

Heritage Advisory Committee
OCT 22 2013

Long Branch Outdoor Rifle Range

1300 Lakeshore Road East

Cultural Heritage Assessment

Prepared by:
Culture Division
Community Services



September 2013



Wooden Baffles at the Outdoor Firing Range

Executive Summary

The Outdoor Firing Range, located west of the Small Arms Building at 1300 Lakeshore Road East, merits designation under the *Ontario Heritage Act* for its historical, architectural and contextual value.

The military usage of this property extends as far back as 1891 when the Ontario Rifle Association relocated here from the west end of Toronto's waterfront. In 1910, Canada's Department of Militia and Defense (renamed the Department of National Defense in 1922) acquired the property from the City of Toronto and constructed the wooden baffles which remain today on the property. This site also once contained the administrative offices for the Royal Flying Corp of Canada in 1917. These offices were demolished by the 1930s.

The Department of National Defense constructed firing booths to compliment the outdoor range in 1940 as part of the #3 Militia Training Camp at the Long Branch Rifle Ranges. The #3 Militia Training Camp was established to train and prepare militiamen for World War II. The Outdoor Firing Range was used primarily for shooting practice to test the rifles being produced at the Small Arms Factory. The remnant wooden baffles and concrete backstop are all that remain today of the entire Outdoor Firing Range facility. The fact that these wooden baffles and concrete backstop were incorporated into the 1940 expansion of the Range, and not demolished, makes these remnants a significant cultural heritage feature in Ontario of twentieth century Canadian military history.

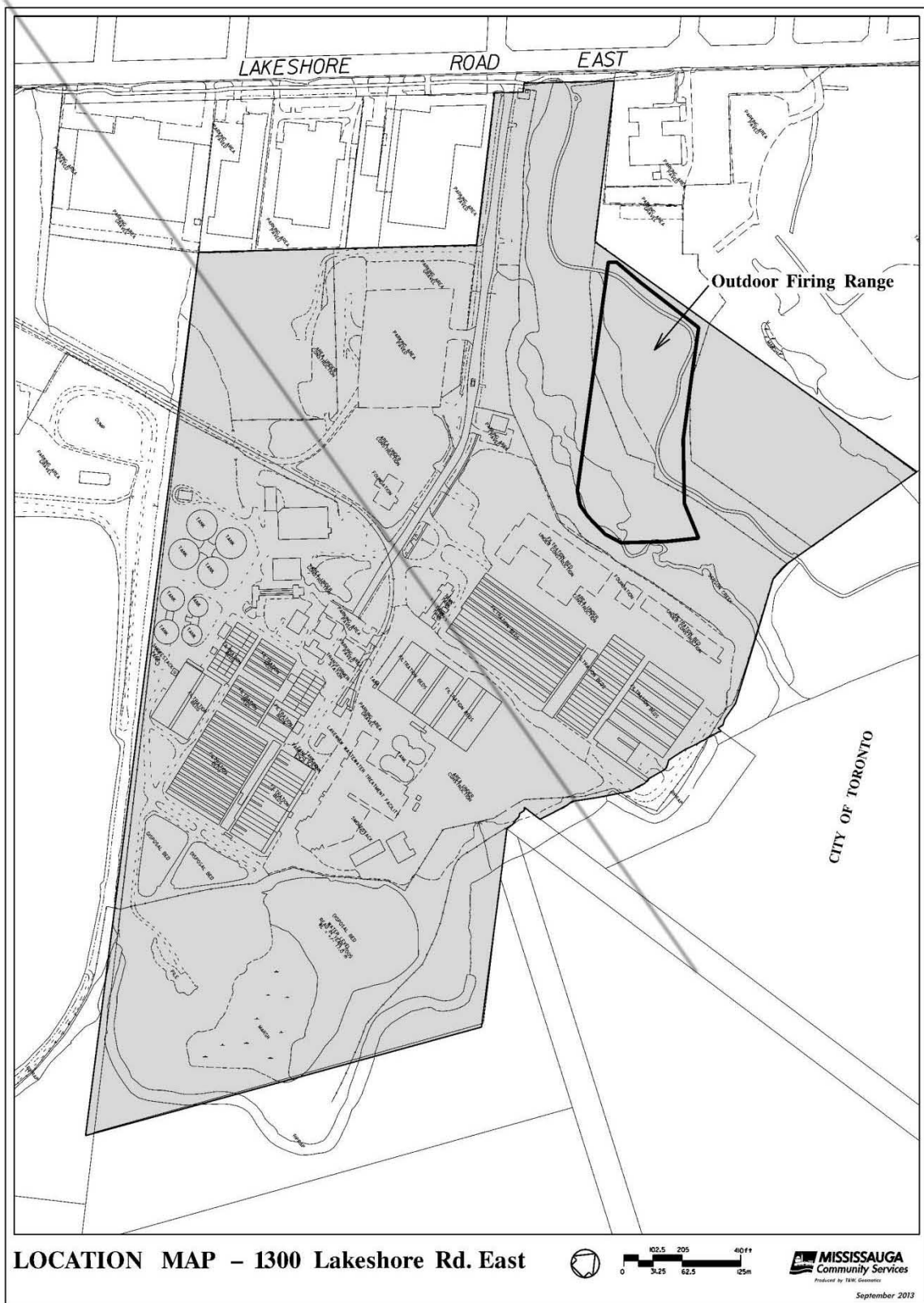
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Location

The Outdoor Firing Range, at the G. E. Booth Waste Water Treatment Plant, is located at 1300 Lakeshore Road East. This property is located in the southeast corner of Mississauga in the community known as Lakeview. The North portion of the property fronts Lakeshore Road East.





Cultural Heritage Value

In order to merit designation under the *Ontario Heritage Act* a property must have physical, historical/associative and/or contextual value. Ontario Regulation 9/06 describes the specific criteria:

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

- 1) The property has design value or physical value because it,
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement.
- 2) The property has historical value or associative value because it,
 - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3) The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area,
 - ii) is physically, functionally, visually or historically linked to its surroundings, or
 - iii) is a landmark. O. Reg. 9/06, s. 1 (2).

Our research has revealed that the Outdoor Firing Range's cultural heritage value mainly lies in the historical/associative realm. However, its contextual and architectural values are also contributing factors:

Historical/Associative Value

The Outdoor Firing Range has cultural heritage value as it has direct associations with the federal government, the Ontario Rifle Association, the Boer War, the Great War, World War II, the A-25 Small Arms School (Eastern Canada), later S-3 Canadian Small Arms School, and postwar housing. The property yields information that contributes to an understanding of late nineteenth and early twentieth century warfare in Canada. The wooden baffle remnants represent the last of their kind from this era in Ontario.

Contextual Value

The Outdoor Firing Range has cultural heritage value because it is physically and historically linked to the area as a site that has contained military buildings and remnants that go back as far as 1891. The Outdoor Firing Range is also visually linked to its surroundings, including Lake Ontario, Long Branch and the Small Arms factory to the east. The property is important in defining the militaristic/industrial character of the area. The wooden baffle remnants represent the last of their kind from this era in Ontario.

Site History

The federal government acquired the entire stretch of land, from Aviation Road to Etobicoke Creek, as the Long Branch Rifle Ranges in 1891. In operation by 1893, it was named for the district to the east. The Range was instigated by the Ontario Rifle Association, which was established by the Militia District of Ontario, as a means toward national defence. The Ontario Rifle Association was established in 1868 and the Garrison Common Rifle Ranges in 1869. Due to the expanding Industrial Exhibition (Canadian National Exhibition) and the installation of a passenger landing wharf at the foot of Dufferin Street, the Toronto location was eventually deemed unsafe and the Ontario Rifle Association relocated operations to Lakeview. The site became a hub of activity for training volunteer militiamen in the lead up to Canada's participation in the Boer War from 1899 – 1902.

On the site of the Outdoor Firing Range, many shooting matches were held over the years with as many as 300 entrants from across Canada. Entrants included the Marquis of Lorne, the Earl of Dufferin, the Marquis of Lansdowne, the Earl of Derby and Sir W.P. Howland, Ontario's first Lieutenant-General. Competition was suspended during World War I due to increased training on the site. The Curtiss Company set up Canada's first aerodrome west of the Outdoor Firing Range in 1915. It closed in 1917 and the Royal Flying Corps took over until 1919. The Department of National Defence continued to

operate the site from 1939 to 1945 to train World War II infantrymen. The Canadian Army built the Indoor Rifle Range to accommodate shooting practice in bad weather. The site also included a Drill Hall which was destroyed by fire in 1944.

The wooden baffles currently on site were constructed shortly after the Department of Militia began operating the site in 1910. The concrete backstop dates to about 1925. Originally, over thirty wooden baffles were constructed to prevent stray bullets from leaving the firing range. Today, only sixteen of these baffles survive. They are constructed with thin wooden strips nailed together to create a hollow shell with an open top. The top was then filled with dirt, sand and soil. Not only did the baffles stop stray bullets from leaving the range, they also acted as a noise buffer for the camps and Small Arms Building to the east.

Immediately after the end of the War in 1945, the City of Toronto leased all the land as part of the emergency housing program for Toronto area families. The Outdoor Firing Range was no longer being used as a firing range and children would climb the baffles and backstop and use them to play hide-and-seek. However, due to urban and industrial development, shooting resumed on site but only at the Indoor Firing Range in 1968 when the South Peel Rod and Gun Club signed a lease to use the building. Today, the Outdoor Firing Range is a public park with walkways going past several of the wooden baffles. The land is now owned by the Region of Peel.



Aerial Photograph of Soldiers' Camp/Toronto Emergency Housing, 1954.

Physical Description

The subject property is west of Marie Curtis Park and south of the Small Arms Building. The Waterfront Trail, which begins at Lakeshore Road in front of the Small Arms Building winds its way southeast through the centre of the former Outdoor Firing Range. The wooden baffles are a few metres off the Trail but are clearly visible to pedestrians making their way through the Park. The baffles vary in size from four to six feet high and about four or five feet in width. The concrete backstop at the south end of the Range is fenced off to prevent people from climbing up onto it. Over the years, graffiti artists have marked the concrete backstop. However, upon closer inspection, the evidence of years of target practice on the backstop is evident as it is heavily pock-marked with hundreds of Lee and Enfield 303 firing rounds. The wooden baffles are still in good shape, with currently only one which is missing a few of its wooden slats to reveal the sand and rubble used to fill it when constructed in 1910.

See Appendix 1 for images.

Conclusion

The Outdoor Firing Range located at 1300 Lakeshore Road East is a unique piece of Canadian National Defence history not just in Mississauga but in Canada. The remaining wooden baffles and concrete backstop are the last of their kind from this era of military history in Ontario. Therefore, the Range has both historical and contextual value and therefore merits designation under the *Ontario Heritage Act*.

Sources

Department of National Defence's History and Heritage Directorate for Military History, June 2013.

Rose Hercia, *Region of Peel*.

Nick Biskaris, Geomatics, City of Mississauga

Edward J.F. Bavington. Email, phone interview, June 2011.

Kathleen A. Hicks. *Lakeview: Journey from Yesterday*, Friends of the Library, 2005.

Lawrence A. Fish. *The History of the Ontario Rifle Association 1868-1973*, 1974.

Port Credit Weekly

Toronto Star

Verna Mae Weeks, *Lakeview: More Than Just Land*, c. 1990.

Appendix 1



Baffle showing internal contents



Waterfront Trail winding past the wooden baffles

Appendix 1



Concrete backstop protected by chain-link fencing



Interior view of baffle contents

Appendix 1



Concrete backstop beyond the wood baffles



View of the wooden baffles from Waterfront Trail

Appendix 2

SCHEDULE “B” TO BY-LAW NO. _____

DESIGNATION STATEMENT

Outdoor Firing Range, 1300 Lakeshore Road East

The Outdoor Firing Range consists of sixteen wooden baffles up to six feet high and ten feet wide and one concrete backstop about fifteen feet high and thirty five feet wide with a park trail stretching from the east side of the Small Arms Building on Lakeshore, West of Dixie Road, and down through the Firing Range to the southeast.

Statement of Cultural Heritage Value or Interest

The Outdoor Firing Range has cultural heritage value as it has direct associations with training for the Boer War, the Great War and World War II, the Department of National Defense and City of Toronto emergency housing. The Outdoor Firing Range yields, or has the potential to yield, information that contributes to an understanding of national defense, particularly militia training since 1891.

The Outdoor Firing Range has cultural heritage value because it is physically and historically linked to its surroundings. It is physically and historically linked to other remnants of the Long Branch Ranges such as the Indoor Rifle Range, which was strategically located on the lakefront, including administration buildings, a Drill Hall and the covered parade square immediately east. It is also physically and historically linked to the remains of the associated World War II munitions factory.

Description of Heritage Attributes

Key attributes that reflect the Outdoor Firing Range’s value in its association with the Department of National Defence, the Boer War, the Great War, World War II and its militia training:

- Its location on grounds that were designated by the National Defence for rifle ranges
- Its proximity to the other local National Defence initiative of the World War II munitions factory facilities, one of which is Designated
- The backstops concrete material with physical pock-mark evidence of munitions testing and training, with thick walls that can withstand the firing of rifles
- The wooden baffles horizontal slats of wood construction with sand, dirt and loose small gravel filling

Key attributes that reflect the Long Branch Indoor Rifle Range’s value as being physically and historically linked to its surroundings:

- Its location on grounds that were designated by the National Defence for rifle ranges
- Its proximity to the remnants of the Indoor Ranges
- Its proximity to the World War II munitions factory grounds

MA-A3-1



REPORT
Meeting Date: February 28, 2013
Regional Council

Heritage Advisory Committee
OCT 22 2013

DATE: January 28, 2013

REPORT TITLE: CONSENT TO THE CITY OF MISSISSAUGA TO PURSUE A HERITAGE DESIGNATION FOR AN ABANDONED OUTDOOR FIRING RANGE LOCATED AT THE GE BOOTH WASTEWATER TREATMENT PLANT AT 1300 LAKESHORE ROAD - CITY OF MISSISSAUGA, WARD 1

FROM: R. Kent Gillespie, Commissioner of Employee and Business Services
Dan Labrecque, Commissioner of Public Works

RECOMMENDATION

That the Regional Municipality of Peel sign the necessary consents and agreements to allow the City of Mississauga, Community Services, to pursue a designation of the abandoned outdoor firing range located on the GE Booth Wastewater Treatment Plant at 1300 Lakeshore Road East, Mississauga, as a Heritage Resource under the *Ontario Heritage Act*;

And further, that any required documents be executed by the Region's duly authorized officers.

REPORT HIGHLIGHTS

- The Region owns a 42.90 hectare (106 acre) property at 1300 Lakeshore Road in Mississauga, known as the GE Booth Wastewater Treatment Plant.
- An abandoned outdoor firing range is located within the property limits.
- The City of Mississauga has requested the consent of the Region to pursue a designation of the abandoned outdoor firing range as a heritage resource under the *Ontario Heritage Act*.
- The Wastewater Division has no present or future interest in the abandoned outdoor firing range.
- Regional Council consent is required to allow the City to pursue the designation.

DISCUSSION

1. Background

The Region obtained ownership of the lands comprising the GE Booth Wastewater Treatment Plant (WWTP) in 1998 when they were transferred from the Ontario Clean Water Agency (OCWA) by the Ministry of the Environment. The property is located in south Mississauga at the shore of Lake Ontario, and encompasses approximately 42.90 hectares (106 acres). The WWTP is comprised of several buildings that have been constructed since 1961.

January 14, 2013

CONSENT TO THE CITY OF MISSISSAUGA TO PURSUE A HERITAGE DESIGNATION FOR AN ABANDONED OUTDOOR FIRING RANGE LOCATED AT THE GE BOOTH WASTEWATER TREATMENT PLANT AT 1300 LAKESHORE ROAD - CITY OF MISSISSAUGA, WARD 1

The surviving remnants of the Small Arms Limited test firing range (abandoned outdoor range) are scattered over the Region's WWTP lands and the TRCA's adjacent lands at 1400 Lakeshore Road East. The abandoned outdoor range constructed for Small Arms Limited consisted of a short and a long range intended to test the safety and serviceability of firearms produced in the plant before they were shipped out for use by the Allied Forces in World War II.

On the Region's WWTP lands, all that remains of the abandoned outdoor range is one of two concrete butts (backstops) for the short (300 yard) and long (600 yard) range, as well as a series of earth-filled wood baffles that extend as far as the short-range butt. The concrete butt for the 600 yard range survived until 1972 when Plant #3 of the Wastewater Treatment Plant was built. The baffles are all located to the southwest of the Waterfront Trail in the greenbelt portion of the Region's lands.

In 2009, a request was made by City of Mississauga Heritage staff to undertake an evaluation for potential designation under the *Ontario Heritage Act* of: 1) an indoor firing range; and 2) the remnants of a test firing range (abandoned outdoor range) built as part of the plant complex of Small Arms Limited. Regional Council supported the Heritage Designation of the indoor firing range under Resolution Number 2011-770. On September 12, 2012, the indoor firing range bunker building was designated under Section 29 of the *Ontario Heritage Act* (By-Law No. 0170-2012) as the Long Branch Indoor Rifle Range. The City is now interested in pursuing a designation for the abandoned outdoor range as a Heritage Resource in accordance with the *Ontario Heritage Act*, and has requested the consent of the Region, as owner of the property, to proceed with obtaining the designation.

Under the Act, it is not necessary for the owner of a property to be contacted when a municipality is having a property designated as a heritage resource. A building/structure can be designated without the owner's knowledge until the City Clerk's office provides an Intention to Designate letter, where the property owner therein has 30 days to appeal. However, the City of Mississauga has indicated that its preference is to communicate with property owners proactively, and obtain consents where possible prior to pursuing the designation.

Designation of the abandoned outdoor range as a Heritage Resource under the Act will not affect the designated lands in terms of any future development. The lands to be designated are located to the east of Applewood Creek and west of the Waterfront Trail on lands that do not have any future development potential.

The registration of the bylaw will have no impact on the current or future uses of the Region's WWTP. The Wastewater division has been consulted and has no objections to the lands being designated as a Heritage Resource.



Sept 20, 2013

Laura Waldie, Heritage Coordinator
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Heritage Advisory Committee
OCT 22 2013

Re: Heritage Facilities Restoration and Repairs Report – Benares Estate

Dear Laura,

Michael Spaziani Architects Inc. has been retained by the City of Mississauga to undertake the preparation of documents to address required restoration and repairs to a number of City Owned Heritage facilities. This report, which will accompany the Heritage Permit, is intended to summarize the scope of work at the Benares Estate and the remedial work to be carried out.

1.0 Summary of Work

The Facilities, and required lifecycle maintenance and repairs, are as follows;

- 1.1 Main House – Review extent of wear and tear on the wood flooring of the Main Floor, and grand staircase leading to Second Floor, to determine what maintenance or action is required for improvements and longevity.
- 1.2 Dairy House – Review extent of deterioration of roofing assembly including wood framing to determine required repairs and / or replacement.
- 1.3 Barn – Review extent of deterioration of wood plank flooring in publicly display portion of structure to determine required repairs and / or replacement.
- 1.4 Potting Shed – Review extent of deterioration of wood plank flooring in publicly display portion of structure to determine required repairs and / or replacement.

2.0 Summary of Discovery

- 2.1 Main House – Upon visual inspection of the wood flooring on the Ground Floor and discussions with City Staff, it was discussed that the original wood plank flooring remains under the current upper layer of wood flooring, and that this layer was installed over the original at some early point in the history of the house. This was is not the case in the Second Floor as the original wood plank flooring remains



much like original would have looked, and is in relatively good condition. The intention now is to remove the upper layer of wood flooring on the Ground Floor, exposing the original plank flooring and have it repaired and restored to match upstairs. The condition of the grand staircase appears to be in good shape. It has also not been covered up similar to upstairs and appears to be generally good condition. It will be determined during the restoration of the Ground Floor whether the stairs would be restored in a similar manner.

- 2.2 Dairy House – Access to the inside of the Dairy House was not possible as the lock has been seized up and not able to open. In reviewing the exterior structure, the existing cedar shingles appear to be distressed and in need of replacement. The condition of the underlying sheathing boards is not know at this time, as is the condition of the wood roof framing, and would therefore need to be reviewed either during the construction, or prior if possible.
- 2.3 Barn – Upon visual inspection of the interior public spaces of the Barn, it was reviewed that some of the floor boards have deterioration, separation and a need for replacement to maintain a safe environment for the public and City Staff. It was discussed with City Staff that the boards being removed from the Bradley Museum restoration work can be milled for possible replacement at the Benares Barn and Shed.
- 2.4 Potting Shed – The condition of the existing wood floor boards in the interior public spaces are of similar condition to that of the Barn. Therefore the restoration and repairs will be of a similar nature to that of the Barn.

