes and/or structure

Location: First Floor Kitchen

Task: Replace



76.

Condition: • [Rust](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Bathroom

Task: Replace

Cost: Up to - \$200

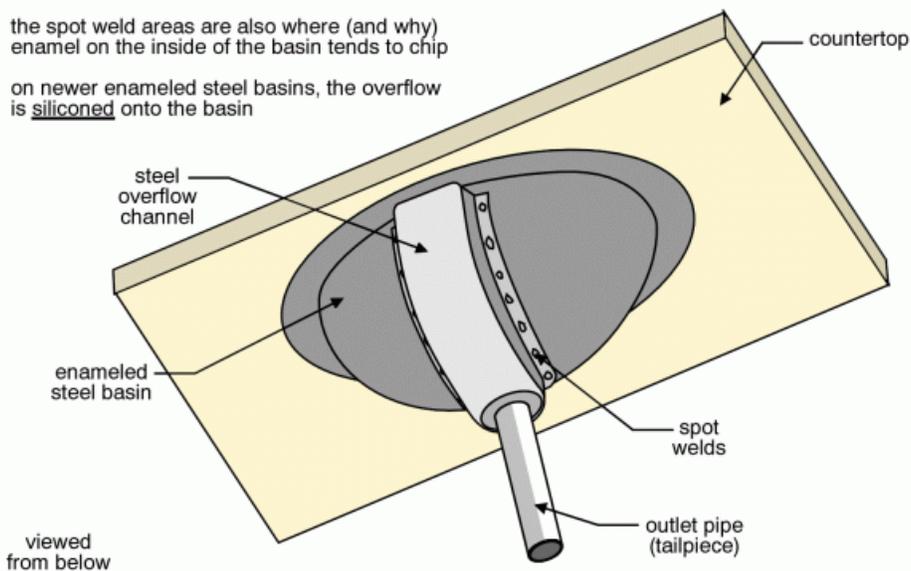
Rusting overflow

rust starts to develop where the overflow is spot welded to the basin

the rust can spread and ultimately eat through the basin (or overflow) causing leakage

the spot weld areas are also where (and why) enamel on the inside of the basin tends to chip

on newer enameled steel basins, the overflow is siliconed onto the basin



77.

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • Ensure there is a proper caulking seal at all shower / bathtub fixtures

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78. Ensure there is a proper caulking seal at...

FIXTURES AND FAUCETS \ Toilet

Condition: • Replace wax ring and secure toilet to the floor

Location: First Floor Powder Room

Time: Immediate

Condition: • Replace wax ring and secure toilet to the floor

Location: First Floor Hallway Bathroom

Task: Repair

Time: Immediate



79. Replace wax ring and secure toilet to the...

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Description

Major floor finishes: • Tile

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Resilient](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#) • Wood

Glazing: • [Primary plus storm](#)

Exterior doors - type/material: • [Wood](#)

Evidence of basement leakage: • Efflorescence • Stains

Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Appliances: • Appliances are not inspected as part of a building inspection

Percent of foundation not visible: • 70 %

Recommendations

WALLS \ Plaster or drywall

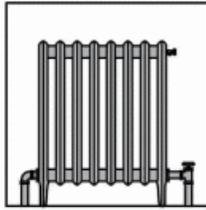
Condition: • [Water damage](#)

Rising damp coming up the wall panelling

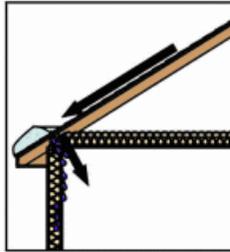
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Basement