3.0 Recomentations

- 3.1 Main House – The existing upper wood flooring on the Ground Floor is to be carefully removed, so as to minimize disturbance of original plank floor below, in an inconspicuous location to determine if the original plank flooring remains and to what condition. Once it is determined that the course of action described above can be achieved, the remainder of upper wood flooring layer is to be carefully removed, taking care around any features along any perimeter point. A review of the final conditions at mechanical equipment, floor grilles, baseboard and all trims will be performed on site with the Contractor and City Staff to determine proper procedure and process at these locations. The condition of the wood stairs is to be reviewed once a portion of the carpet runner has been carefully removed exposed to determine next course of action. Once the upper layer of flooring has been removed, the original wood plank flooring will be repaired and restored to the finish and colour of the original 2nd floor wood flooring.
- 3.2 Dairy House – Once access to the inside of the Dairy House is provided, a review of the conditions of the roof structure can proceed. The exterior cedar shingles is to be removed including all trims. The existing board sheathing and fascia boards will be reviewed to determine the extent of repairs and or replacement that is required. New cedar shingles, to match style and appearance of existing, is to be installed including new moisture membranes, ventilation sleepers and flashings per specifications.



- 3.3 Barn – A review and inventory of existing boards that are deteriorating and in need of repair and / or replacement will be performed prior and during early stages of removal. Once boards have been identified and removed, the condition of the underlying presumed earth will be reviewed and extent of repair and preventative maintenance will take place. It is recommended that a lean concrete mix ‘mud mat’ to help prevent further movement and minimize moisture migration. Existing floor boards are to be modified and re-installed where possible, with excess material coming from milling board material salvaged from the Bradley Museum works.
- 4.4 Potting Shed – Repairs and restoration will be of similar nature and procedures as the Barn above.

4.0 Guiding Principles for the Conservation of Built Heritage Properties (Heritage Places of Worship, Ontario Heritage Tool Kit – Appendix D)

All work that affects the heritage attributes of the property should be undertaken with regard to international standards for dealing with properties of cultural heritage significance. The guidelines below are the current standards of the Ontario Ministry of Culture;

- 4.1 **RESPECT FOR DOCUMENTARY EVIDENCE:**
Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.
- 4.2 **RESPECT FOR THE ORIGINAL LOCATION:**
Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Change in site diminishes heritage value considerably.
- 4.3 **RESPECT FOR HISTORIC MATERIAL:**
Repair/conservé - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.
- 4.4 **RESPECT FOR ORIGINAL FABRIC:**
Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
- 4.5 **RESPECT FOR THE BUILDING'S HISTORY:**
Do not restore to one period at the expense of another period. Do not destroy later additions to a house solely to restore to a single time period.
- 4.6 **REVERSIBILITY:**
Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.



- 4.7 **LEGIBILITY:**
New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
- 4.8 **MAINTENANCE:**
With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

5.0 Drawing and Photographic Documentaion

Following drawings and Site photos document the Scope of Work and Recommendations;

- 5.1 **Drawing List;**
A0 – Context Plan and Info
A00 – Site Plan
A01 – Barn Elevations
A02 – Wood Shed Elevations
- 5.2 **Photographic Documentation**
- 5.3 **Specifications – Heritage Building – Restoration and Repairs. Issued for Heritage Permit, July 2013.**

We look forward to working with you and City Staff on this very important project.

Regards,

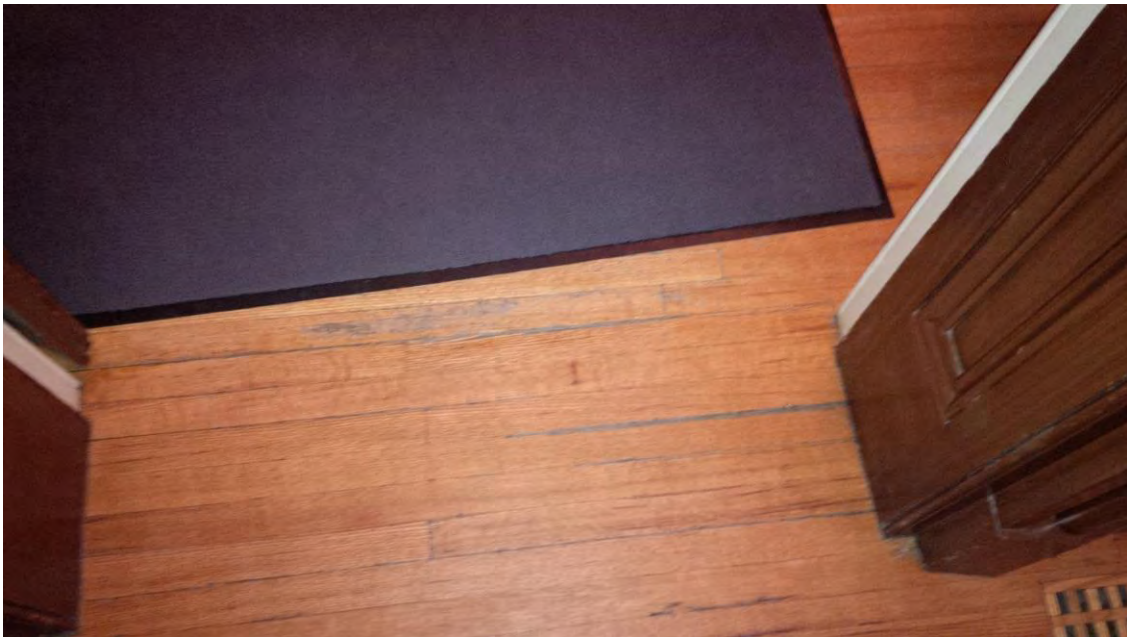
David Dodaro
MSAi
Michael Spaziani Architect Inc.
tel. 905 891 0691 ext. 6



5.2 Photographic Documentation



5.2.1. Historic Benares Estate – Main House, circa 1890.

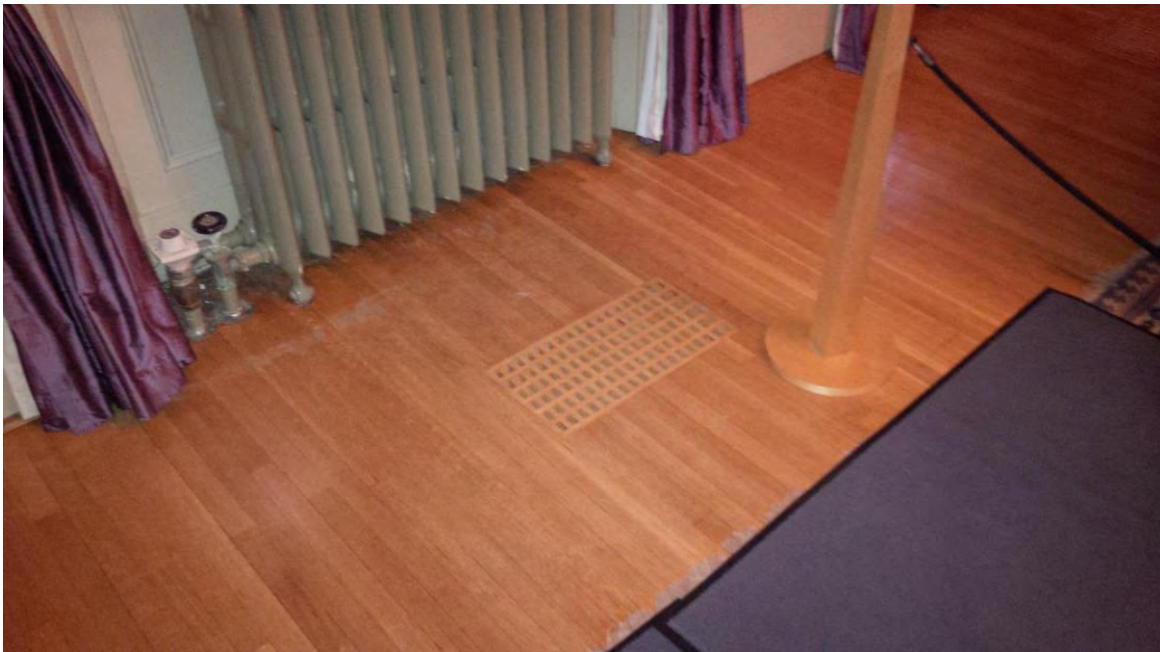


5.2.2. Main House – Sample of deterioration and wear of upper layer of wood floor finish.





5.2.3. Main House – Sample of deterioration and wear of upper layer of wood floor finish.



5.2.4. Main House – Sample of mechanical equipment and floor grilles on Ground Floor level.





5.2.5. Main House – Existing grand staircase with carpet runner at Ground Floor level.



5.2.4. Main House – Example of original plank flooring throughout Second Floor level.





5.2.5. Dairy House – Overall view of structure and roof levels with Main House in background.



5.2.6. Dairy House – Sample of deterioration and weathering of cedar shingles and fascia boards.





5.2.7. Barn –Area to be restored and exposed to public view is through barn door on left.



5.2.8. Potting Shed – Area to be restored and exposed to public view is through door on left.





5.2.9. Typical example of deterioration and wear of Barn and Potting Shed floor boards.



5.2.10. Typical example of deterioration and wear of Barn and Potting Shed floor boards.



1503 Clarkson Road North, Mississauga, Ontario

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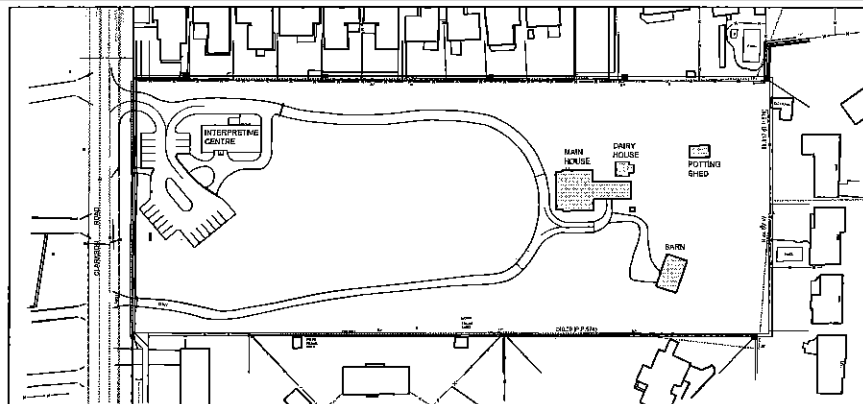
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Heritage Building
Restoration and Repairs
Benares Estate

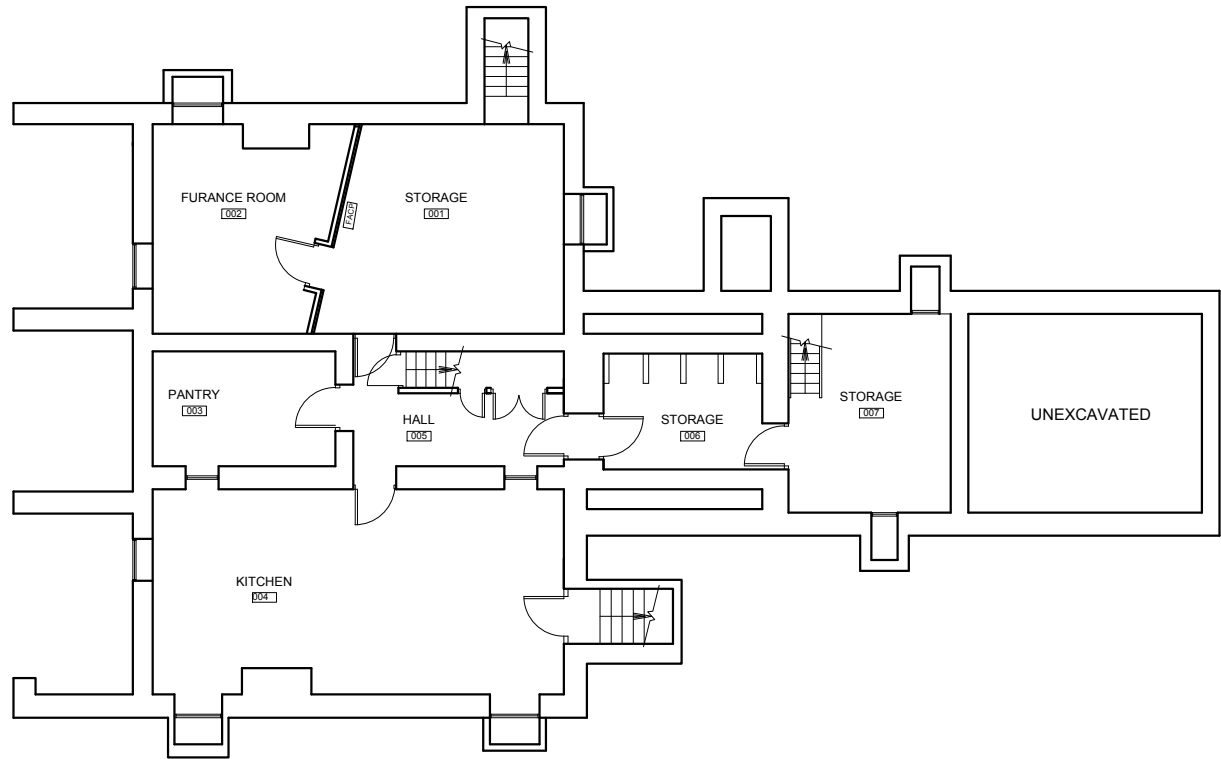
SHEET TITLE:
Main and Dairy Houses
Barn, Potting Shed
Context Plan and Info

PROJECT NO. C3039	
SCALE: 1/8"	DATE: June 25, 2013
DRAWN: _____	SHEET NO.:
CHECKED: _____	A0
FILE NO. C3039	

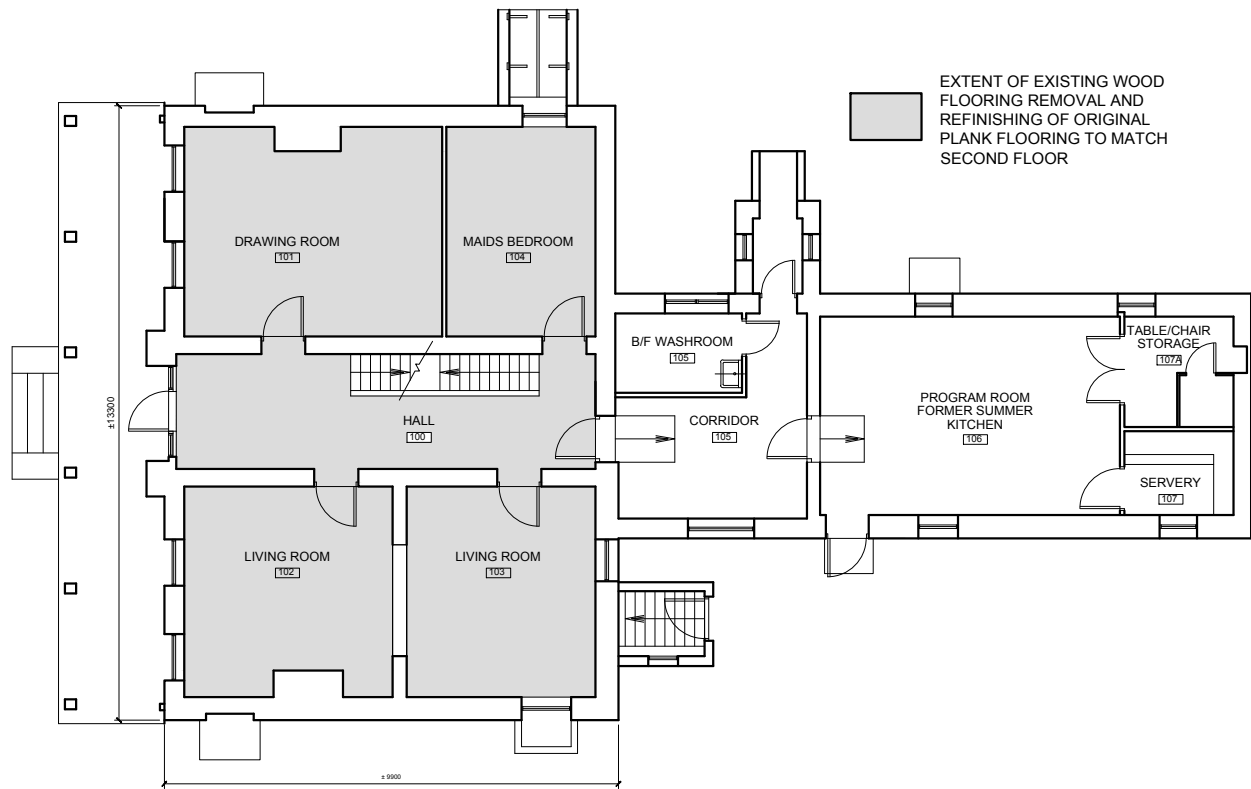
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Heritage Advisory Committee
OCT 22 2013

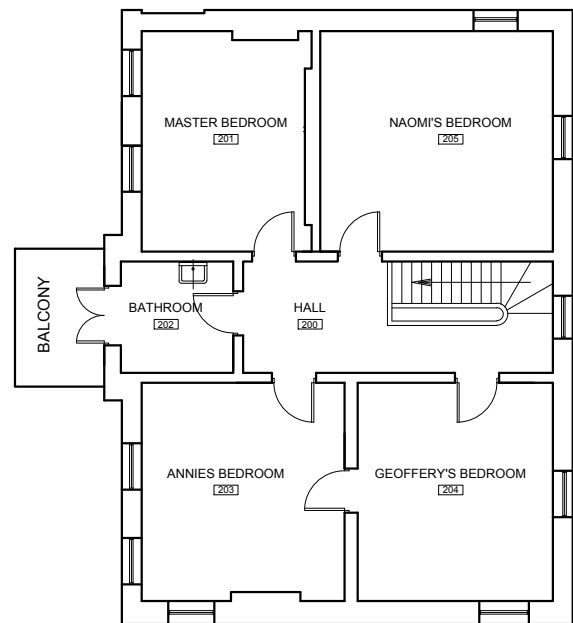




1 Basement Plan
A01 1:75



2 Ground Floor Plan
A01 1:75



3 Second Floor Plan
A01 1:75

MSAi

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1	ISSUED FOR HERITAGE PERMIT	JULY 20/13
NO:	REVISIONS:	ISSUED:

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CLIENT:
**Coporation of
the City of
Mississauga**
Mississauga
Ontario

PROJECT:
**Heritage Building
Restoration and Repairs
Benares Estate**

SHEET TITLE:
**Main and Dairy Houses
Floor Plans**

PROJECT NO. C3039	
SCALE: nts	DATE: June 25, 2013
DRAWN:	SHEET NO:
CHECKED:	A01
FILE NO. C3039	



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Sept 20, 2013

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Heritage Advisory Committee

OCT 22 2013

Re: Heritage Facilities Restoration and Repairs Report – Bradley Museum

Dear Laura,

Michael Spaziani Architects Inc. has been retained by the City of Mississauga to undertake the preparation of documents to address required restoration and repairs to a number of City Owned Heritage facilities. This report, which will accompany the Heritage Permit, is intended to summarize the scope of work at the Bradley Museum and the remedial work to be carried out.

1.0 Summary of Work

The Facilities, and required lifecycle maintenance and repairs, are as follows;

- 1.1 Barn – Removal of existing vertical board and batten wood siding, and replace with new wood siding to match profile, composition, finish and colour. Repair any framing members as required prior to new siding installation. Review condition of roofing assembly.
- 1.2 Wood Shed – Removal of existing vertical siding and replacement with boards removed from Barn above to be installed in similar direction and composition as existing. Repair any framing members as required prior to siding installation. Review condition of roofing assembly.

2.0 Summary of Discovery

- 2.1 Barn – Upon visual inspection of the roofing assembly, no visual deterioration was noticed and since the shingles have recently been replaced, it was determined that replacement is not necessary at this time. The vertical wood board and batten siding shows signs of deterioration and weathering, and it was determined that removal and replacement is required. This Office will work with the successful Contractor to review and select products for submission to City Staff for final review and acceptance.



- 2.2 Wood Shed –The vertical wood siding shows signs of deterioration and weathering, and it was determined that removal and replacement of this siding is desired. Through discussions with City Staff, it was decided that the boards removed from the Barn would be re-used as a replacement on the Shed.

3.0 Recommendations

- 3.1 Barn – All existing wood board and batten siding is to be removed, along with nails and fasteners, and stored for the Shed replacement project, and at the Benares Estate works. Direction and composition of existing wood siding is to be recorded as a reference for installation of new wood siding. Wood framing is to be inspected and repaired as required prior to installation of the new wood siding. Installation of new wood siding to be as per manufacturers recommendations, including all related flashings, etc...to direction and composition to match existing.
- 3.2 Wood Shed – All existing wood siding is to be removed, along with nails and fasteners, and stored for the Benares Estate works. Direction and composition of existing wood siding is to be recorded as a reference for installation of re-used wood siding. Wood framing is to be inspected and repaired as required prior to installation of the re-used wood siding. Siding boards to be re-used from the Barn are to be dressed and prepped as required prior to installation with all related flashings, etc...to direction and composition to match existing.

4.0 Guiding Principles for the Conservation of Built Heritage Properties (Heritage Places of Worship, Ontario Heritage Tool Kit – Appendix D)

All work that affects the heritage attributes of the property should be undertaken with regard to international standards for dealing with properties of cultural heritage significance. The guidelines below are the current standards of the Ontario Ministry of Culture;

- 4.1 RESPECT FOR DOCUMENTARY EVIDENCE:
Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.
- 4.2 RESPECT FOR THE ORIGINAL LOCATION:
Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Change in site diminishes heritage value considerably.
- 4.3 RESPECT FOR HISTORIC MATERIAL:
Repair/conservé - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.
- 4.4 RESPECT FOR ORIGINAL FABRIC:
Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.