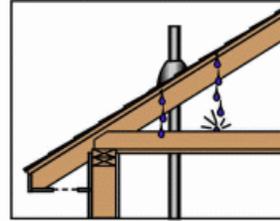
Sources of interior water damage



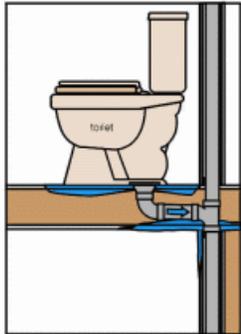
heating leaks



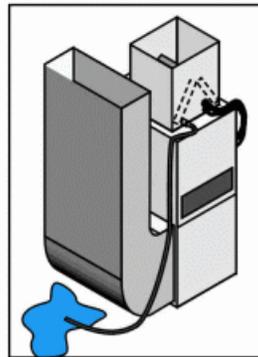
ice damming and condensation



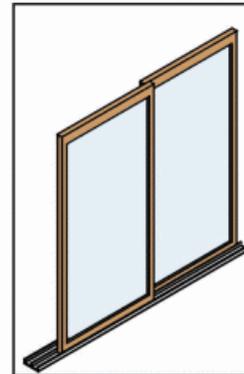
roof or flashing leaks



plumbing leaks



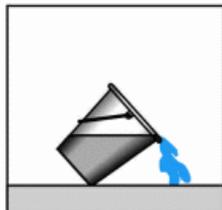
air conditioning leaks



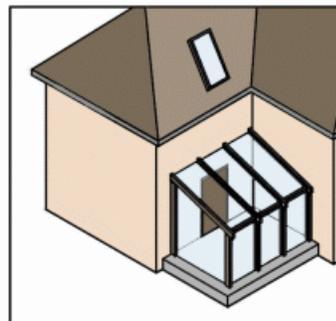
door leaks



melting snow

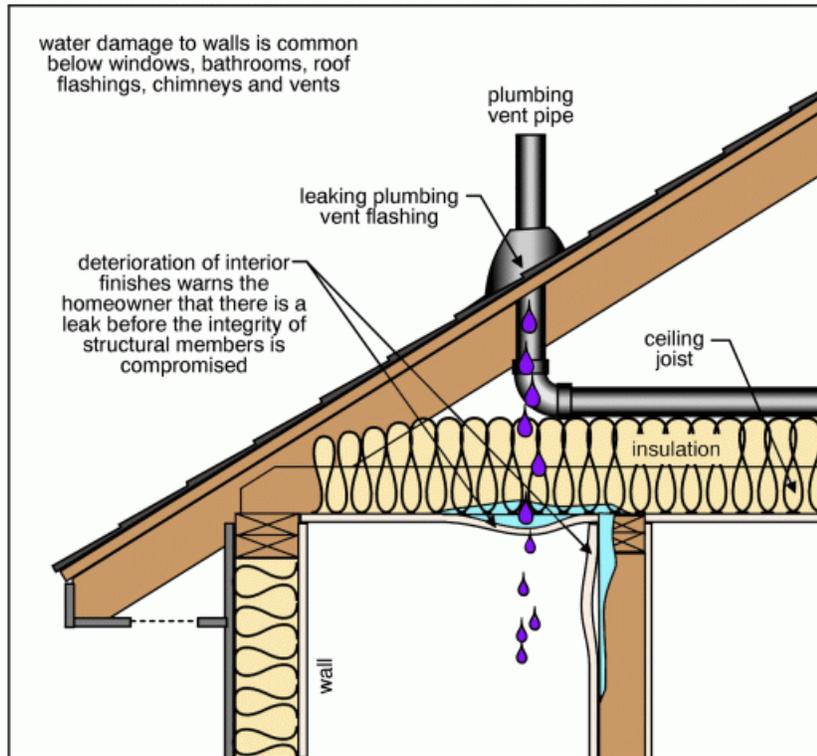


accidental spills



wall, window, solarium and skylight leaks

Common locations for water damage



80. Water damage

Condition: • [Crumbling or powdery](#)

The brick wall behind the panel board is deteriorating. Pull the panel board off the wall behind the laundry tub in the basement to determine why the wall brick is crumbling.

Implication(s): Material deterioration

Location: Basement Laundry Area

Task: Further evaluation

Time: Immediate



81.

Condition: • [Typical flaws](#)

At various points within the house on the basement level, the first floor, second floor and loft, moisture readings were performed. The panel walls in the walkout basement were dry, the various exterior walls around windows were also dry and of particular note in the loft there were many water stained ceilings around the peaks of the roof. These were also dry. It would appear that the recent shingling and flashings done on the roof are holding well at this stage.

Location: North

Task: Repair

Time: When remodelling



82.



83.

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91.

FLOORS \ General

Condition: • Older floor tiles may contain asbestos. Seek a professional flooring company for advice on how to seal and cover (or remove) if floor upgrades are desired.



92. Older floor tiles may contain asbestos....

Condition: • [Water damage](#)

The floor in the powder room has lifted as well there is very high moisture readings indicating an active leak. Budget to remove the toilet from the flange, replace a section of the subfloor, replace floor tiles and reset the toilet to the floor flange with a new wax ring.

Implication(s): Trip or fall hazard | Chance of water damage to contents, finishes and/or structure

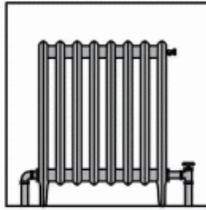
Location: First Floor Powder Room

Task: Repair

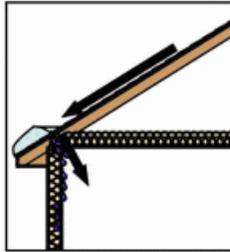
Time: Immediate

Cost: \$200 to \$800 depending on the condition of the sub floor.