- 4.5 **RESPECT FOR THE BUILDING'S HISTORY:**
Do not restore to one period at the expense of another period. Do not destroy later additions to a house solely to restore to a single time period.
- 4.6 **REVERSIBILITY:**
Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
- 4.7 **LEGIBILITY:**
New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
- 4.8 **MAINTENANCE:**
With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

5.0 Drawing and Photographic Documentaion

Following drawings and Site photos document the Scope of Work and Recommendations;

- 5.1 Drawing List;
A0 – Context Plan and Info
A00 – Site Plan
A01 – Barn Elevations
A02 – Wood Shed Elevations
- 5.2 Photographic Documentation
- 5.3 Specifications – Heritage Building – Restoration and Repairs. Issued for Heritage Permit, July 2013.

We look forward to working with you and City Staff on this very important project.

Regards,

David Dodaro
MSAi
Michael Spaziani Architect Inc.
tel. 905 891 0691 ext. 6



5.2 Photographic Documentation



5.2.1. Barn – Elevation showing discoloration and uneven weathering.



5.2.2. Barn – Elevation showing uneven weathering and separation of joints.





5.2.3. Barn – Elevation showing features to be maintained and replicated.



5.2.4. Barn – Detail elevation showing weathering of boards at base of exterior walls.





5.2.5. Shed – Elevation showing weathering of boards and on walls and columns and uneven discolouration.



5.2.6. Shed – Elevation indicating uneven discolouration and separation of boards.







































































5.2.7. Shed – Elevation showing separation of boards and wear.




5.2.8. Shed – Interiors of shed showing existing wood framing conditions.



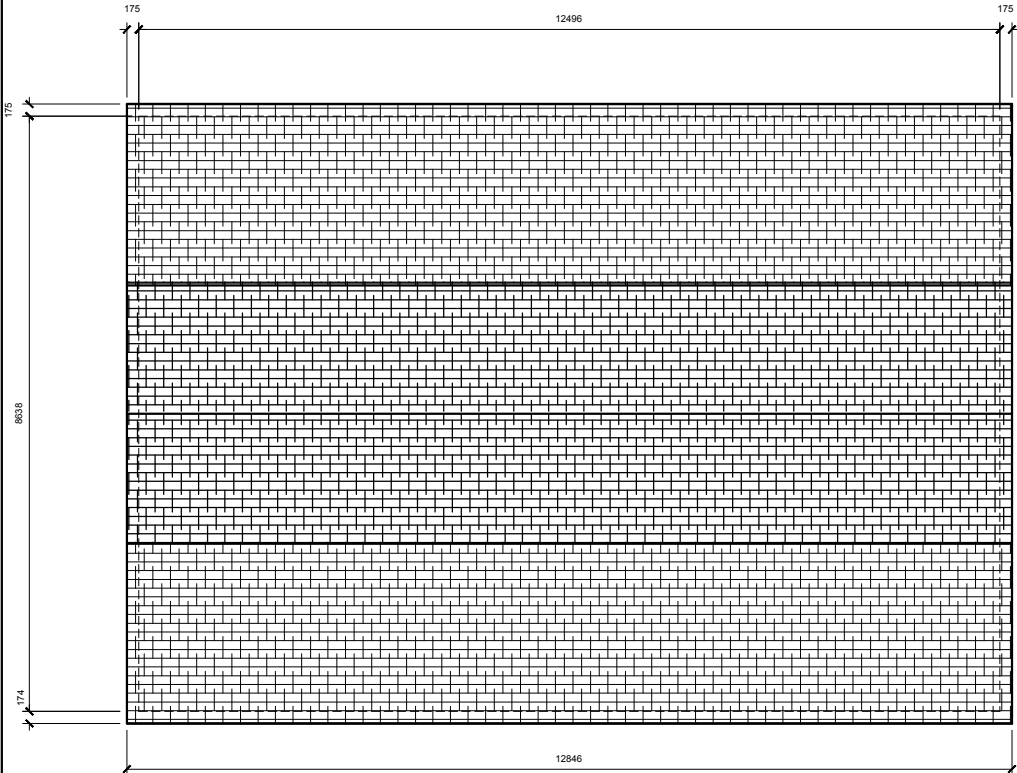
Bradley Museum, Wood Shed and Barn Residing
1620 Orr Road.
Mississauga, Ontario

<p>MATERIAL DESIGNATIONS</p> <table border="0"> <tr> <td></td> <td>BRICK MASONRY</td> <td></td> <td>MESH (PART OF BAKOR ASSEMBLY)</td> <td></td> <td>DIMENSION</td> </tr> <tr> <td></td> <td>CONCRETE BLOCK</td> <td></td> <td>AQUA-BLOC LAYER (PART OF BAKOR ASSEMBLY)</td> <td></td> <td>WEeping TILE</td> </tr> <tr> <td></td> <td>PAVERS</td> <td></td> <td>EARTH</td> <td></td> <td>CORNER GUARD</td> </tr> <tr> <td></td> <td>EXISTING BRICK FOUNDATION</td> <td></td> <td>GRAVEL FILL</td> <td></td> <td>CONSTRUCTION FENCE</td> </tr> <tr> <td></td> <td>RIGID INSULATION</td> <td></td> <td>SAND FILL, PLASTER, GYPSUM BOARD, CEMENT</td> <td></td> <td>PLANTS</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>EXTENT OF WORK</td> </tr> </table>			BRICK MASONRY		MESH (PART OF BAKOR ASSEMBLY)		DIMENSION		CONCRETE BLOCK		AQUA-BLOC LAYER (PART OF BAKOR ASSEMBLY)		WEeping TILE		PAVERS		EARTH		CORNER GUARD		EXISTING BRICK FOUNDATION		GRAVEL FILL		CONSTRUCTION FENCE		RIGID INSULATION		SAND FILL, PLASTER, GYPSUM BOARD, CEMENT		PLANTS						EXTENT OF WORK	<p>SCOPE OF WORK:</p> <p>OVERALL SCOPE OF WORK CONSISTS OF REPLACING AND REPAIRING THE WOOD SIDING ON BOTH THE BARN AND WOOD SHED BUILDINGS.</p> <p>BARN: REMOVE EXISTING BOARD AND BATTEN WOOD PLANK SIDING AND STORE FOR USE ON THE WOOD SHED AND AT BENARES WORKS PROJECTS. REPAIR WOOD FRAMING MEMBERS AS REQUIRED. INSTALL NEW WOOD BOARD AND BATTEN SIDING TO MATCH EXISTING INCLUDING COMPOSITION AND LAYOUT.</p> <p>WOOD SHED: REMOVE EXISTING WOOD PLANK SIDING AND STORE FOR USE AT BENARES WORKS PROJECTS. REPAIR WOOD FRAMING MEMBERS AS REQUIRED. INSTALL WOOD PLANK SIDING REMOVED FROM BARN TO MATCH EXISTING COMPOSITION AND LAYOUT.</p>
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					EXTENT OF WORK																																	
<p>SYMBOLS</p> <table border="0"> <tr> <td></td> <td>INDICATES BUILDING SECTION NUMBER</td> </tr> <tr> <td></td> <td>INDICATES DRAWING SHEET WHERE SECTION IS LOCATED</td> </tr> <tr> <td></td> <td>INDICATES BUILDING ELEVATION NUMBER</td> </tr> <tr> <td></td> <td>INDICATES DRAWING SHEET WHERE ELEVATION IS LOCATED</td> </tr> <tr> <td></td> <td>WALL SECTION NUMBER</td> </tr> <tr> <td></td> <td>DRAWING SHEET WHERE WALL SECTION IS LOCATED</td> </tr> </table>		INDICATES BUILDING SECTION NUMBER		INDICATES DRAWING SHEET WHERE SECTION IS LOCATED		INDICATES BUILDING ELEVATION NUMBER		INDICATES DRAWING SHEET WHERE ELEVATION IS LOCATED		WALL SECTION NUMBER		DRAWING SHEET WHERE WALL SECTION IS LOCATED	<p>DRAWING INDEX</p> <p>ARCHITECTURAL</p> <p>A00 CONTEXT PLAN AND INFO</p> <p>A01 BARN ELEVATIONS</p> <p>A02 WOOD SHED ELEVATIONS</p> <p>THE DRAWINGS, SPECIFICATIONS AND SCHEDULES ARE COMPLEMENTARY AND SHOULD BE READ AS A WHOLE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.</p>																									
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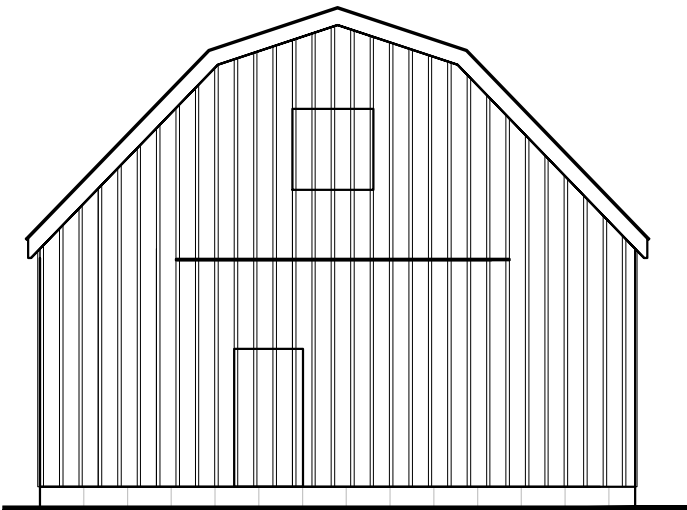
 MSA <small>MISCELLANEOUS SERVICES ASSOCIATES 15 GARDEN STREET W. SUITE 100 DARTMOUTH, NEWSCOTIA B5C 1G7 TEL: 902-440-3881 FAX: 902-440-3882</small>		
<p>CLIENT:</p> <h2 style="margin: 0;">Corporation of the City of Mississauga</h2> <h3 style="margin: 0;">Mississauga Ontario</h3>		
<p>PROJECT:</p> <h2 style="margin: 0;">Heritage Building Restoration and Repairs</h2> <h3 style="margin: 0;">Bradley Museum</h3>		
<p>SHEET TITLE:</p> <h2 style="margin: 0;">WOOD SHED AND BAR Context Plan and Info</h2>		
<p>PROJECT NO. C3039</p>		
<p>SCALE: n/a</p>	<p>DATE: June 25, 2013</p>	
<p>DRAWN: [Signature]</p>	<p>SHEET NO: A0</p>	
<p>CHECKED: [Signature]</p>		
<p>FILE NO. C3039</p>		

Item 5. Appendix 2
Heritage Advisory Committee
Agenda – October 22, 2013

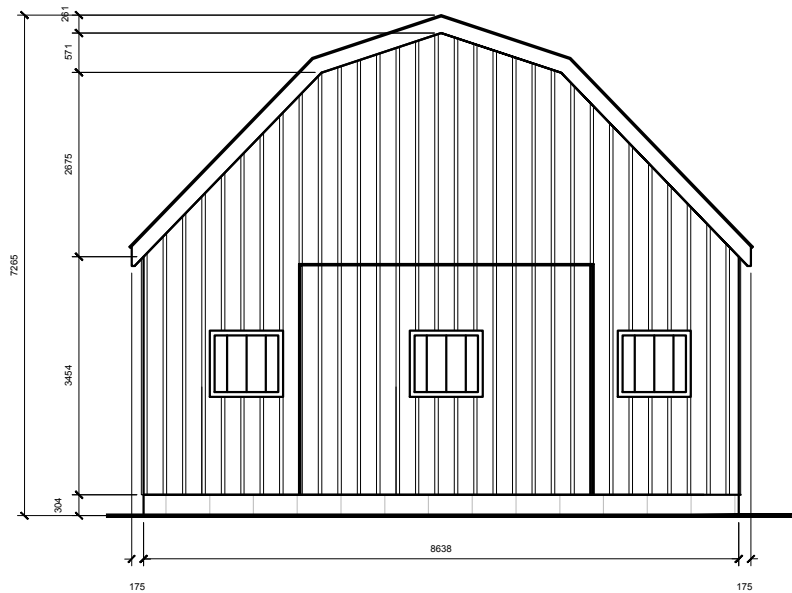
Heritage Advisory Committee
OCT 22 2013



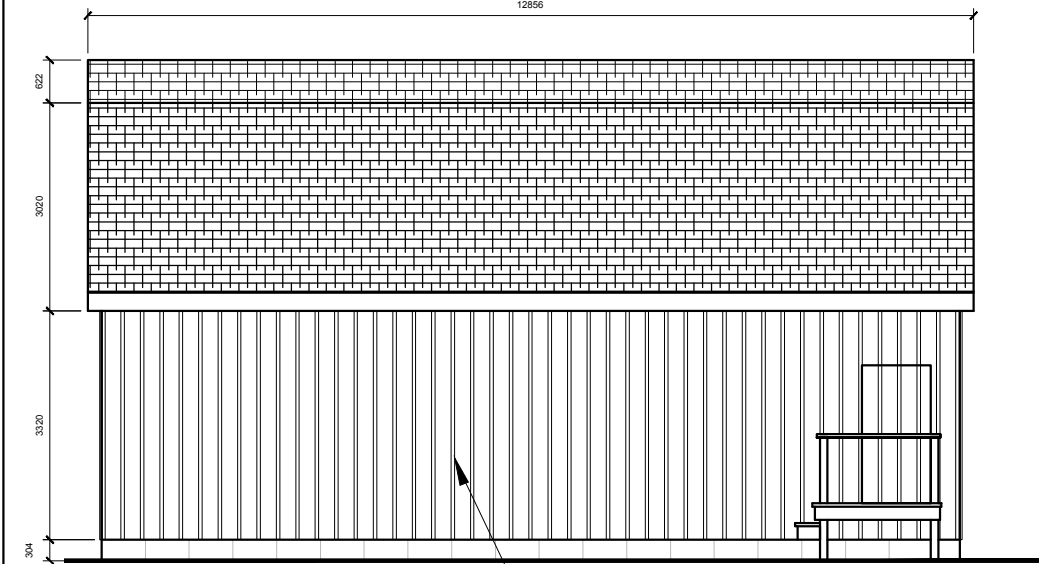
Roof Plan



Rear Elevation



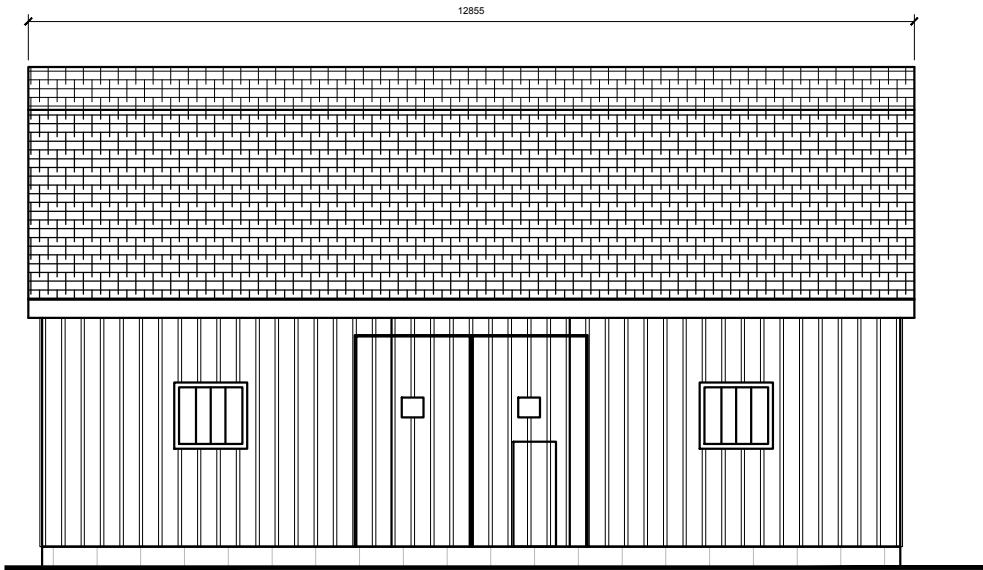
Front Elevation



Side Elevation

NEW WOOD BOARD AND BATTEN
SIDING TO MATCH EXISTING PROFILE,
FINISH, COMPOSITION AND LAYOUT

NOTE: TYPICAL FOR ALL FOUR BARN
ELEVATIONS.



Side Elevation

Legend

- Board and Batton
- Shingles
- Wood Boards
- Concrete Block

Notes:

Existing Board and Batton to be re-used on Bradley Museum Shed and Benares projects.

All dimensions on drawings are approxiamate and are to be site verified.

MSAi

MICHAEL SPAZIANI ARCHITECT INC
6, Helene Street N. Suite 100
Port Credit, Mississauga ON L5G 3B2
T 905 891 0591 F 905 891 0514



1	Issued for Heritage Permit	Sept 20/13
NO:	REVISIONS:	ISSUED:

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CLIENT:

Coporation of
the City of
Mississauga
Mississauga
Ontario

PROJECT:

Heritage Building
Restoration and Repairs
Bradley Museum

SHEET TITLE:

Barn
Building Elevations

PROJECT NO. C3039	DATE: June 25, 2013
SCALE: nts	SHEET NO:
DRAWN:	
CHECKED:	
FILE NO. C3039	A01



1) Basement Plan

A01 1:75



RE-USED WOOD SIDING REMOVED AND
DRESSED FROM BARN TO MATCH
EXISTING, COMPOSITION AND LAYOUT

NOTE: TYPICAL FOR ALL FOUR WOOD
SHED ELEVATIONS.



2 Ground Floor Plan

A01 1:75

3 Second Floor Plan

A01 1:75

Notes:

Existing Board and Batton to be re-used on Bradley Museum Shed and Benares projects.

All dimensions on drawings are approximate and are to be site verified.



1	Issued for Heritage Permit	Sept 20/13
NO:	REVISIONS:	ISSUED:

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CLIENT:

Corporation of
the City of
Mississauga
Mississauga
Ontario

PROJECT:
Heritage Building
Restoration and Repairs
Bradley Museum

SHEET TITLE:
Wood Shed
Elevations

PROJECT NO.
C3039

SCALE: nts	DATE: June 25, 2013
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DRAWN:	SHEET NO:
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FILE NO
C3039

A02



Sept 20, 2013

Laura Waldie, Heritage Coordinator
Culture Division, Community Services
The Corporation of the City of Mississauga
201 City Centre Drive, Second Floor
Mississauga, Ontario, L5B 2T4

MICHAEL SPAZIANI ARCHITECT INC
6 Helene Street N, Suite 100
Port Credit, Mississauga ON L5G 3B2
T 905 891 0691 F 905 891 0514

Heritage Advisory Committee

OCT 22 2013

Re; Heritage Facilities Restoration and Repairs Report – Adamson Estate

Dear Laura,

Michael Spaziani Architects Inc. has been retained by the City of Mississauga to undertake the preparation of documents to address required restoration and repairs to a number of City Owned Heritage facilities. This report, which will accompany the Heritage Permit, is intended to summarize the scope of work at the Adamson Estate and the remedial work to be carried out.

1.0 Summary of Work

The Facilities, and required lifecycle maintenance and repairs, are as follows;

- 1.1 Derry House – Removing and blocking in of existing basement windows, repairs to and waterproofing of existing foundations, to address water infiltration issues.

2.0 Summary of Discovery

- 2.1 Derry House – MSAi undertook various site reviews to determine that the water infiltration has been occurring around the four (4) basement window wells located on the front and rear of the house. Deterioration of the foundation wall and window framing has allowed water migration to infiltrate the basement. Also, the foundation walls had water staining and dampness due to water infiltration. Through discussions with City staff, it was determined that the basement windows, in the window wells in question, would be removed and openings closed in with concrete block.

3.0 Recommendations

- 3.1 Derry House – Extent of landscaping to be removed to accommodate scope of work, and, maintained throughout construction period. Extent of excavation is to be as indicated on the attached drawings, and / or as per site conditions to be



determined as work progresses, to a depth of the underside of perimeter footings, as indicated on the attached drawings. Wood window units and frames to be removed with care and stored for City Staff's review, and further instructions. Openings to be closed in with new concrete block, and matching brick veneer, toothed into adjacent foundation walls. Existing and new foundation walls to be repointed and prepped to receive new water proofing system from underside footings to minimum 6" above finished grade, as per manufacturer's recommendations. Back fill, and reinstatement of affected hard and soft landscape areas, to be executed per specifications.

4.0 Guiding Principles for the Conservation of Built Heritage Properties (Heritage Places of Worship, Ontario Heritage Tool Kit – Appendix D)

All work that affects the heritage attributes of the property should be undertaken with regard to international standards for dealing with properties of cultural heritage significance. The guidelines below are the current standards of the Ontario Ministry of Culture;

- 4.1 RESPECT FOR DOCUMENTARY EVIDENCE:
Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.
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- 4.6 REVERSIBILITY:
Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
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New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

4.8 MAINTENANCE:

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

5.0 Drawing and Photographic Documentaion

Following drawings and Site photos document the Scope of Work and Recommendations;

5.1 Drawing List;

A0 – Context Plan and Info

A00 – Site Plan

A01 – Ground Floor Plan

A02 – Basement Floor Plan

A03 – Plan Details

A04 – Section Details

A05 – Section Details

5.2 Photographic Documentation

5.3 Specifications – Heritage Building – Restoration and Repairs. Issued for Heritage Permit, July 2013.

We look forward to working with you and City Staff on this very important project.

Regards,

David Dodaro

MSAi

Michael Spaziani Architect Inc.

tel. 905 891 0691 ext. 6



5.2 Photographic Documentation



5.2.1. North Building Elevation – Sample of existing window well condition, foundation wall, and existing stair.



5.2.2. North Building Elevation – existing conditions of foundation wall and entrance stairs.





5.2.3. South Building Elevation – Newly reconstructed stairs, foundation and existing window well conditions.



5.2.4. South Building Elevation – Detail sample of existing condition of window well.





5.2.5. South Building Elevation – Sample of existing foundation wall and window well conditions.



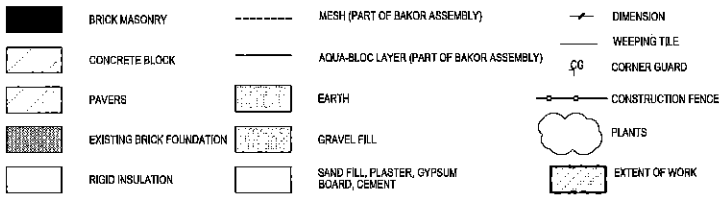
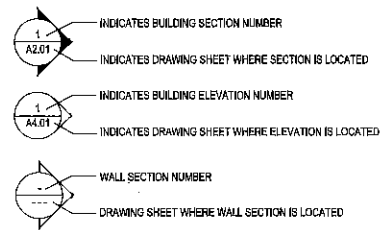
5.2.4. Interior sample of window and foundation conditions.

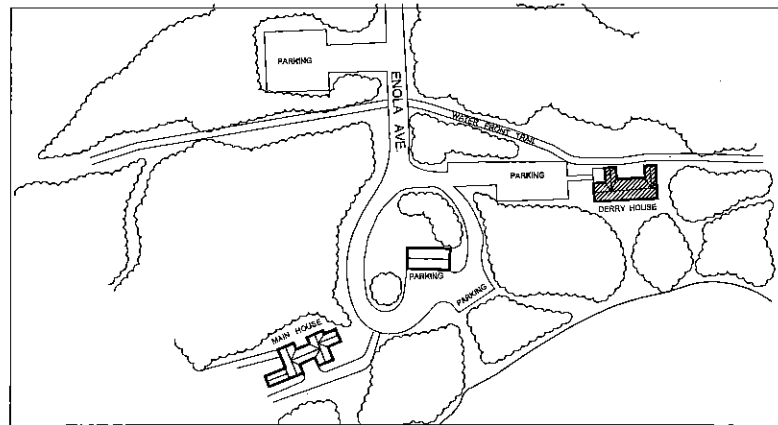


Adamson Estate, Derry House Foundation Renovation

875 Enola Ave.

Mississauga, Ontario

MATERIAL DESIGNATIONS		GENERAL NOTES	SEQUENCE OF WORK
PLANS/SECTIONS 		<p>1. ANY LANDSCAPING THAT IS REMOVED SHALL BE TRANSPLANTED, MAINTAINED AND RE-INSTATED ONCE REQUIRED CONSTRUCTION IS COMPLETE.</p> <p>2. ALL DRIP LINES OF TREES AND LANDSCAPING ADJACENT TO CONSTRUCTION AREA ARE TO BE PROTECTED FOR DURATION OF CONSTRUCTION.</p> <p>3. ALL STONE PAVERS ARE TO BE NUMBERED / CATALOGUED PRIOR TO REMOVAL FOR RE-INSTALLATION TO MATCH EXISTING.</p> <p>4. PROOFING IS FINISHED. ??????????????????????</p> <p>5. BACKFILL AND BEDDING TO BE INSTALLED AND COMPACTED PRIOR TO RE-INSTALLATION OF PAVERS, AS PER SPECIFICATIONS.</p> <p>6. PORTIONS OF SOD THAT IS TO BE REMOVED TO ACCOMMODATE CONSTRUCTION IS TO BE DISPOSED OF AND REPLACED BY NEW SIMILAR TYPE SOD. BASE TO BE CONSTRUCTED AND COMPACTED PER SPECIFICATIONS. SCOPE OF SOD REPLACEMENT TO BE EXTENDED TO EDGE OF WALKWAYS AND BUILDING WHERE REQUIRED.</p> <p>10. THE MAIN ENTRANCE AREA: REPAIR ANY CRACKS OR DEFECTS IN THE CURRENT FOUNDATION WALL. PLEASE NOTE THAT THE MAIN ENTRANCE STAIRS ARE NOT TO BE TOUCHED. PROVIDE PROPER FOUNDATION DRAINAGE SYSTEM AS SPECIFIED IN DRAWING SET</p> <p>11. SOUTH BASEMENT WALLS:</p>	<p>1. EXCAVATE</p> <p>2. REMOVE ANY DEBRIS & INSPECT BRICK FOUNDATIONS</p> <p>3. RE-POINT BRICK FOUNDATION (REFER TO RE-POINTING SPEC)</p> <p>4. APPLY DRAINAGE SYSTEM</p> <p>5. INSTALL WEEPERS</p>
SYMBOLS 	DRAWING INDEX <p>ARCHITECTURAL</p> <p>A0 CONTEXT PLAN AND INFO</p> <p>A00 SITE PLAN</p> <p>A01 GROUND FLOOR PLAN</p> <p>A02 BASEMENT FLOOR PLAN</p> <p>A03 PLAN DETAILS</p> <p>A04 SECTION DETAILS</p> <p>A05 SECTION DETAILS</p> <p>THE DRAWINGS, SPECIFICATIONS AND SCHEDULES ARE COMPLEMENTARY AND SHOULD BE READ AS A WHOLE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION PRIOR TO COMMENCEMENT OF WORK.</p>		<p>DRAINAGE SYSTEM</p> <p>Henry Baker: Aqua - Bloc 720-38</p> <p>Application:</p> <p>Heavy duty reinforced method: Apply a prime coat of Aqua-Bloc 720-38 diluted 25% by volume with clean water, at the rate of 0.5 L/m² (1.2 US Gal/ 100ft²) and allow to dry. Apply each ply of 990 - 06 Yellow Jacket into a coat of Aqua - Bloc 720-38 applied at not less than 0.5 l/m² (1.2 U.S gal/100ft²) Brush 990-06 Yellow Jacket into place with a soft bristle brush to eliminate wrinkles, air pockets or blisters and obtain full contact. Overlap 990-06 yellow jacket extending at least 50mm at all joints, at all corners and angles and at the junctions of waterproofing on foundation walls with waterproofing on footings, reinforce with two extra coats of Aqua - Bloc 720- 38 and two plies of 990-06 yellow jacket at least four inches each side of the junction. Apply a seal coat of Aqua - bloc 720-38 over the whole area at not less than 1 l/m²</p> <p>Please Note : Trowel on the Aqua - Bloc and Apply mesh in between the two layers and Mechanically Fasten Drainage board on top of Aqua-Bloc</p>



1 CONTEXT PLAN
A0 N.T.S.

Item 6, Appendix 2
Heritage Advisory Committee
Agenda – October 22, 2013

Heritage Advisory Committee
OCT 22 2013

MSA
MISSISSAUGA
1000 SHEPPARD AVENUE EAST
SUITE 100 MISSISSAUGA, ONTARIO L4X 1L3
TEL: 905.277.0888 FAX: 905.277.0889



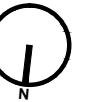
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NO.	REVISIONS:	ISSUED:

CLIENT:
Corporation of the City of Mississauga
Mississauga
Ontario

PROJECT:
Heritage Building Restoration and Repairs Adamson Estate

SHEET TITLE:
Derry House Foundation Context Plan and Info

PROJECT NO. C0398	DATE: June 25, 2013
SCALE: N/S	SHEET NO.:
DRAWN:	
CHECKED:	
FILE NO. C0399	A0

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NO:	REVISIONS:	ISSUED:

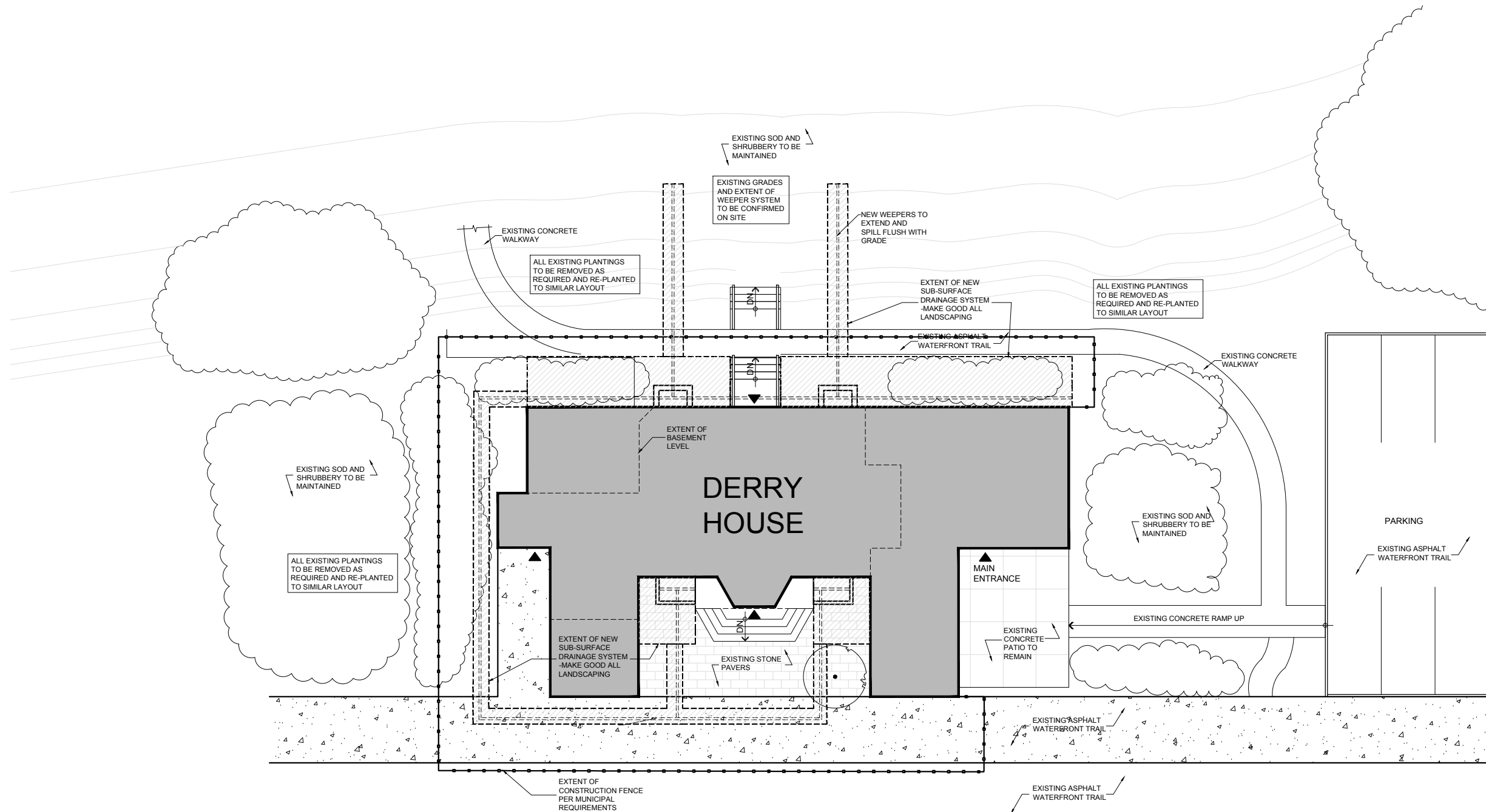
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Corporation of
the City of
Mississauga
Mississauga
Ontario

PROJECT:
Heritage Building
Restoration and Repairs
Adamson Estate

SHEET TITLE:
**Derry House Foundation
Site Plan**

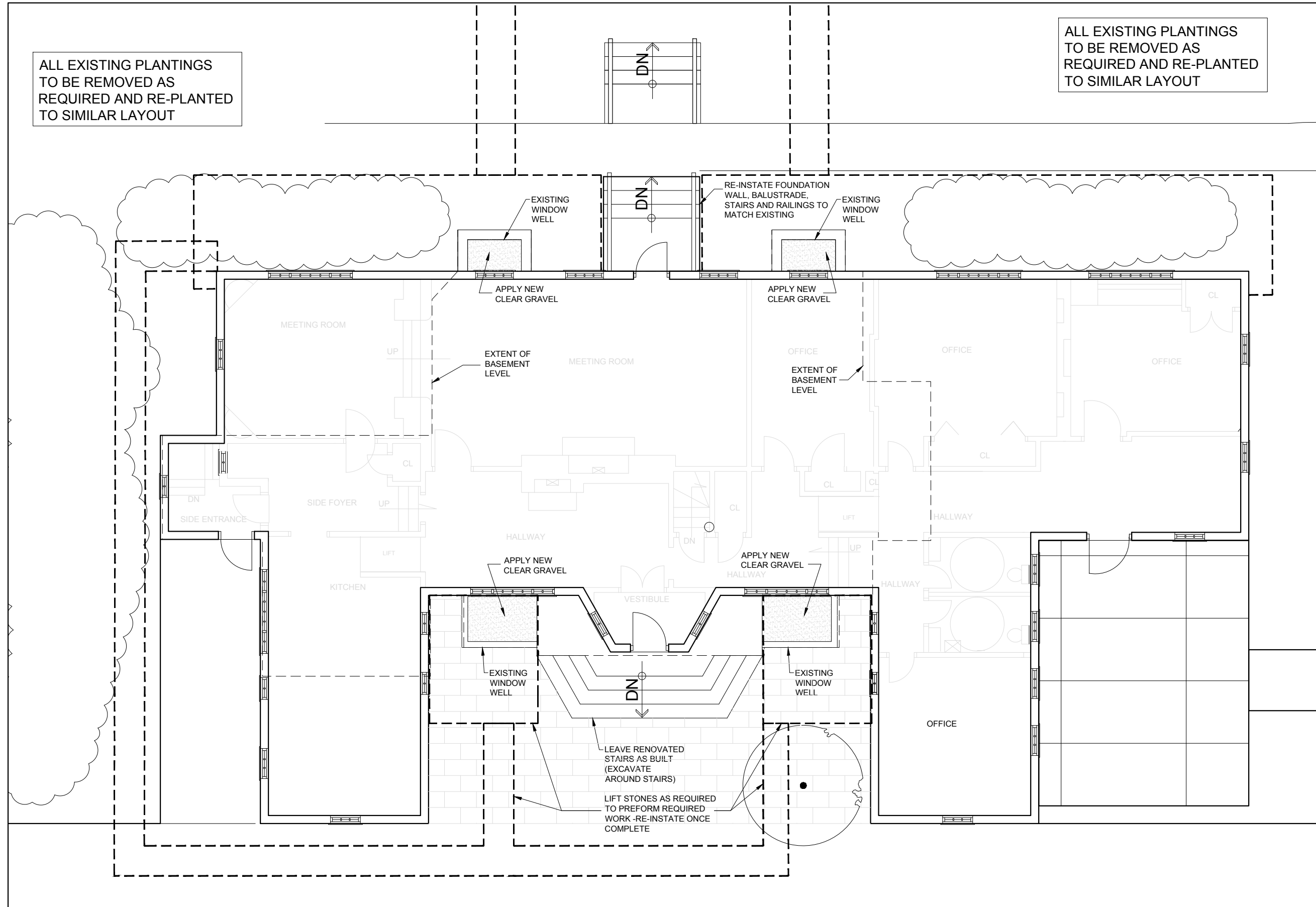
A00





ALL EXISTING PLANTINGS
TO BE REMOVED AS
REQUIRED AND RE-PLANTED
TO SIMILAR LAYOUT

ALL EXISTING PLANTINGS
TO BE REMOVED AS
REQUIRED AND RE-PLANTED
TO SIMILAR LAYOUT



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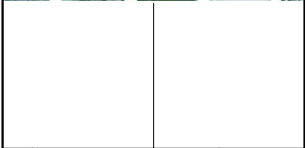
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Ontario