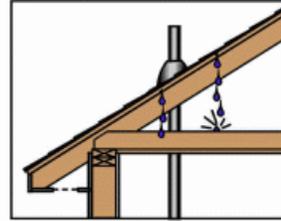
Sources of interior water damage



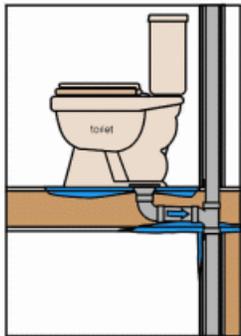
heating leaks



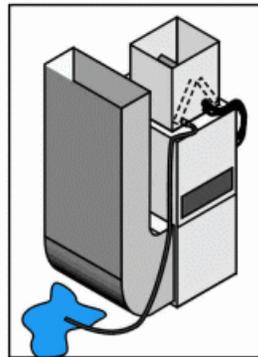
ice damming and condensation



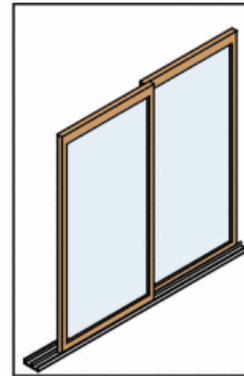
roof or flashing leaks



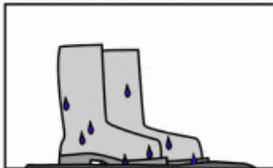
plumbing leaks



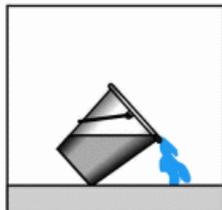
air conditioning leaks



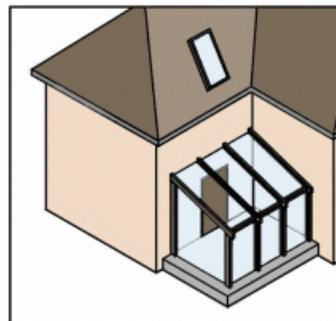
door leaks



melting snow



accidental spills



wall, window, solarium and skylight leaks

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WINDOWS \ General

Condition: • Caulking at interior window frames required. Heat loss, condensation and potential water damage is possible.

Location: Throughout

Task: Improve

Time: Regular maintenance

Condition: • Painted shut

Implication(s): Equipment inoperative | Nuisance

WINDOWS \ Glass (glazing)

Condition: • [Cracked](#)

Basement west side, Loft east window, Balcony door glass etc

Implication(s): Physical injury

Location: Various

Task: Replace



96.



97.



98.



99.



100.

STAIRS \ Handrails and guards

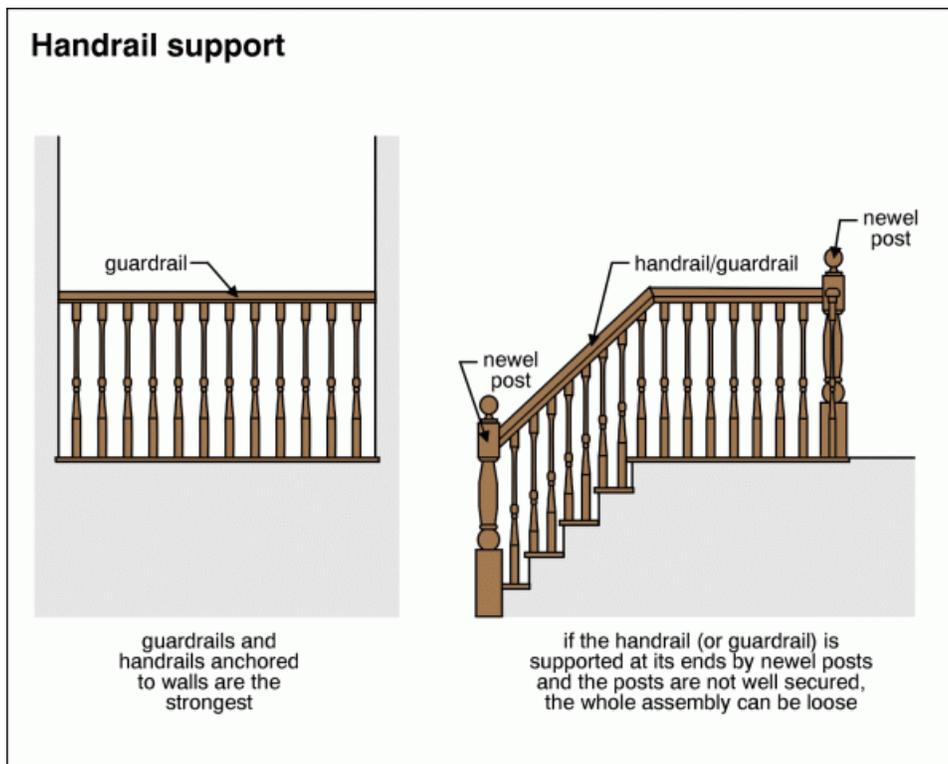
Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Third Floor

Task: Improve

Time: Less than 1 year





101.

BASEMENT \ Leakage

Condition: • [Leakage - Read these articles before undertaking any action](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Condition: • [Leakage - See EXTERIOR section for relevant recommendations](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

BASEMENT \ Wet basement - evidence

Condition: • [Dampness on floor or walls](#)

The east wall is the most affected area by exterior moisture for a multitude of reasons. Firstly is exterior grading. Try to create a swale along the walkway between the back of the church and the rectory to allow surface water to naturally drain away from the buildings and onto the north lawn. Secondly the grading under the north porch needs to slope away from the house wall not towards it. Consider installing a drainage pipe along the walk way and then building up the grading under the porch, followed by a small retaining wall to act as a barrier to water draining towards the house wall. Improve the down spout extensions as well. For the interior, you must be careful not to trap moisture in a stone wall. Water proofing must be done on the exterior if you are going to insulate and vapor seal the interior walls. My advice here is to improve the moisture control on the exterior wall and allow the stones to naturally breath at the front part of the basement. The finished walls along the walk out towards the river are at less risk since the grading drops to the slab level.

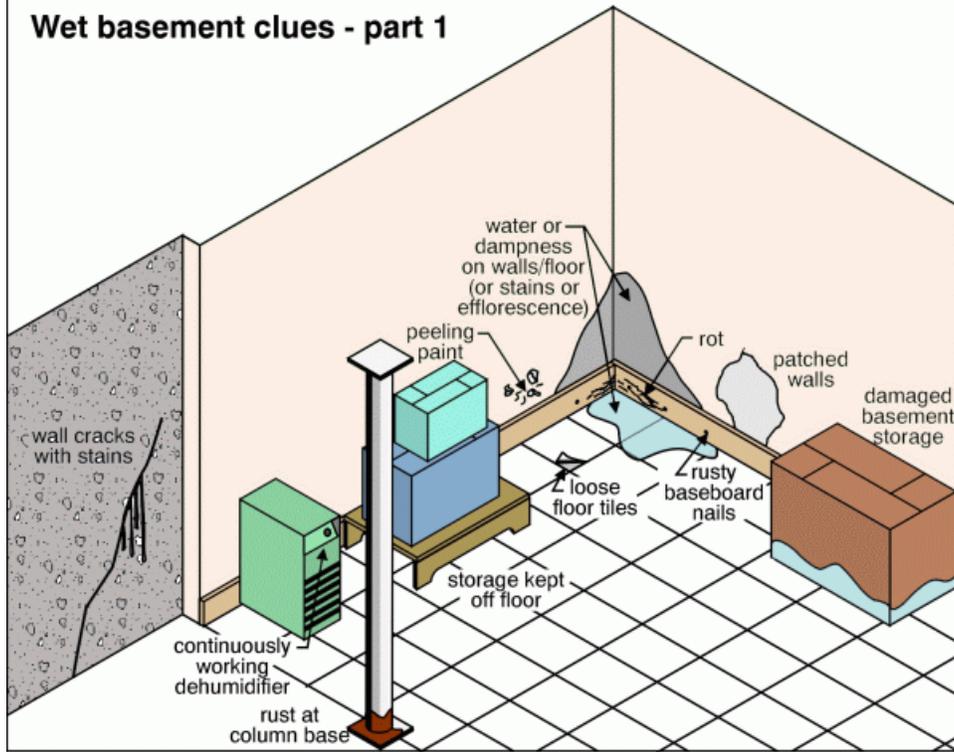
Implication(s): Material deterioration | Chance of water damage to contents, finishes and/or structure