PROJECT:
**Heritage Building
Restoration and Repairs
Adamson Estate**

SHEET TITLE:
Derry House Foundation
Ground Floor Plan

PROJECT NO. C3039	
SCALE: 1:100	DATE: June 25, 2013
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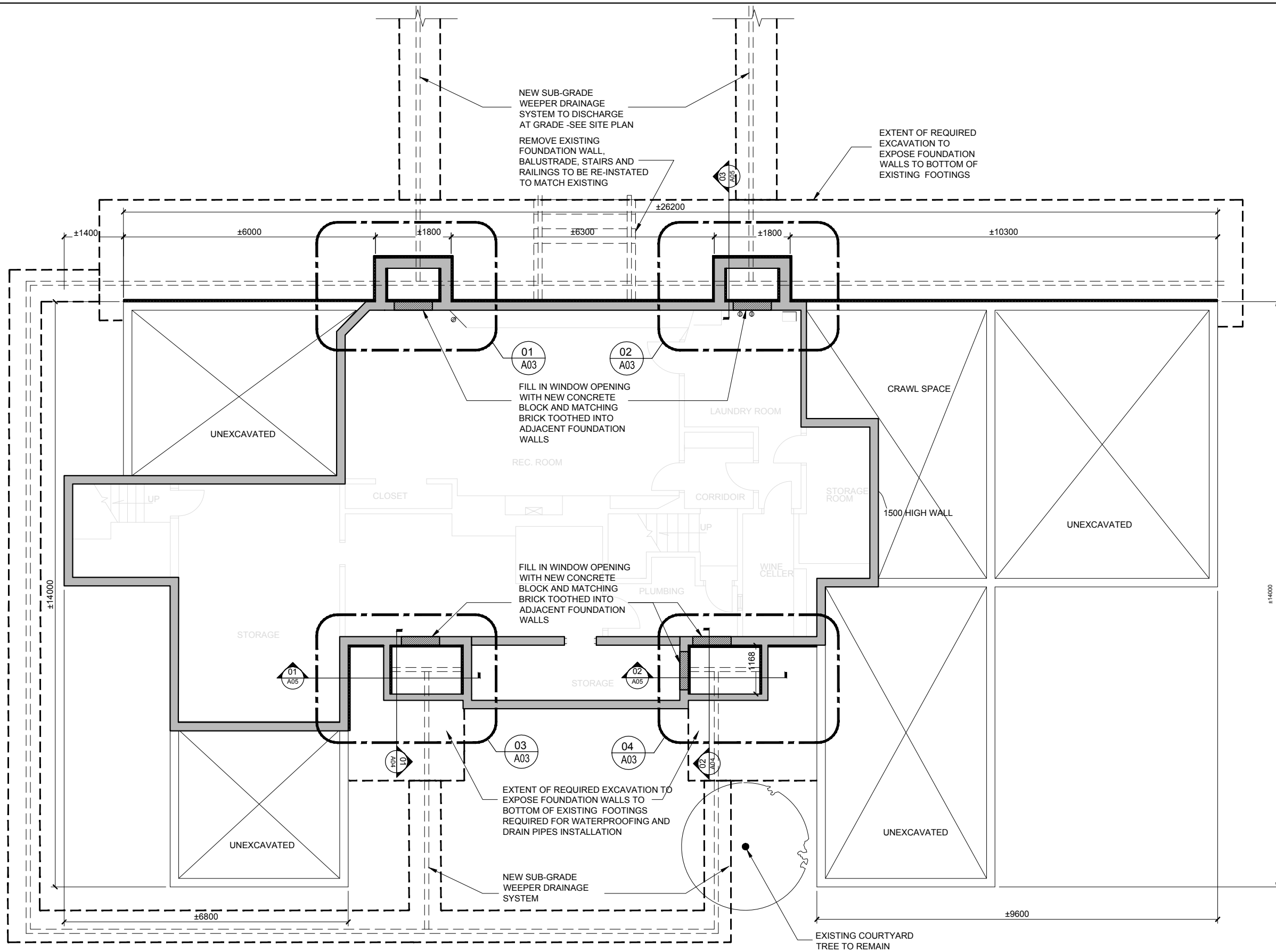
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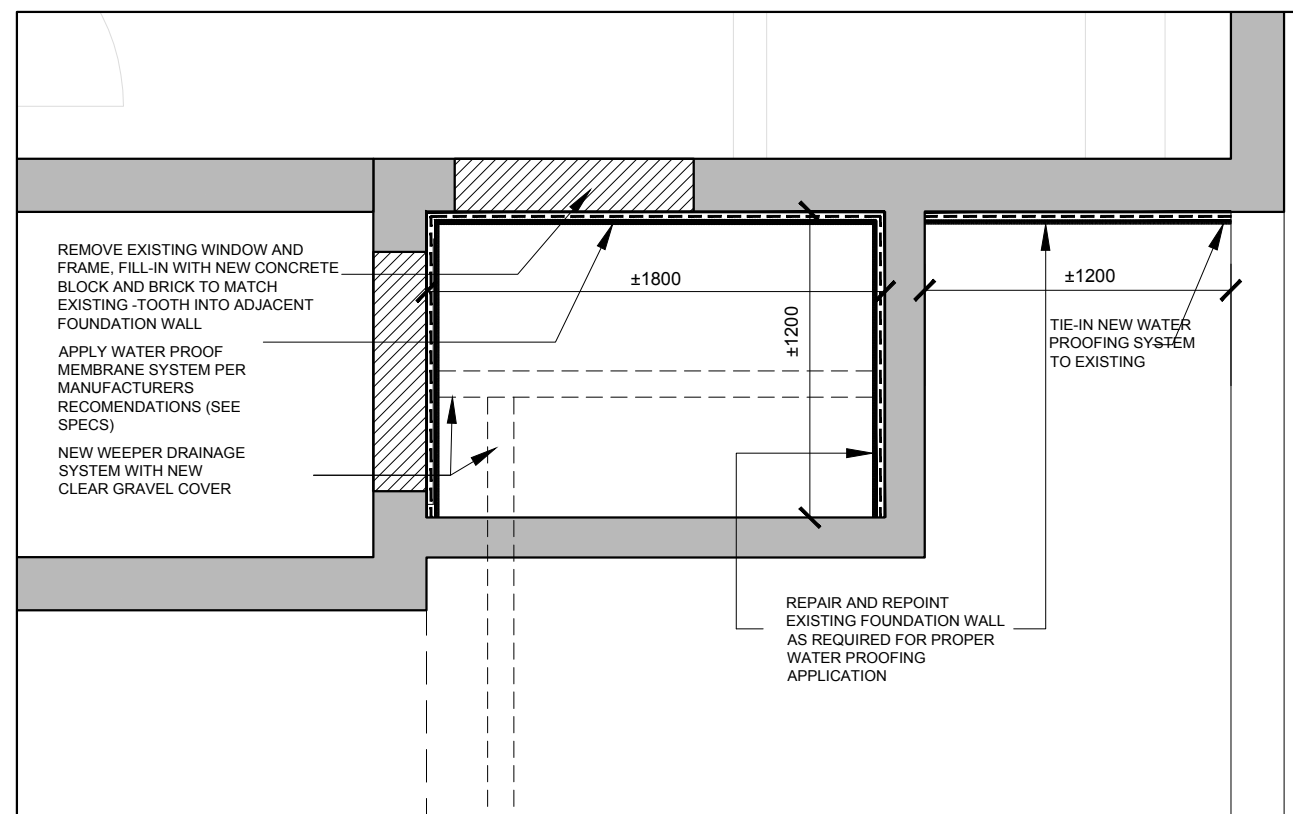
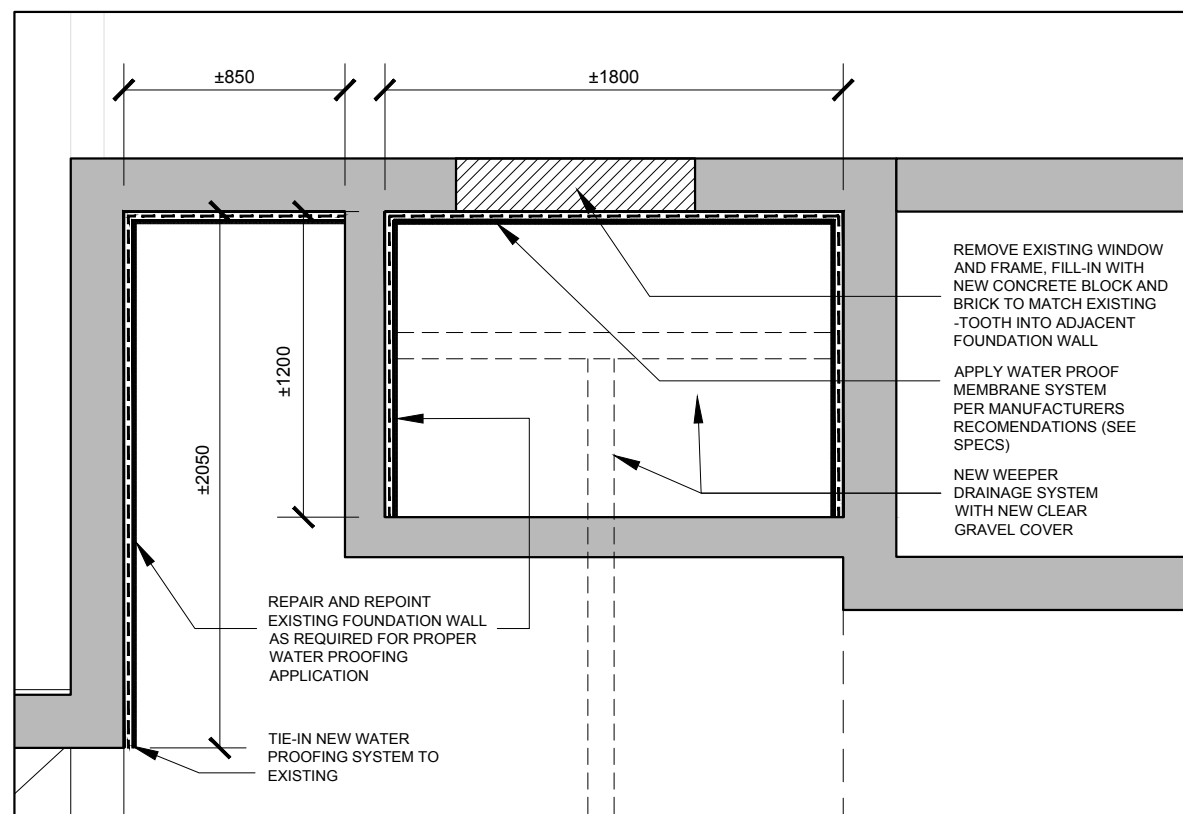
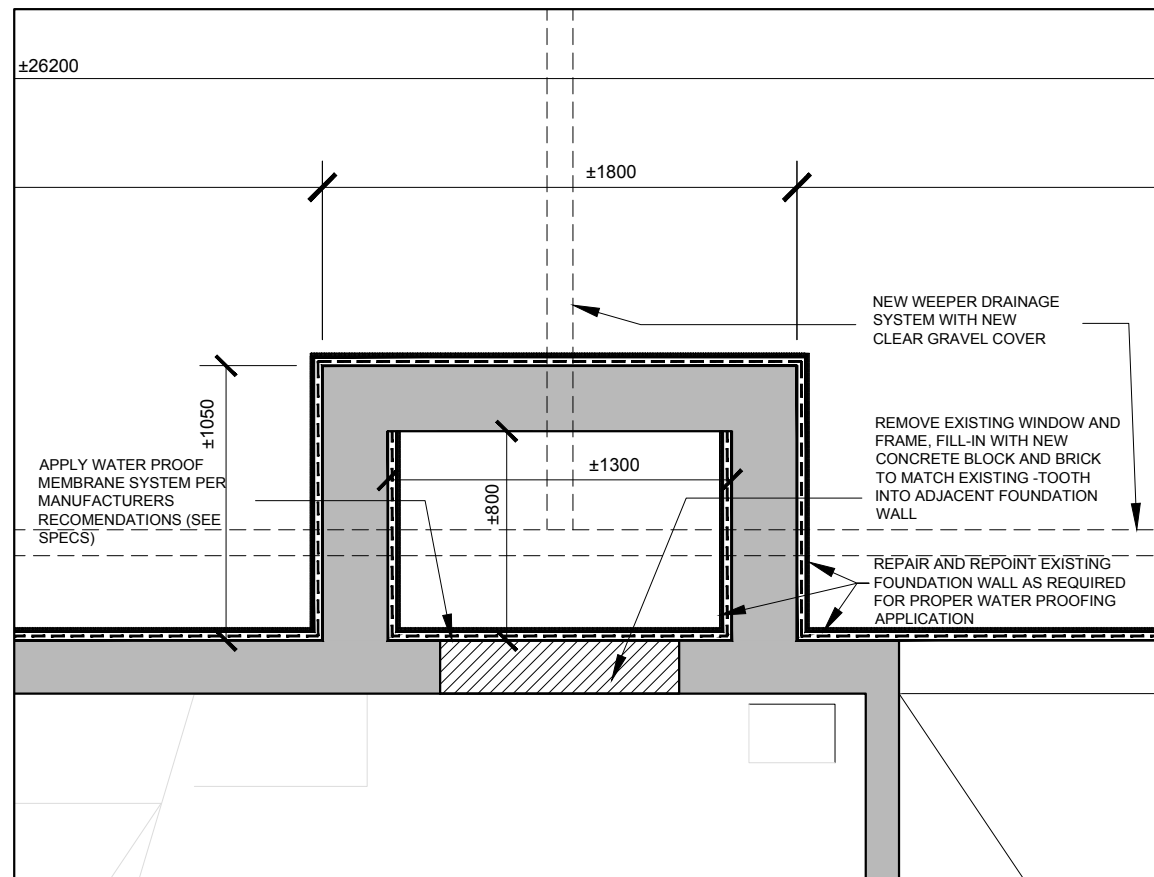
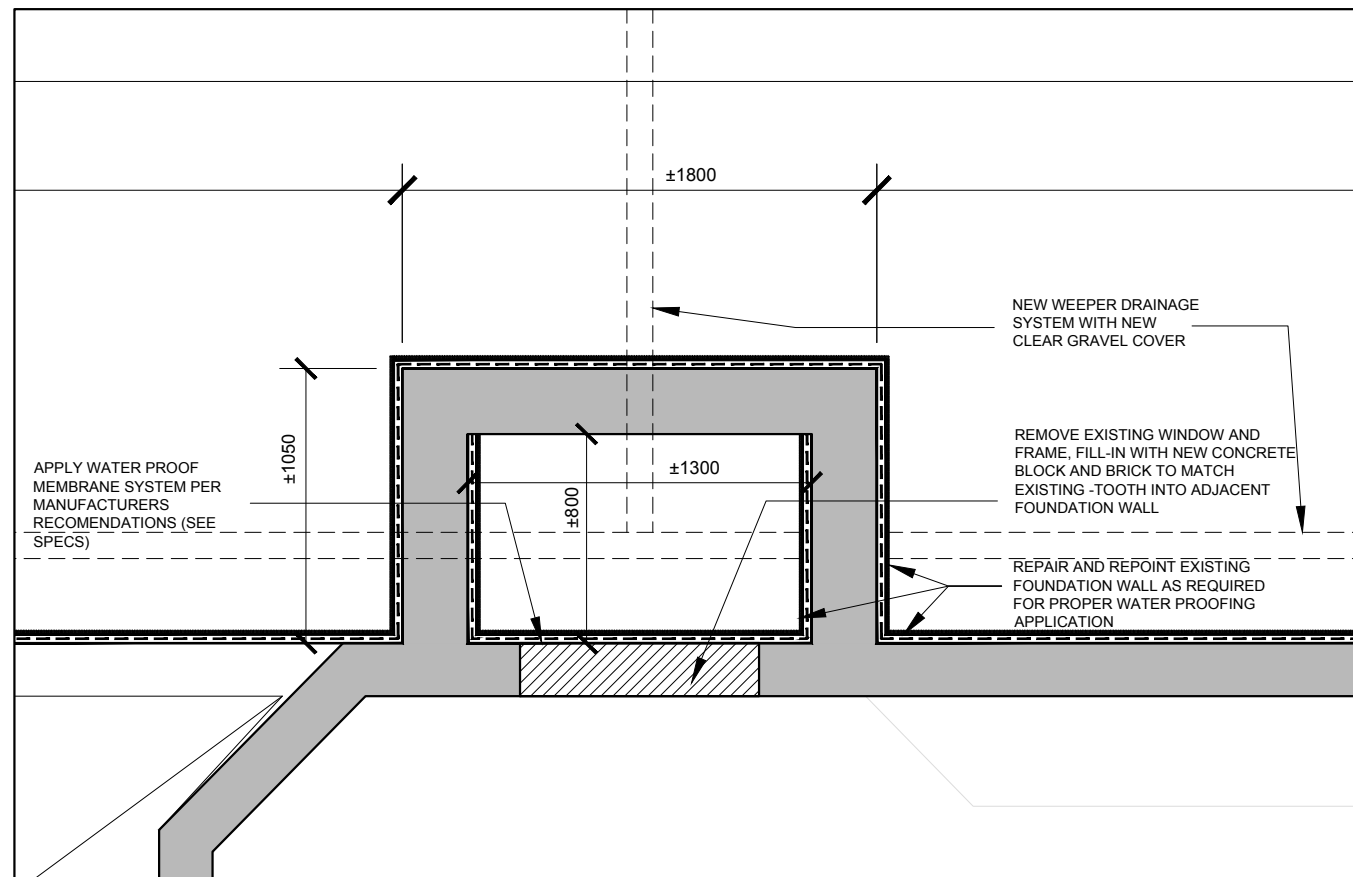
PROJECT:
Heritage Building
Restoration and Repairs
Adamson Estate

SHEET TITLE:
Derry House Foundation
Basement Floor Plan

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PROJECT:
Heritage Building
Restoration and Repairs
Adamson Estate

SHEET TITLE:
Derry House Foundation
Foundation Plans

PROJECT NO. C3039	
SCALE: 1:100	DATE: June 25, 2013
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Restoration and Repairs
Adamson Estate

SHEET TITLE:

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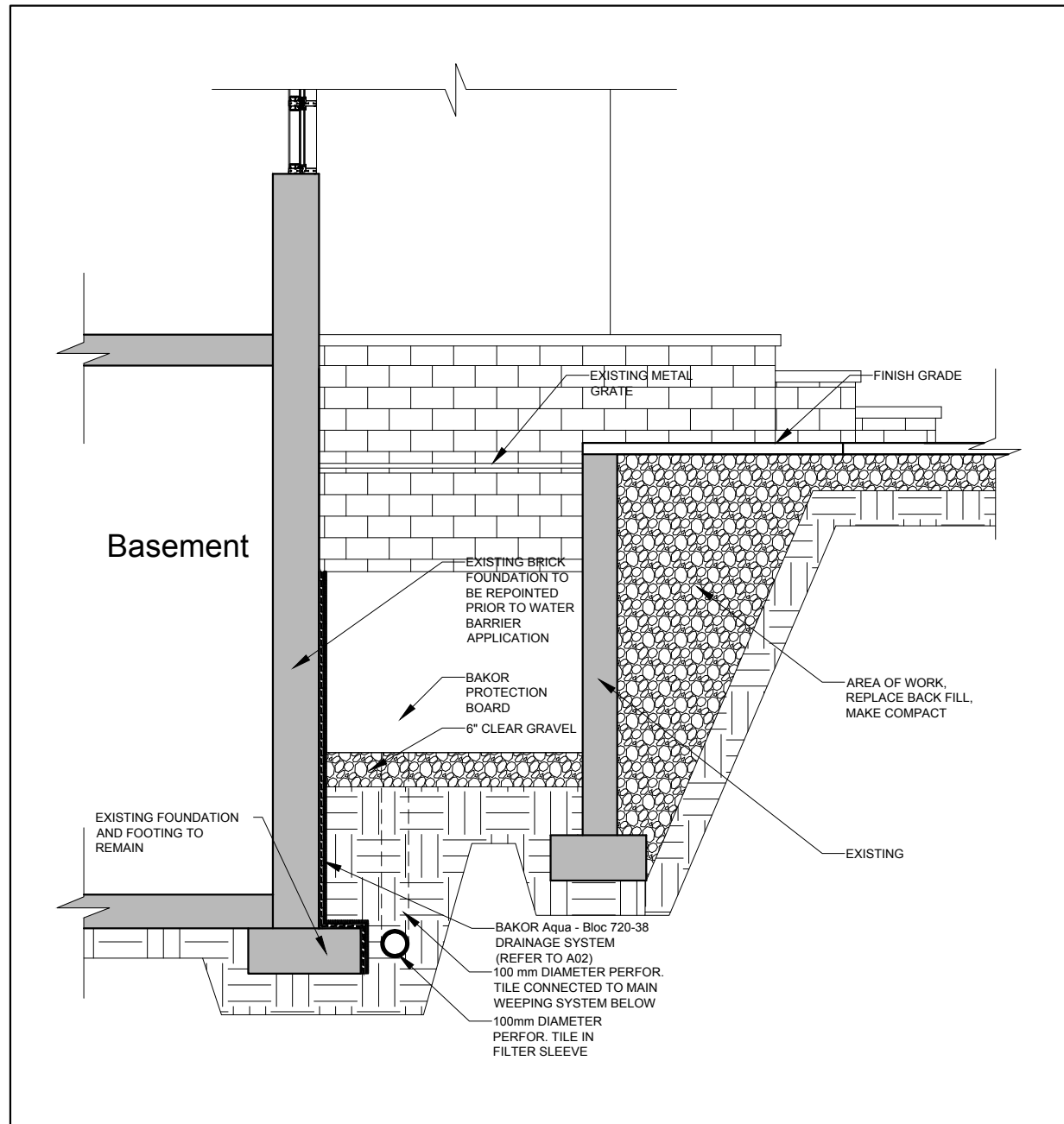
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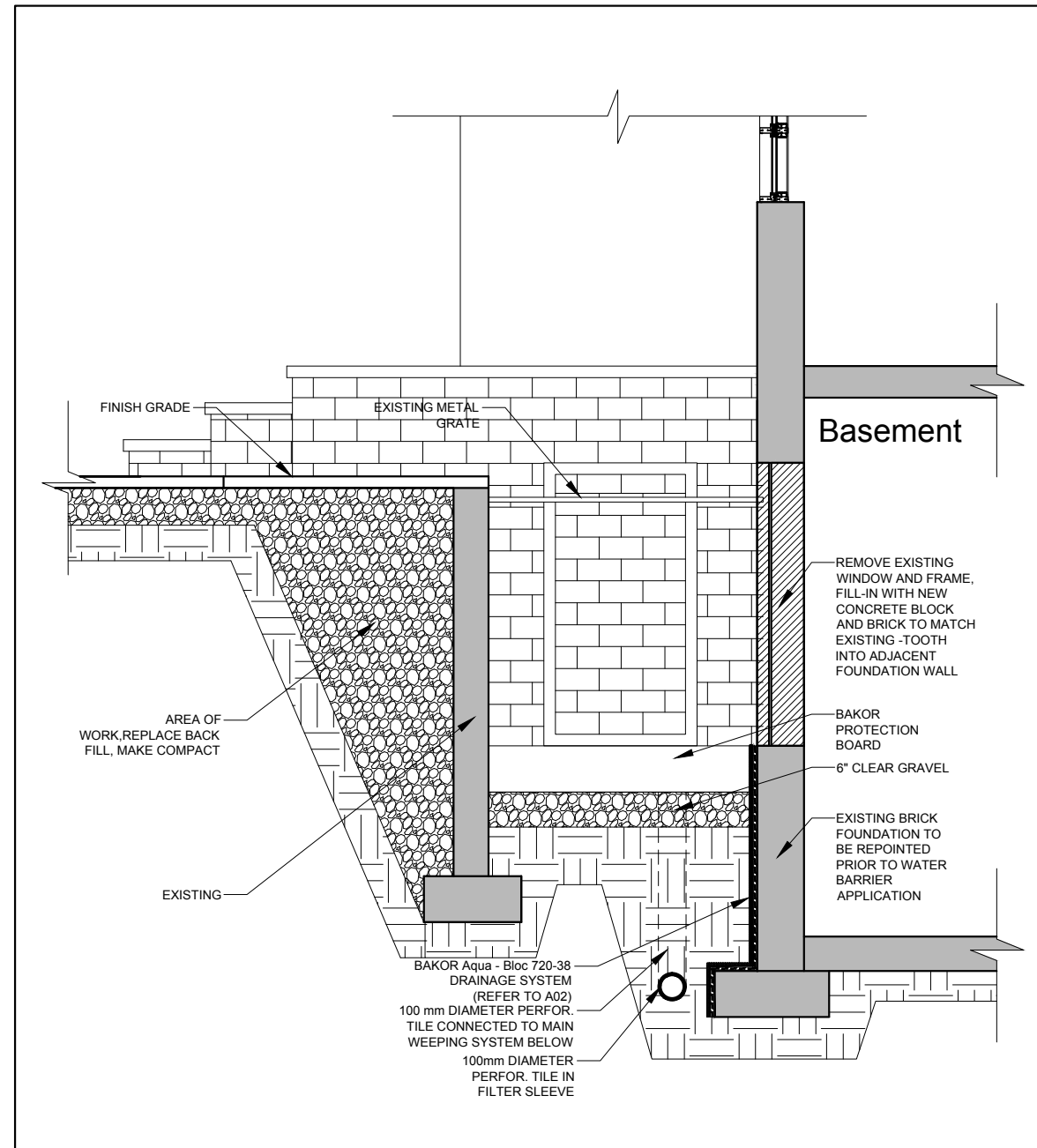


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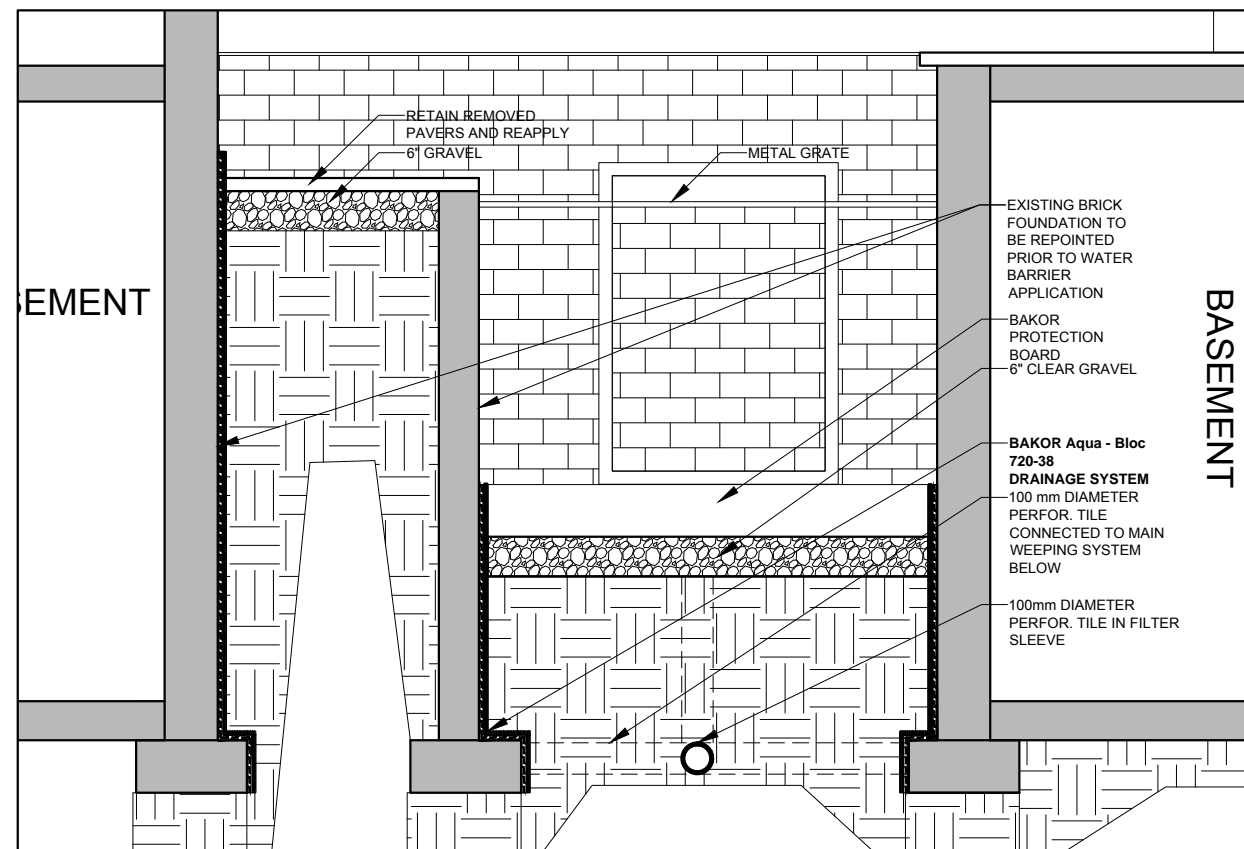


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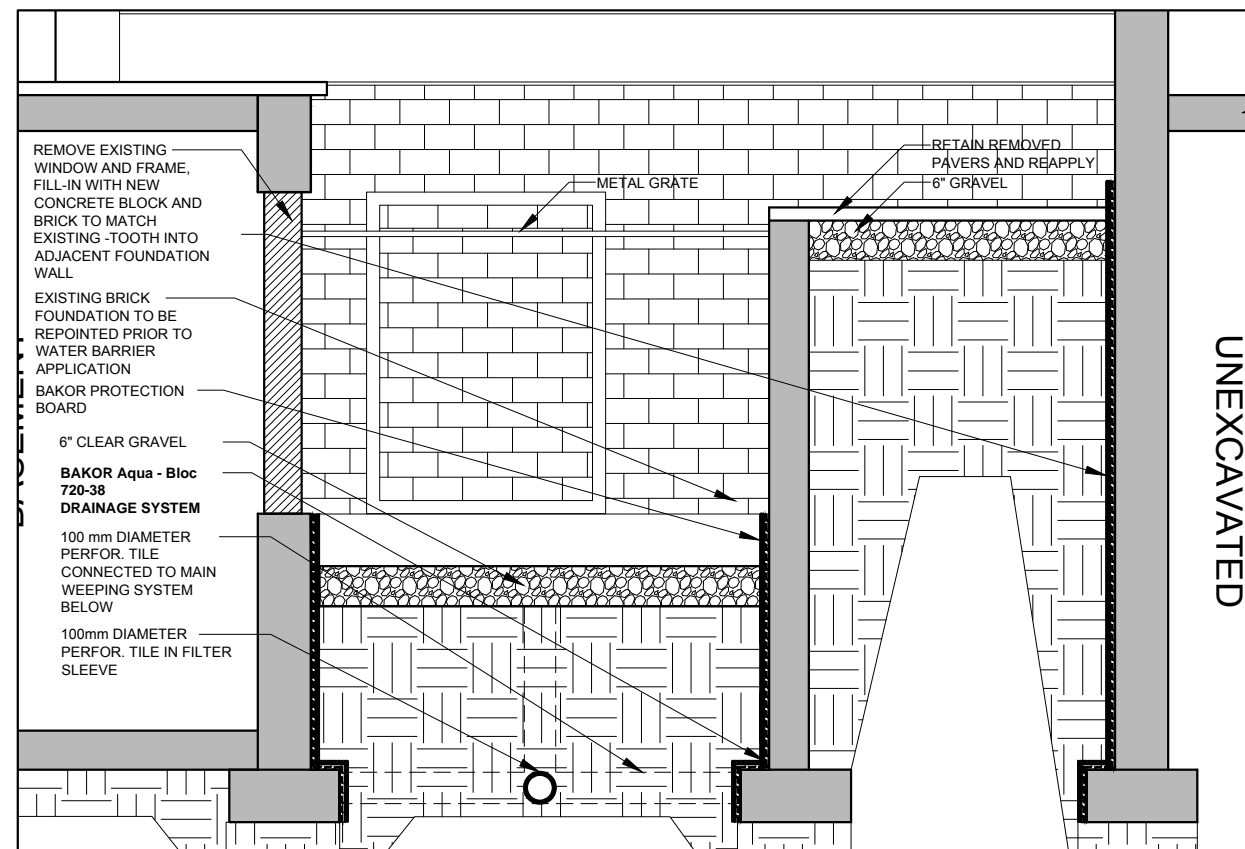
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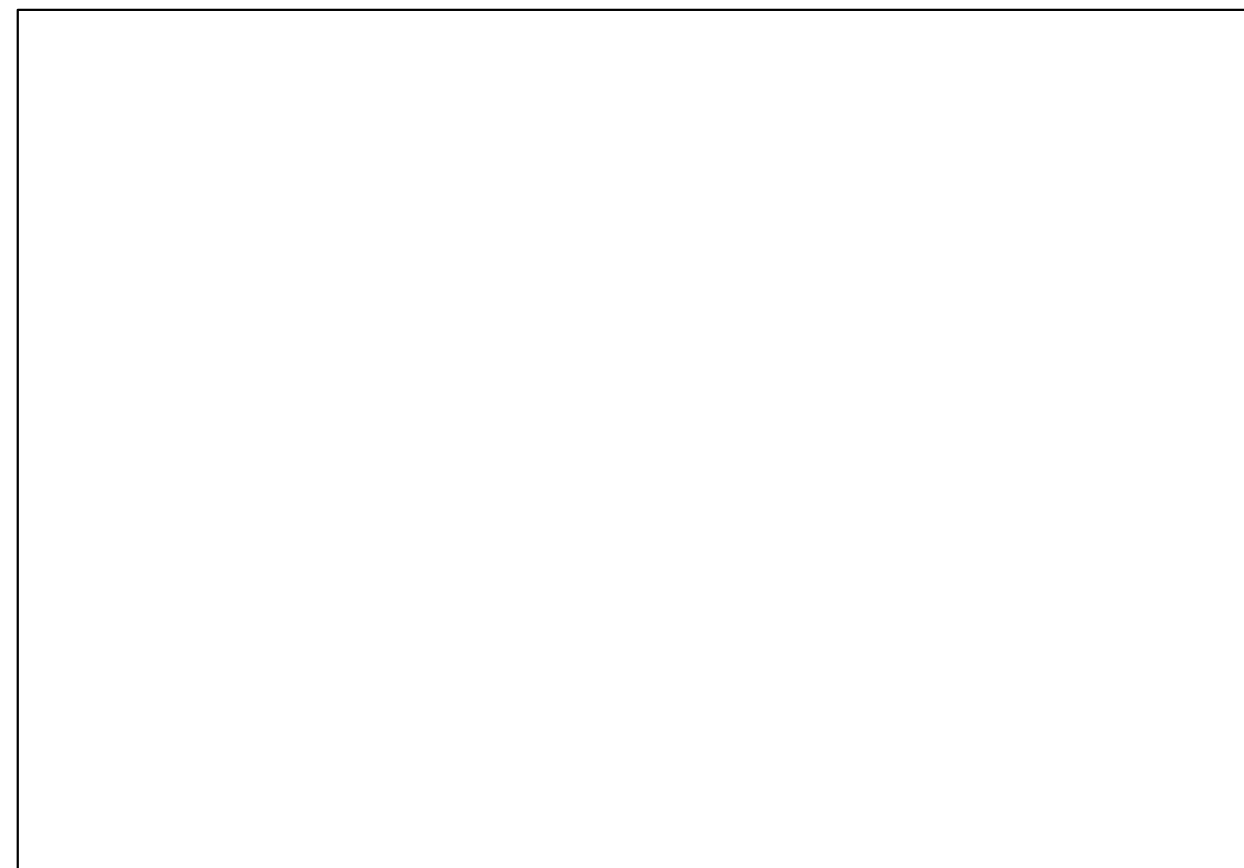
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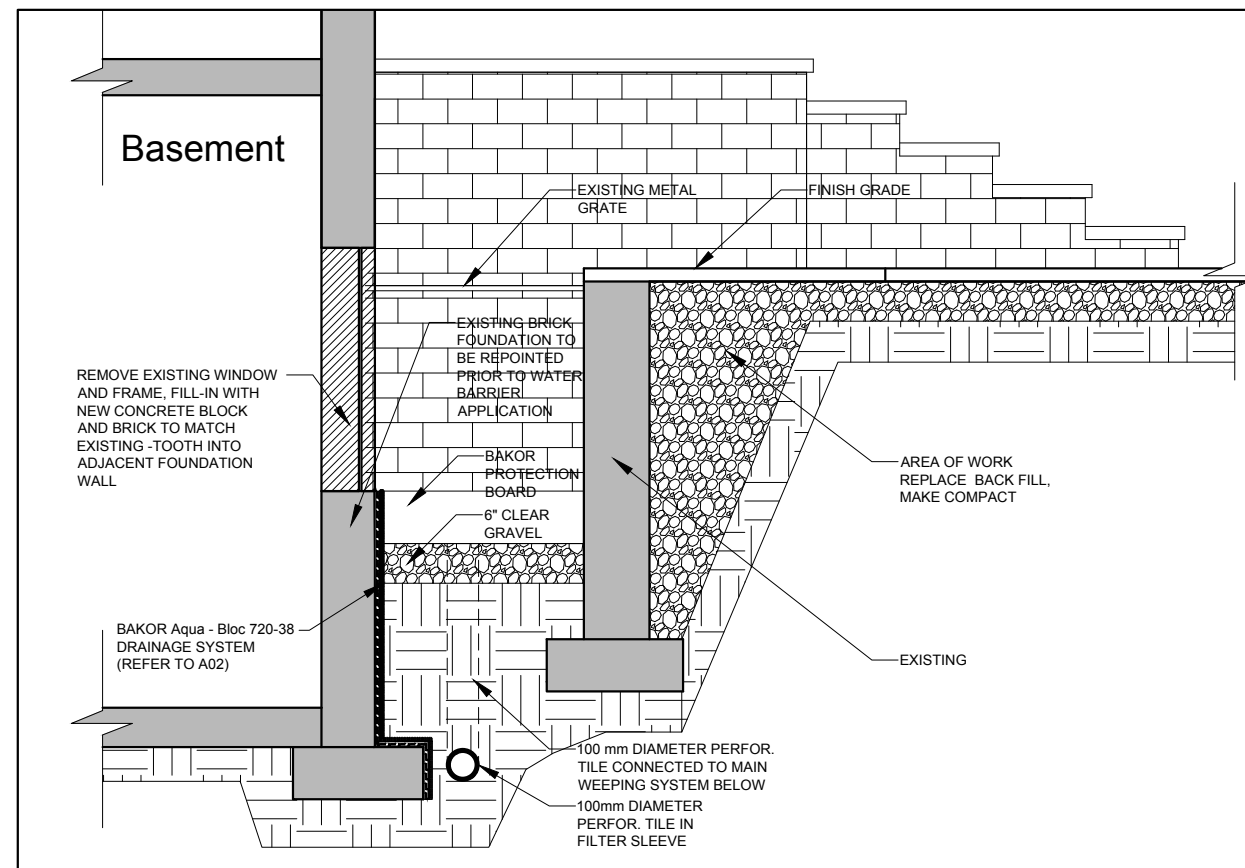
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Restoration and Repairs
Adamson Estate

SHEET TITLE:

**Derry House Foundation
Section Details**

PROJECT NO. C3039	
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Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

Item 7, Appendix 1

Heritage Advisory Committee

Agenda – October 22, 2013

HERITAGE IMPACT STATEMENT

3650 Eglinton Avenue West, Mississauga, ON

Part of Lot 4, Concession 2 NDS, Trafalgar Township

Plan 1542 Part of Lots 1, 2, 43R25632 Part 2

Heritage Advisory Committee

OCT 22 2013



**Prepared for
Mr. Mushtaq Siddiqui
3650 Eglinton Avenue West
Mississauga, ON
L5M7C4**

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August 2013

Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

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PART TWO

DOCUMENTED BUILDING RECORD AND PROPOSED SCHEMATIC SITE PLAN FOR EGLINTON DEVELOPMENT, 3650 EGLINTON AVENUE WEST, MISSISSAUGA, ON

PART THREE

EXISTING SITE CONDITIONS ASSESSMENT, 3650 EGLINTON AVENUE WEST, MISSISSAUGA, ON

Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

1.0 INTRODUCTION

Heritage Resources Consulting has been requested to prepare a Heritage Impact Statement for 3650 Eglinton Avenue West, Mississauga, ON (formerly part of lot 4, concession 2 NDS, Trafalgar Township, Halton County) for the owner Mr. Mushtaq Siddiqui. The approximately

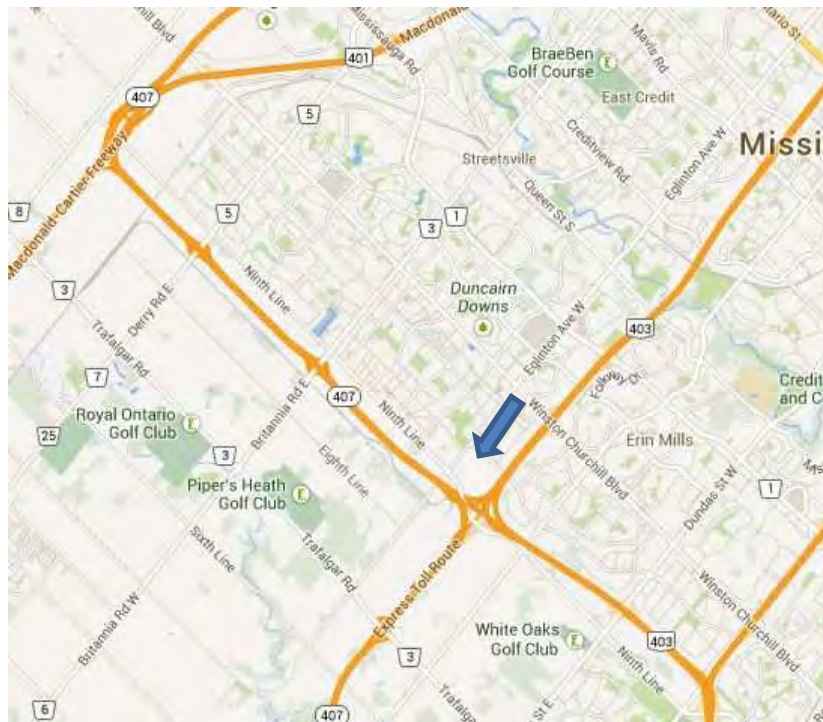


Figure 1 General location of 3650 Eglinton Avenue West (Google Maps.)



Figure 2 3650 Eglinton Avenue West (Canada, Natural Resources, Topographical Map 030M12, 1:50,000.)

Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON



Figure 3 Aerial view of 3650 Eglinton Avenue West, 2011 (Mississauga emaps.)

one acre property is located on the south side of Eglinton Avenue West and is surrounded on the east, south and west by a parcel of cleared land slated for development as a retail plaza.¹ Erin Mills Development Corporation submitted the following plan in 2007. A more recent enterprise

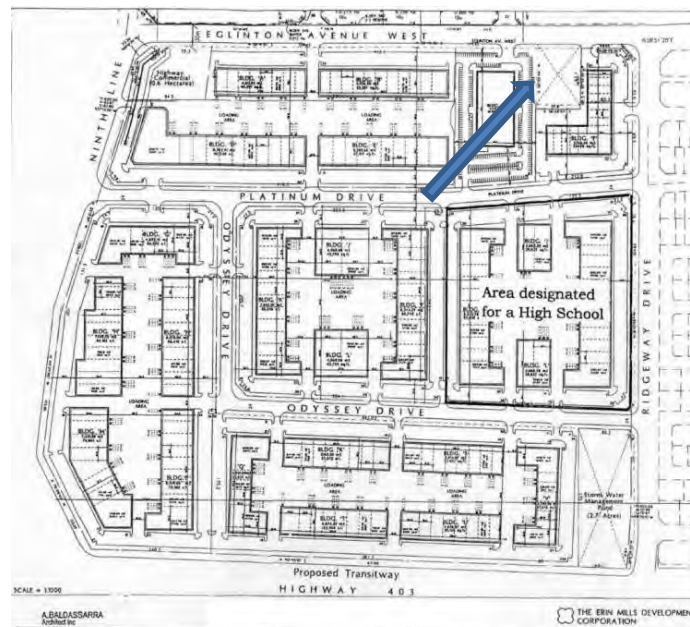


Figure 4 Proposed development plan, 2007 (Erin Mills Development Corporation.)

¹ For details on this proposed development see City of Mississauga Corporate Report, 23 Oct. 2007; http://www5.mississauga.ca/agendas/planning/2007/11_12_07/Item04OZ94077W8Ph3Rpt.pdf.

Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

deals with the tract of land immediately surrounding the 3650 Eglinton Avenue West property and shows eight retail structures and a large area for parking.² The Erin Mills Development

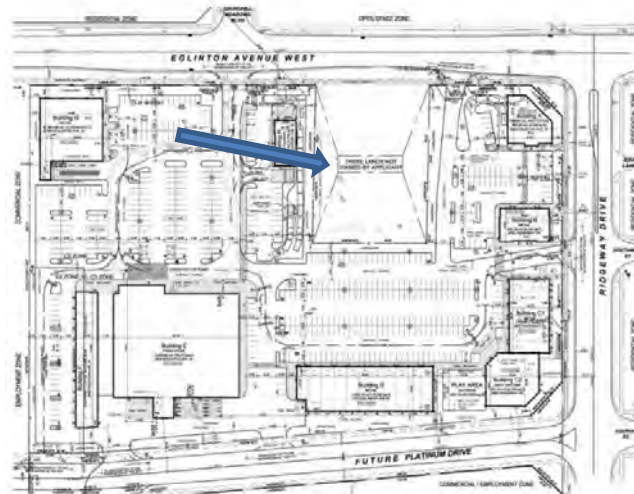


Figure 5 Proposed development plan, ca. 2010 (Webster Real Estate Ltd.)

Corporation in 2011 submitted a study dealing with 3650 Eglinton Avenue West as a heritage property contiguous to their proposed Eglinton Ridgeway Commercial Centre.³ 3650 Eglinton Avenue West is now zoned D as development land. In 1989 the property was placed on the Mississauga Heritage Register Clerk's List for its architectural values. The property is listed but not designated under the Ontario Heritage Act. The current property owner, Mr. Mushtaq Siddiqui, wishes to have it de-listed from the Heritage Register so that the domestic dwelling now occupying the site may be demolished and replaced with a retail store plaza.

2.0 SITE HISTORY

3650 Eglinton Avenue West is at the northern edge of the tract of land purchased by the Crown from the Mississauga First Nation in 1805. This tract stretched along the north shore of Lake Ontario between Etobicoke Creek on the east and Burlington Bay on the west, and extended approximately one mile inland. The surrendered land, including the southern portion of Trafalgar Township was surveyed by Samuel Wilmot in 1806 and opened for settlement. The current property is located in what was originally in the north half of lot 4, concession 2 North of Dundas Street (2 NDS), Trafalgar Township, Halton County. In the detail of the Wilmot survey below it is identified as Crown land.