Location: East Basement

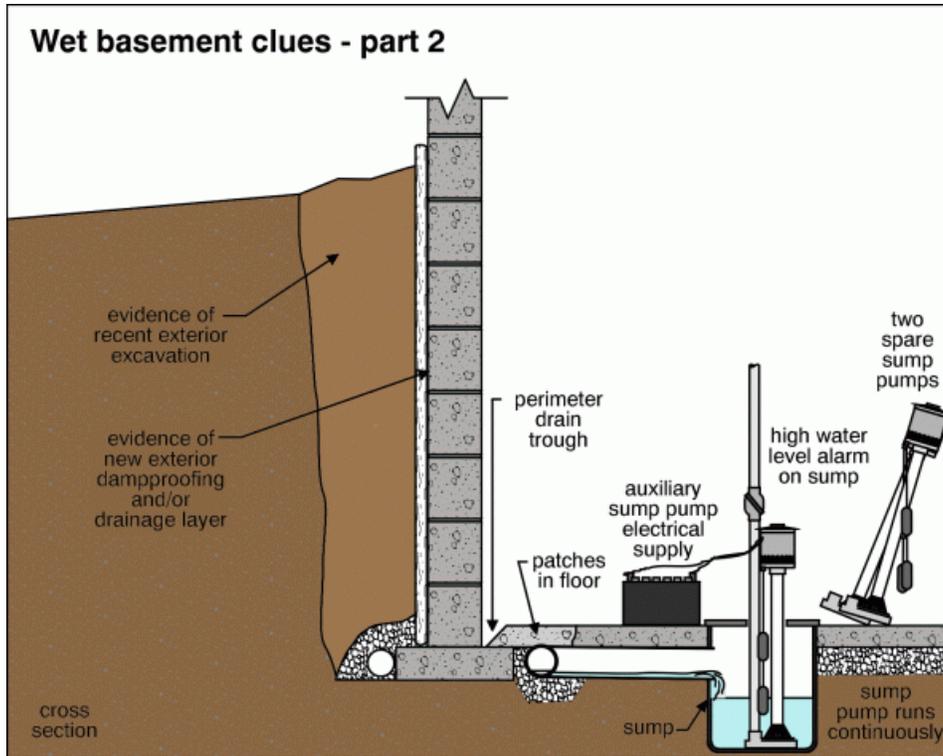
Task: Improve

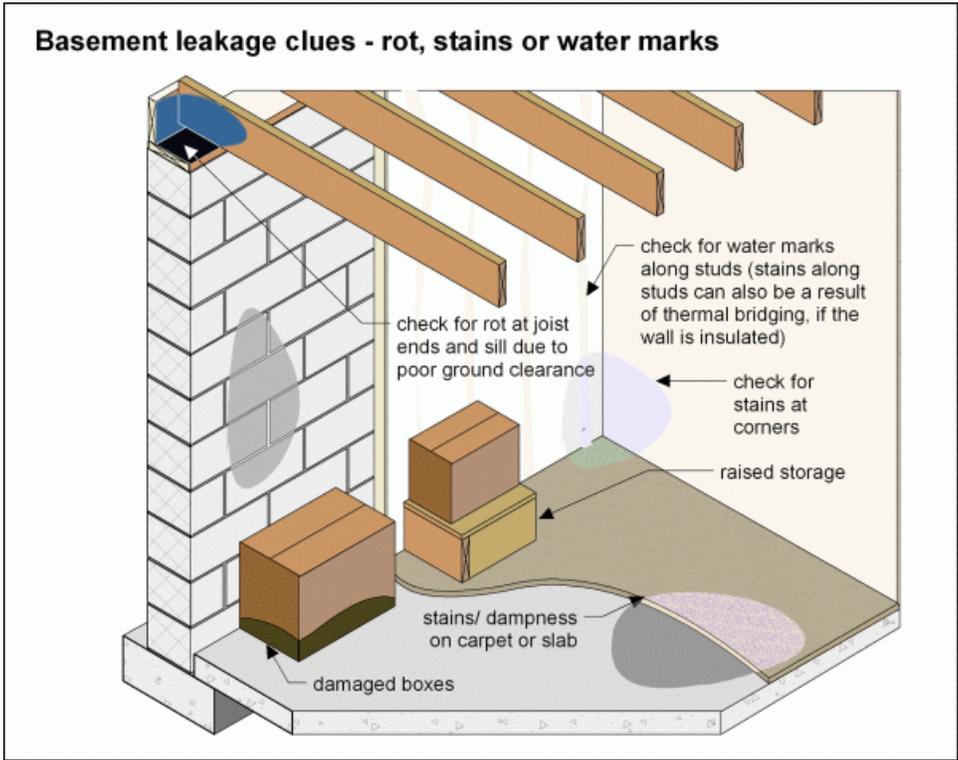
Time: Less than 1 year

Wet basement clues - part 1



Wet basement clues - part 2





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108.



109.



110.



111.

BASEMENT \ Wet basements - corrective action noted

Condition: • [Dehumidifier in basement](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

END OF REPORT

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