² Eglinton Ave. & Ridgeway Dr. pamphlet, Webster Retail Commercial Real Estate Ltd., http://www.websterretail.com/commercial/media/k2/attachments/Eglinton_Ridgeway.pdf.

³ "Cultural Heritage Impact Statement 3650 Eglinton Avenue West," Scarlett Janusas Archaeological and Heritage Consulting and Education, submitted to the City of Mississauga as Item 9, Appendix 1, Heritage Advisory Committee Agenda – 25 Oct. 2011; http://www.mississauga.ca/file/COM/2011hacagendapart2_october25.pdf.

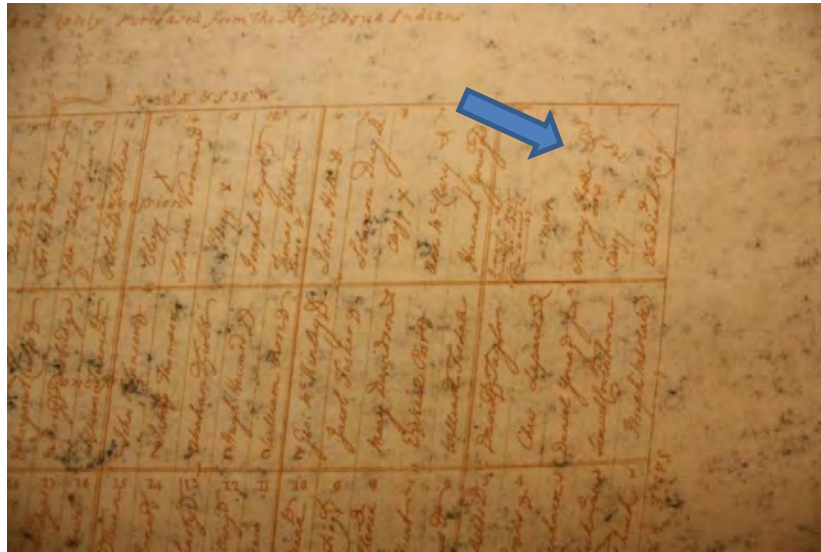


Figure 6 Detail of the Wilmot Survey of 1806 showing lot 4, concession 2 NDS as Crown land (Oakville Public Library.)

In 1828 Lot 4 of concession 2 NDS was patented to the newly created King's College, a precursor to the University of Toronto, as part of a 226,000 acre grant. The sale of these lots, sprinkled across Upper Canada was intended to fund the new school.⁴ Lot 4 of concession 2 NDS remained in the College's hands until 1855 when the entire 200 acre lot was sold to William Albertson. Albertson was born in New Jersey about 1793 and emigrated to Upper Canada with his parents about 1800. The family, recognized in a later retrospective as among the first settlers in Trafalgar Township, came to the area of Ninth Line and Burnhamthorpe Road, known in the mid to late 19th century as Snider's Corners.⁵ William Albertson married in 1816 and, in 1824, purchased lot 5 of concession 2 NDS, immediately west of the subject property.⁶ Albertson and his sons would in time farm several properties in the area.

The development of southern Trafalgar Township, and the other areas included in Wilmot's 1806 survey was a slow and arduous process. Comments generated at a public meeting in 1817 at Munn's Corners, just west of the subject property, underline the difficulties of pioneer farming. Much of the land was originally forested with vast stands of red and white oak, white pine, sugar and soft maple, and other deciduous species. Initial preparation of the land for farming involved cutting down trees less than one foot in diameter about two and a half feet above the ground and girdling the rest. It usually took six or seven years before the stumps and trees had rotted

⁴ Gerald M. Craig, *Upper Canada: the Formative Years, 1784-1841* (McClelland and Stewart: Toronto, 1963), pp. 184-87.

⁵ J. H. Pope, *Illustrated Historical Atlas of the County of Halton* (Walker and Miles: Toronto, 1877), p. 81.

⁶ C. W. Charters, *The Albertsons: Early Settlers in Trafalgar Township* (Halton-Peel Branch of the Ontario Genealogical Society, [1991].)

Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

sufficiently to allow the use of a plow and in the interim the land was tilled and crops sown by hand.⁷

By the middle of the nineteenth century Oakville boasted a population of about 700 while Bronte to the west had 200 inhabitants each and Port Credit about 250.⁸ North of the lakeshore Milton (300), and Palermo (200) were the largest inland communities and the commercial dealings of farmers such as William Albertson and his sons were mainly restricted to tiny hamlets such as Munn's Corners and Snider's corners which sprang up, as the names suggest, at the intersection of concession roads and lines. Snider's Corners was at the south-western corner of William Albertson's original farm.

By 1842 William Albertson had cleared 80 of the 300 acres he now owned and his sons, Henry age 25, Garrett Wesley age 22, George age 18 were likely helping with the work.⁹ Younger sons Hiram age 14, John Allen age 12 and William Nelson age 6 would soon join them. The census of 1842 does not reference lot 4 in concession 2 NDS suggesting that it was still undeveloped. In 1855 William Albertson purchased this lot from King's College.¹⁰ By 1858 he was farming the southwest quarter of the lot and the south half of the north half as well but his sons, Garrett Wesley and George were farming respectively the southeast quarter and the northern-most 50 acres.¹¹ The latter tract of land includes our subject property. It should be noted that the map below depicts occupancy in 1858, not ownership. William Albertson remained the owner of all of lot 4, concession 2 NDS at this time.



Figure 7 Detail of Tremaine Map of Halton County, 1858, showing the land holdings of the Albertson family. The arrow indicates the location of the northern portion of lot 4, concession 2, Trafalgar Township (Canadiana Room, Oakville Public Library.)

⁷ Robert Fleming Gourlay, *Statistical Account of Upper Canada* (Simpkin and Marshall: London, 1822), pp. 358-62.

⁸ Robert W. S. McKay, *The Canada Directory, 1851* (John Lovell: Montreal, 1851), pp. 42, 261, 265 and 276.

⁹ Province of Canada, Census of 1842, Trafalgar Township, Halton County; <http://www.bac-lac.gc.ca/eng/census/1842-canada-west/Pages/about-census.aspx>.

¹⁰ Instrument 954, Trafalgar Township, Peel County Land Registry Office.

¹¹ Tremaine Map of Halton County, 1858, Oakville Public Library.

In 1861 36 year old George Albertson, his wife Margaret and two young sons were living in a one storey frame house on our subject lot.¹² No vestige of this building remains above ground. 26 of George Albertson's 50 acres were under cultivation and 16 were in pasture. He also had three acres of orchard or garden while five acres remained wooded or wild.¹³ Documentary evidence, detailed below, suggests that the current brick house was built shortly after this date, perhaps in 1865 and certainly by 1873. In 1873, four years before his own death, William Albertson sold the northern half of lot 4, concession 2 NDS to his son George who had been farming part of the land since the late 1850s. George Albertson now owned 95 acres in the northern half of the original lot.¹⁴ The following detail from an 1877 map shows the disposition of the Albertson family's lands, including those of George Albertson, at that time. Both the house and the orchard noted in earlier census records are depicted, though the location provided for the dwelling is likely an approximation.¹⁵



Figure 8 Detail from a map of Trafalgar Township, 1877, showing the Albertson family land holdings at that time. The arrow point to our subject land (Illustrated Historical Atlas of the County of Halton .)

¹² Province of Canada, Personal Census of 1861, Trafalgar Township, Halton County.

¹³ Province of Canada, Agricultural Census of 1861, Trafalgar Township, Halton County.

¹⁴ Instrument 2715, Trafalgar Township, Peel County Land Registry Office.

¹⁵ J. H. Pope, *Illustrated Historical Atlas of the County of Halton* (Walker and Miles: Toronto, 1877), pp. 36-37.

Heritage Impact Statement: 3650 Eglinton Avenue West, Mississauga, ON

George Albertson farmed the subject land until his death in 1891. The following year his widow sold the farm to Thomas Wright Stevenson, possibly a relative of Mark Stevenson who owned lot 3, concession 2 NDS immediately to the east.¹⁶ In 1899 Stevenson sold lot 4 to Wilbert Clark Andrew who in turn again sold the land, in 1908, to Alexander Stevenson.¹⁷ Alexander Stevenson held the land for just two years before selling it to William Arthur Greensides.¹⁸ William Greensides was a brick maker by trade, as well as a farmer, and may very well have been responsible for the construction of the addition shortly after purchasing the property in 1910.¹⁹ The Greensides family farmed the land from 1910 until William's death in 1938 in his 70th year.²⁰ In 1939 Greensides' widow sold the property to Frederick J. and Verna E. Near for \$5,800.²¹ The Near family continued to farm their land until 1956 when, as part of a larger development proposal, they sold all but one acre of their portion of lot 4, concession 2 NDS to Halton Oaks Estates Limited.

The Near family remained on their one acre property until the death of Frederick Near in 1997. His widow sold the property to Dragan and Verica Marjanovic in 1998. In 2007 the property was sold to Haroon and Shela Minhas and then to its current owner, Mushtaq Siddiqui, in 2010.²²

Of all those associated with the property only William Albertson who purchased the land in 1855 is a figure of some historical significance within the community. William Albertson was born in Monmouth County, New Jersey in 1794. His parents emigrated to Upper Canada with a small number of other New Jersey families about 1800 and settled in Trafalgar Township in 1809. In 1816 William Albertson married Amelia Shain, daughter of another New Jersey family and, in 1824, purchased lot five of concession 2 NDS immediately west of the subject property. Here William and Amelia raised a family of six sons and three daughters, established a successful farming operation and built a comfortable home at what is now 2095 Burnhamthorpe Road West. The property was listed on the Mississauga Heritage Register but was destroyed by fire in 1982.

¹⁶ Instrument 5986, Trafalgar Township, Peel County Land Registry Office; Province of Canada, Personal Census of 1861, Trafalgar Township, Halton County.

¹⁷ Instruments 7266 and 9274, Trafalgar Township, Peel County Land Registry Office.

¹⁸ Instrument 9981, Trafalgar Township, Peel County Land Registry Office.

¹⁹ Marriage Certificate, William Arthur Greensides, 29 Apr. 1899, www.ancestry.ca.

²⁰ Death certificate for William Arthur Greensides, 11 Apr. 1938, www.ancestry.ca.

²¹ Instrument 19228, Abstract Book of Land Transactions, Lot 4, Concession 2 NDS, Trafalgar Township, Halton County; Peel County Land Registry Office.

²² Instruments R01173017, PR1346314 and PR1814092, Pt Lot 2, Registrar's Compiled Plan 1542 Toronto, Part 2, 43R25632, Mississauga, Peel County Land Registry Office.



Figure 9 The home of William and Amelia Albertson, 2095 Burnhamthorpe Road West (City of Mississauga Heritage Images, www.mississauga.ca.)

Though they arrived in Upper Canada almost two decades after the cessation of hostilities that marked the American Revolution, the Albertson family were soon known for their fervent loyalty to the Crown. At the beginning of the War of 1812 William Albertson, then 19 years of age, joined the 2nd Regiment of Gore Militia and fought at the battle of Queenston Heights. Family tradition maintains that he helped carry General Brock from the battlefield, a claim made by many others over the years. He is also said to have served again during the Rebellion of 1837, helping to dislodge William Lyon Mackenzie's forces from Navy Island in the Niagara River.²³ William Albertson died in 1877.

While William Albertson was a figure of some significance in early Trafalgar Township his association with the subject property, 3650 Eglinton Avenue West, is tenuous. William purchased the land in 1855 and retained possession until 1873. However, it was his third son, George Albertson, who lived on the land under study, possibly as early as 1850, and it was he who farmed the property and built the house now being reviewed.²⁴

3.0 THE EVOLUTION OF THE HOUSE AND GROUNDS

While an exact date of construction cannot be ascertained for the current brick dwelling at 3650 Eglinton Avenue West, it would have been built to replace the one storey frame structure

²³ Ray McAdam, "The Albertsons: Early Settlers in Trafalgar Township" (typescript: Willowdale, ON., n. d.); Heritage Mississauga, www.mississauga.ca.

²⁴ Province of Canada, Personal Census of 1851, Trafalgar Township, Halton County; George Albertson and his wife Margaret are identified here as living in a one storey frame house on a property separate from that occupied by his father, William Albertson.

identified above as being in place in 1861. The date “1865” has been chiselled into the original dwelling’s south façade, now an interior wall for the second, one storey addition. Assessment



Figure 10 The interior north wall of the one storey addition, 2013. The wall board has been cut away to display a portion of the south exterior wall of the original dwelling. The vertical fan shape of the bricks here suggests that the date was placed on a window arch now hidden by the modern addition (Photo by author.)

records show an increase in assessed value for lot 4, concession 2NDS in the early 1870s, suggesting that the house was erected in the later 1860s or early 1870s. The vernacular architectural style with its prominent centred front gable and what was likely originally an open veranda was common to this period. The one and a half storey rectangular dwelling was constructed in red brick, likely with a central hall on both the first and second floors. The living, dining and kitchen areas on the main floor of the original construction have not survived, but the upper level does retain its central hall with two bedrooms to either side. The original front veranda, likely an open structure running along the full front or north façade of the house, has been replaced by a partially closed in brick veranda of indeterminate date. A large two storey brick addition was extended from the rear or south façade of the original structure, likely in the late nineteenth or early twentieth century. A plan drawn up in 1956 when the one acre farm house lot was severed from the original farm shows the outline of the house, the front veranda, the rear extension, a garage and the north-south oriented driveway.

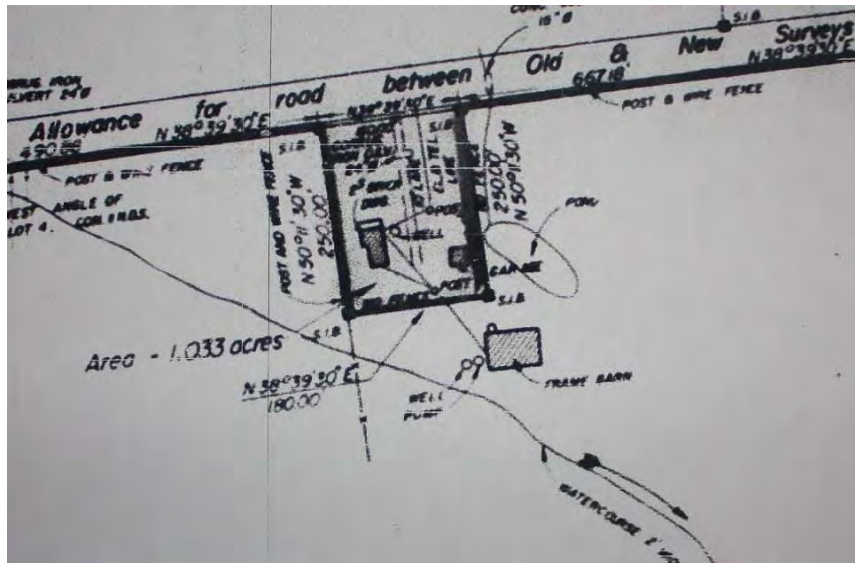


Figure 11 Detail of a 1956 survey of the once acre property severed from the farm that year

As an active farm complex the property would have had a number of auxiliary buildings such as a barn and sheds for animals and equipment. None of these now exist but the survey above and a 1992 aerial photo show a barn just south and east of the severed land.



Figure 12 Detail of a 1992 aerial photo of 3650 Eglinton Avenue West (Mississauga emaps.)

In a similar vein, a garage to the east of the dwelling and within the severed property is visible in the 1999 aerial photo shown below. By 2000 it had been demolished.

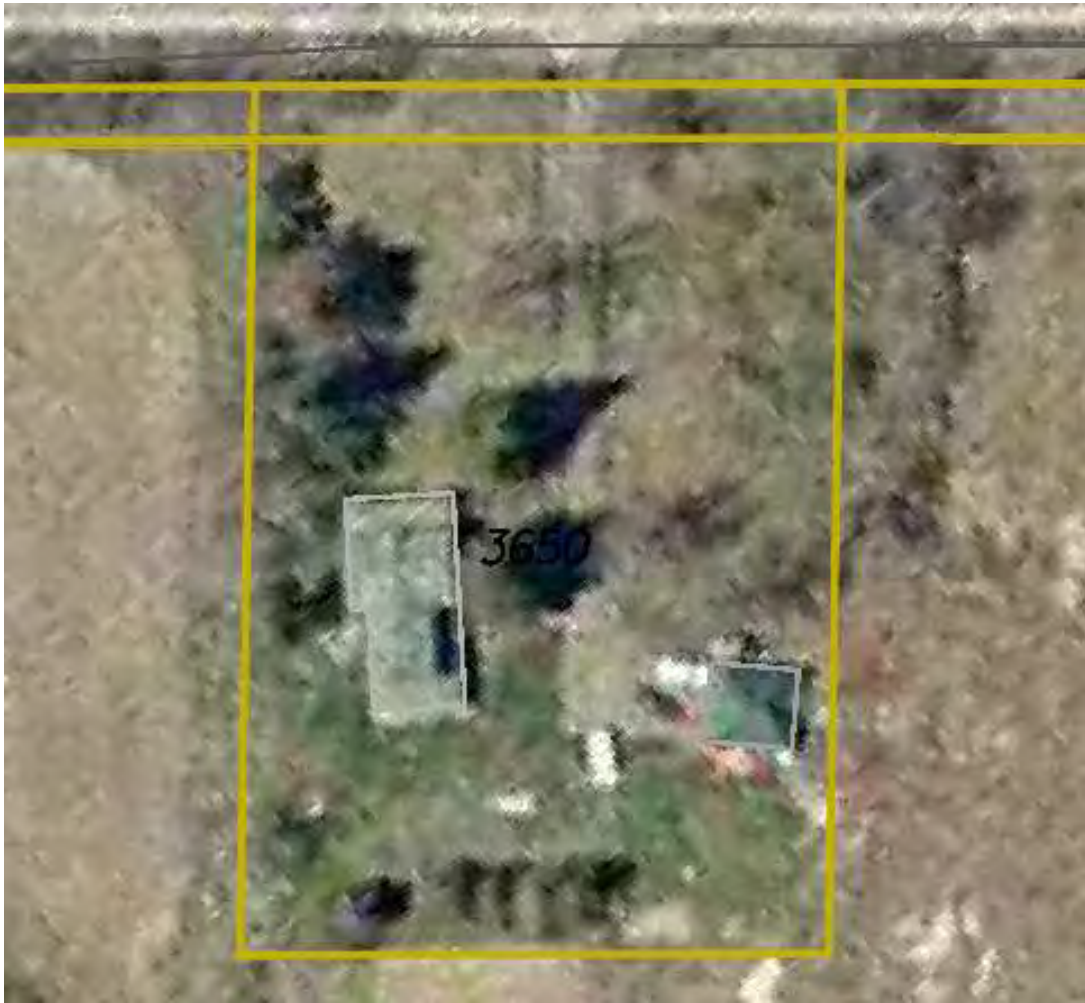


Figure 13 Detail of a 1999 aerial photo of 3650 Eglinton Avenue West (Mississauga emaps.)

The following images depict the house at about the time it was added to the Heritage Register in 1989. While ornamental shrubs have grown up and obscure the front façade of the house, it is clearly well maintained and is surrounded by a manicured lawn. A view of the south east elevations taken at the same time reveals a well maintained structure with flower beds and a carefully tended lawn. A third image shows the now demolished garage, a two vehicle structure of dressed stone or moulded concrete blocks. As will be seen in the analysis which follows of the current structure and grounds, the last two decades have not been kind to this property.



Figure 14 3650 Eglinton Avenue West, ca. 1989, front or north façade (historic images; www.mississauga.ca.)



Figure 15 3650 Eglinton Avenue West, ca. 1989, south and east façades (historic images; www.mississauga.ca.)



Figure 16 The garage at 3650 Avenue West, ca. 1999, west and south façades (historic images: www.mississauga.ca.)

The following three images accompany the listing of 3650 Eglinton Avenue West in the City of Mississauga's Heritage Register. They were taken before the garage was demolished in 1999 or 2000 and once again they present a well maintained house and a groomed landscape.



Figure 17 3650 Eglinton Avenue West, ca. 2000, front or north façade (Heritage Register; www.mississauga.ca.)



Figure 18 The paved driveway entrance to 3650 Eglinton Avenue West, ca. 2000 (Heritage Register, www.mississauga.ca.)



Figure 19 The garage at 3650 Eglinton Avenue West, ca. 2000 (Heritage Register, www.mississauga.ca.)

4.0 CURRENT SITE ANALYSIS AND ASSESSMENT

4.1 Overview

Drawings of the existing structure and detailed assessment of existing site conditions will be found in Parts Two and Three.

The subject property consists of an approximately one acre rectangle of land fronting on Eglinton Avenue West and contains the remnants of a nineteenth century farm complex. The only extant structures are the farm house itself which has an addition on its south façade, and a plywood shed recently erected on the concrete slab foundation of an earlier garage. An asphalt and gravel drive runs from Eglinton Avenue, east of the house and ends at the garage location. Concrete walkways connect the driveway to the front and side entrances. Some mature trees, remnants of an earlier windrow that sheltered the house and drive, remain on the property. The aerial photo below provides an overview of the current state of the property. The photo also shows the



Figure 20 Detail of a 2013 aerial photo of 3650 Eglinton Avenue West. The long white objects are stretch limousines (Mississauga emaps.)

outline of a small stream running from northwest to southeast on the eastern side of the lot. The property is bounded on the west by a wood post and wire fence, now completely collapsed and overgrown with vegetation.

4.2 Original Farmhouse Exterior

The images immediately below provide an overview of the four elevations of the farmhouse and its additions, beginning at the front or north façade and moving clockwise around the building.



Figure 21 The front or north façade of 3650 Eglinton Avenue West, 2013 (Photo by author.)



Figure 22 The east façade of 3650 Eglinton Avenue West, showing the original farmhouse and its southern extension, 2013 (Photo by author.)



Figure 23 The south façade of 3650 Eglinton Avenue West, 2013 (Photo by author.)



Figure 24 The west façade of 3650 Eglinton Avenue West, 2013 (Photo by author.)



Figure 25 The north and west façades of 3650 Eglinton Avenue West, 2013 (Photo by author.)

The farmhouse is a one and a half storey red brick structure of vernacular design seated upon a fieldstone foundation. The brickwork is a simple stretcher bond. The original window placement on the front façade is hidden by the newer brick veranda. A central gable, simple in design and execution, accents the sloping roof and encloses a two over one vertically aligned window. The fascia is unadorned but the structure has returned eaves on the east and west elevations. The fabric appears to be replacement material. The east and west façades have two bays of windows providing light to each floor. The windows are vertical, two over one paned in design. They rest upon stone lintels, though those on the eastern elevation have been replaced or covered. The windows are crowned by simple vertically placed brick arches. All of the exterior windows appear to be replacements. Grey asphalt shingles cover all roofs. The rear or south



Figure 26 Detail of the east façade, 3650 Eglinton Avenue West, showing the returned eaves and window treatment, 2013 (Photo by author.)



Figure 27 Detail of the west façade, 3650 Eglinton Avenue West, showing the returned eaves and window treatment, 2013 (Photo by author.)

elevation of the original house (figure 22) is almost entirely hidden by the later additions. The original symmetry of the front façade has been altered by the partially closed in front veranda composed of corrugated brick in a simple stretcher bond pattern. The front door is also a replacement and the entrance is now protected by an iron gate. The original brickwork at the southwest corner of



Figure 28 The front door of 3650 Eglinton Avenue West, 2013 (Photo by author.)

the building has suffered serious deterioration in recent years (figure 28).



*Figure 29 Deteriorating brickwork at the southwest corner of the original farmhouse, 2013
(Photo by author.)*

4.3 Later Addition Exterior

An addition has been added to the original farmhouse consisting of a rectangular one and a half story extension on its south façade which in turn is surrounded on its east and south sides by a single storey extension. While the east façade of the one storey portion is covered in parching, giving the appearance of a separate addition, the brickwork on its south and west elevations match that of the two storey brick structure. This supposition is supported by the continuation of the brickwork on the west façade from the two storey addition on to the one storey portion. The addition was likely erected in the late nineteenth or early twentieth century. Its brickwork is



Figure 30 Continuity of brickwork on the west façade of the addition (Photo by author.)

somewhat coarser than that of the original house and its workmanship has not, in general, weathered as well as that of the original farmhouse. An effort was however made to match the window treatment of this addition with that of the original structure, as can be seen in the following images. The south façade of the two storey addition is surfaced with asphalt



Figure 31 Detail of the brick and window treatment of the first addition to 3650 Eglinton Avenue West, 2013 (Photo by author.)



Figure 32 Window treatment and detailing on the west elevation of the addition, 2013 (Photo by author.)

shingling which has suffered substantial deterioration. The brick chimney servicing the addition



Figure 33 The south elevation of the two storey extension, 2013 (Photo by author.)

also shows signs of deterioration.

4.4 Original Farmhouse Interior

The interior of the original farmhouse has undergone massive change, particularly on the main floor where virtually none of the original fabric remains. The main floor now serves as an office



Figure 34 The northwest room on the main floor of 3650 Eglinton Avenue West is now an office and break room, 2013 (Photo by author.)



Figure 35 The northeast room on the main floor of 3650 Eglinton Avenue West is now a small fabricating area, 2013 (Photo by author.)

and a fabricating area. Behind these rooms are a storage area and a washroom. The stairs which gave access to the second floor of the original farmhouse have been removed. Access to this

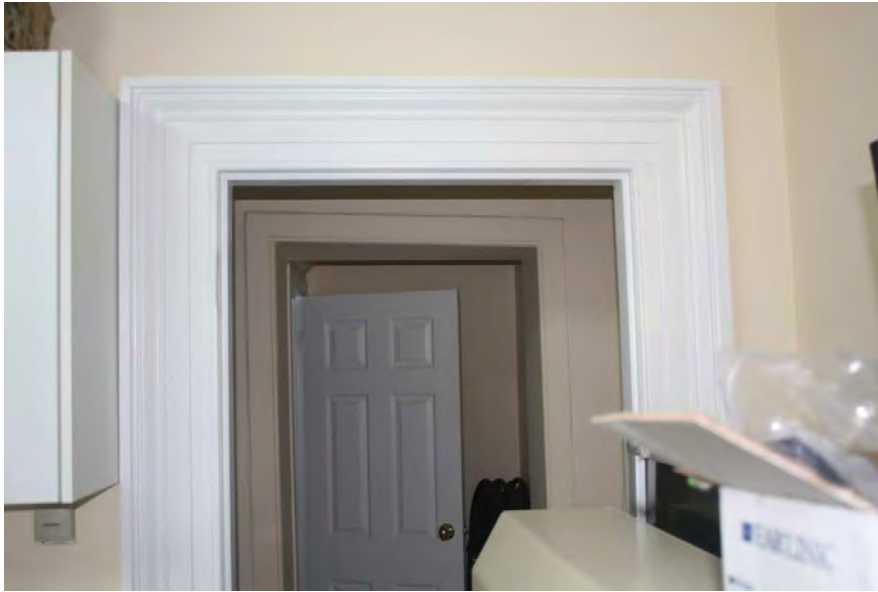


Figure 36 Entryway to main floor storage area and modern washroom, 2013 (Photo by author.)

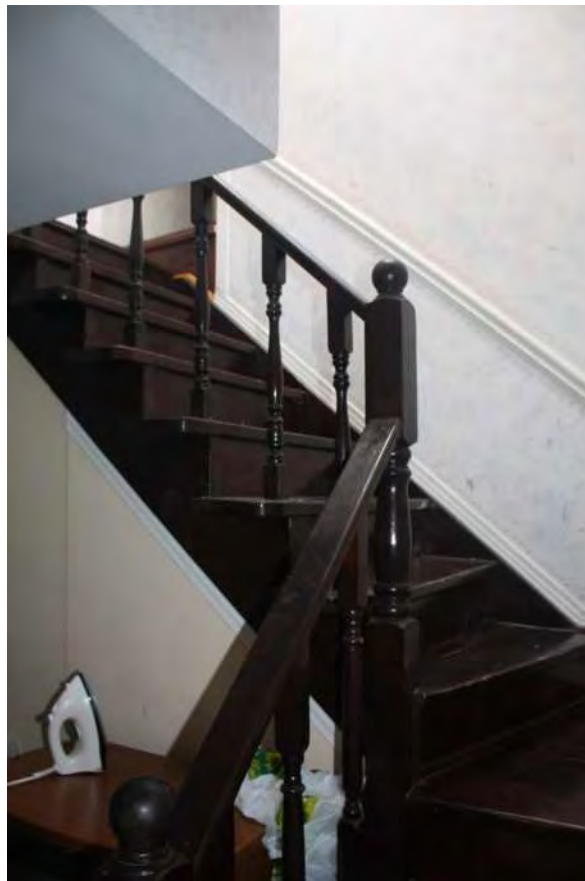


Figure 37 the staircase in the addition leading to the second floor of both portions of the house, 2013 (Photo by author.)



Figure 38 Looking down the staircase from the second level of the addition. The original building is on the left in this image, 2013 (Photo by author.)

level is now via the side entrance to the rear addition and a staircase which serves both portions of the structure. The building is now effectively divided into two separate areas consisting of the first floor office and fabricating area of the original farmhouse, and bedrooms for students on both levels of the addition and on the second floor of the original farmhouse.

The central hall configuration remains intact on the second floor of the original farmhouse and there are four rooms now used as bedrooms. The woodwork surrounding the windows and doors appears to be original fabric but the windows and the doors are all replacements.



Figure 39 The upper level hallway of the original farmhouse, 3650 Eglinton Avenue West, 2013 (Photo by author.)



Figure 40 the southwest bedroom, upper level of the original farmhouse, 3650 Eglinton Avenue West, 2013 (Photo by author.)

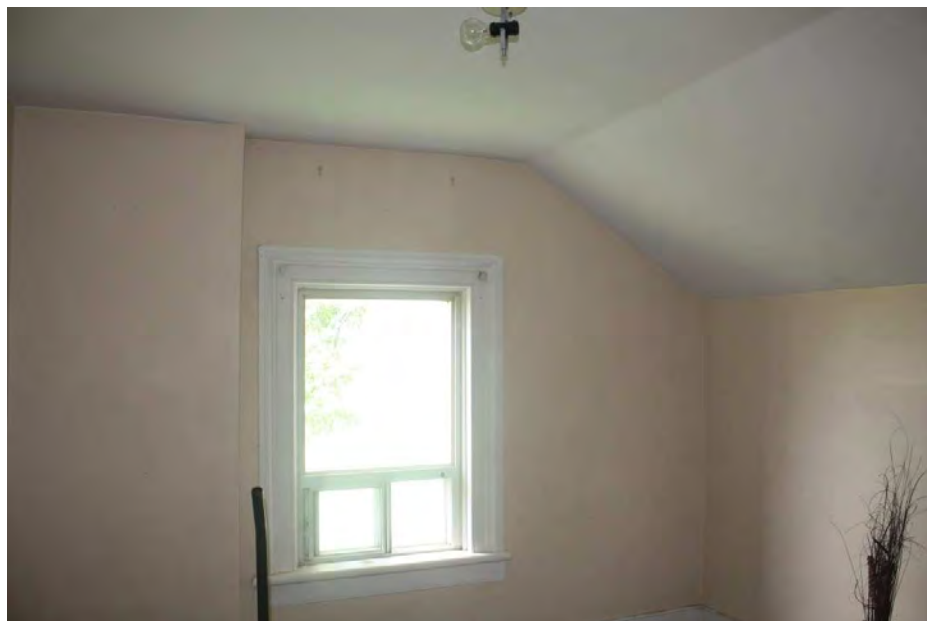


Figure 41 the southeast bedroom, upper level of the original farmhouse, 3650 Eglinton Avenue West, 2013 (Photo by author.)

4.5 Later Addition Interior

With the exception of the staircase shown above, (figures 36 and 37), the interior of the addition is strictly utilitarian in nature and little of the original fabric has been retained. The first floor of

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the addition consists of a narrow room on the east side, a central corridor and a small living area to the west. At the rear is a modern kitchen and the entrance to the basement.



Figure 42 The empty room on the eastern side of the addition's main floor, 2013 (Photo by author.)

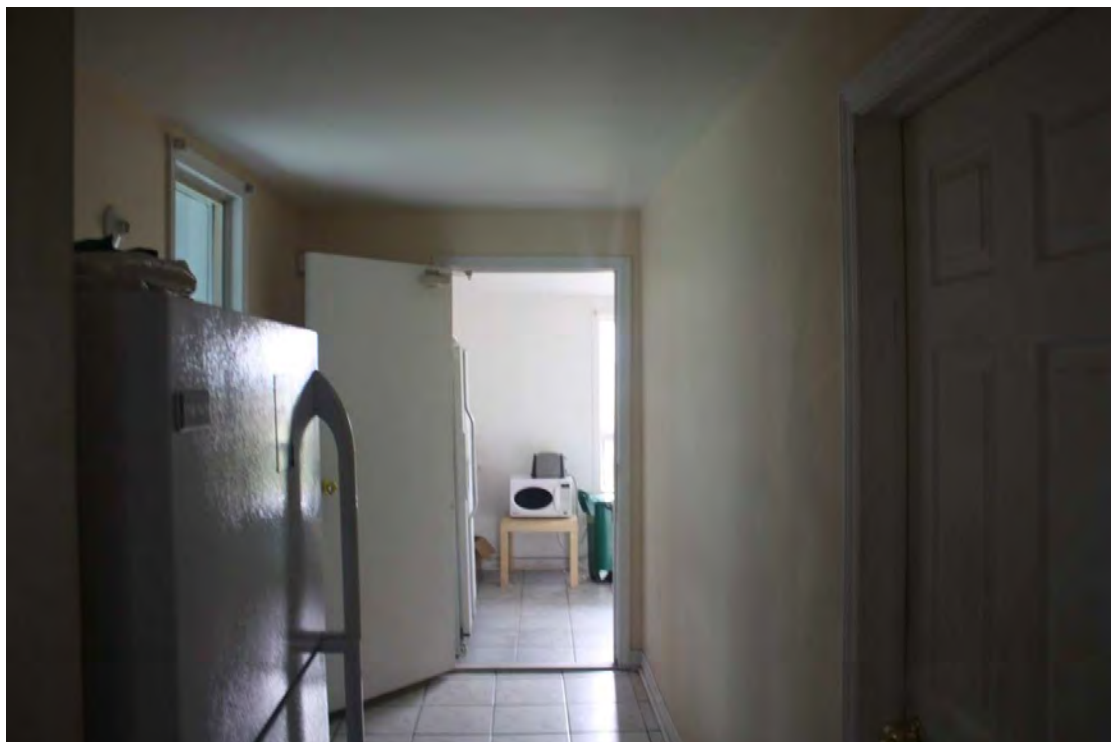


Figure 43 The main level central hallway of the addition leading to the kitchen in the rear, 2013 (Photo by author.)



Figure 44 The living area on the west side of the addition's first floor, 2013 (Photo by author.)



Figure 45 The kitchen at the rear of the addition's main floor. The doorway leads to the basement, 2013 (Photo by author.)

A bathroom and the bedrooms on the second floor of the addition are similarly functional in nature and show little of the structure's original fabric.



Figure 46 A modern bathroom on the second floor of the addition, 2013 (Photo by author.)



Figure 47 One of the addition's second floor bedrooms, 2013 (Photo by author.)

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The basement of both the original farmhouse and its addition is accessed from the rear kitchen. The foundation walls of the original structure are of fieldstone, while those of the addition are of concrete blocks. The floor is cement in both portions of the structure.



Figure 48 The basement of the original farmhouse, 2013 (Photo by author.)



Figure 49 The basement of the addition, 2013. Timber had been inserted to support the structure (Photo by author.)

Significant flooding occurred in the basement in 2010 and timbers have been introduced to stabilize the building.²⁵ There is also an interior brick wall in the basement of the original farmhouse, part of which has collapsed or been removed. The structural integrity of the



Figure 50 timber supports in the basement of the original farmhouse, 2013 (Photo by author.)

²⁵ Mr. Siddiqui in conversation with Robert J. Burns of Heritage Resources Consulting during a site visit, 6 Aug. 2013.



Figure 51 A gap in the interior basement wall of the original farmhouse and supporting timbers, 2013 (Photo by author.)

farmhouse and its addition may have been compromised by this water damage, but an engineering study would be required to determine this. There is visual evidence, shown above, of recent stabilizing efforts .

4.6 Current Grounds and Landscape

The grounds are no longer being maintained as they were in the pre-2000 period. The images below depict the condition of the property and identify a number of mature and maturing chestnut and spruce trees that form a remnant of the windrow which once protected the farmhouse and lined the drive.



Figure 52 One of the mature trees on the lot to the north and west of the farmhouse, 2013 (Photo by author.)



Figure 53 Looking east toward the front of the farmhouse, 2013 (Photo by author.)



Figure 54 Looking north up the driveway toward Eglinton Avenue West, 2013 (Photo by author.)



Figure 55 A plywood shed now sits on the concrete slab that formed the foundation of the demolished garage, 2013 (Photo by author.)

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Documentary evidence indicates that a five acre orchard once stood, partly on this property, to the immediate west of the farmhouse. No traces remain. The land surrounding the subject property, once cultivated fields, is vacant and slated for development. The one acre lot that now comprises 3650 Eglinton Avenue West sits in comparative isolation and little now remains of the functional farm complex it once was. Beyond the open field to the east is a subdivision of modern homes erected about 2004. To the direct north across Eglinton Avenue is a small woodlot and to the west and north of Eglinton Avenue is another large housing subdivision.



Figure 56 Looking east from the subject property, 2013 (Photo by author.)



Figure 57 Looking south from the subject property, 2013 (Photo by author.)



Figure 58 Looking west from the subject property, 2013 (Photo by author.)



Figure 59 The view east along Eglinton Avenue West from the subject property, 2013 (Photo by author.)



Figure 60 The view west along Eglinton Avenue West from the subject property, 2013 (Photo by author.)



Figure 61 The subject property looking south from Eglinton Avenue West, 2013 (Photo by author.)

5.0 APPLICABLE REGULATIONS

5.1 Heritage

The subject property was listed on the Mississauga Heritage Register in 1989 under the terms of the Ontario Heritage Act. The listing is described as follows in the City of Mississauga online property database:

The subject property was added to the City's Heritage Inventory in 1989. Believed to be a mid to late nineteenth century building, it is a one and a half storey red brick structure with a low pitched roof and small gable in the front roofline. Simple cornice and plain fascia with returned eaves on the gable ends. Windows varied, some six over six and other, probably added later to the enclosed portion of the front porch were six over one. A brick addition, two storey, had been added to the rear. A stone foundation and cellar.²⁶

A building listed on the Heritage Register can only be demolished if the City of Mississauga determines, on the review of a Heritage Impact Statement, that it does not have sufficient heritage values to be designated as a heritage property under the terms of the Ontario Heritage Act. The analysis and accompanying photographs of 3650 Eglinton Avenue West, provided above in sections 2, 3 and 4 document the changes that have occurred to the structure and grounds since its listing in 1989.

5.2 Zoning

3650 Eglinton Avenue West is zoned D or development. The excerpt below from the City of Mississauga's Official Plan describes permitted use and zone regulations. The following map

Table 12.3.2 - D Zone Permitted Uses and Zone Regulations

Column A		B
Line 1.0	ZONE	D
PERMITTED USE		
2.0	DEVELOPMENT	
2.1	A building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure	✓
ZONE REGULATION		
3.0	The erection of new buildings or structures and the enlargement or replacement of existing buildings and structures shall not be permitted	✓

Figure 62 Excerpt from City of Mississauga D Zone Permitted Uses and Zone Regulations (www.mississauga.ca.)

²⁶ City of Mississauga heritage listing 155 for 3650 Eglinton Avenue West; http://www.mississauga.ca/portal/services/property?paf_portalId=default&paf_communityId=200005&paf_pageId=2700006&paf_dm=shared&paf_gear_id=6500016&paf_gm=content&paf_gear_id=6500016&action=heritage_desc&id=134494&addressId=356282&invId=155&heritageTab=yes&propDetailsTab=no.

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identifies the zoning status of the subject property and those in its immediate vicinity.

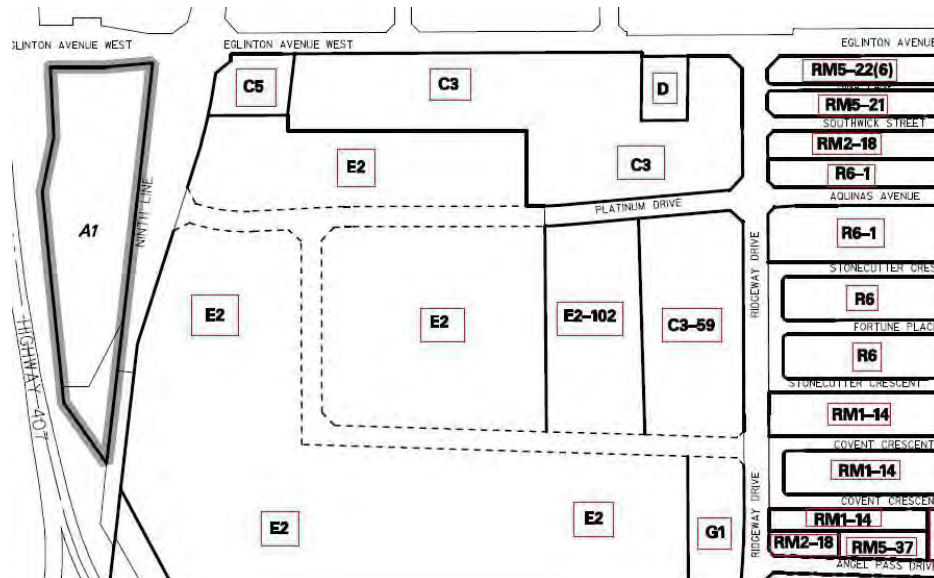


Figure 63 Zoning Status of 3650 Eglinton Avenue West and surrounding properties (Zoning maps, www.mississauga.ca.)

Section 4.5 Churchill Meadows District Policies of the Mississauga Plan provides more detailed direction for the area. 3650 Eglinton Avenue West is located within Character Area # 4 of the

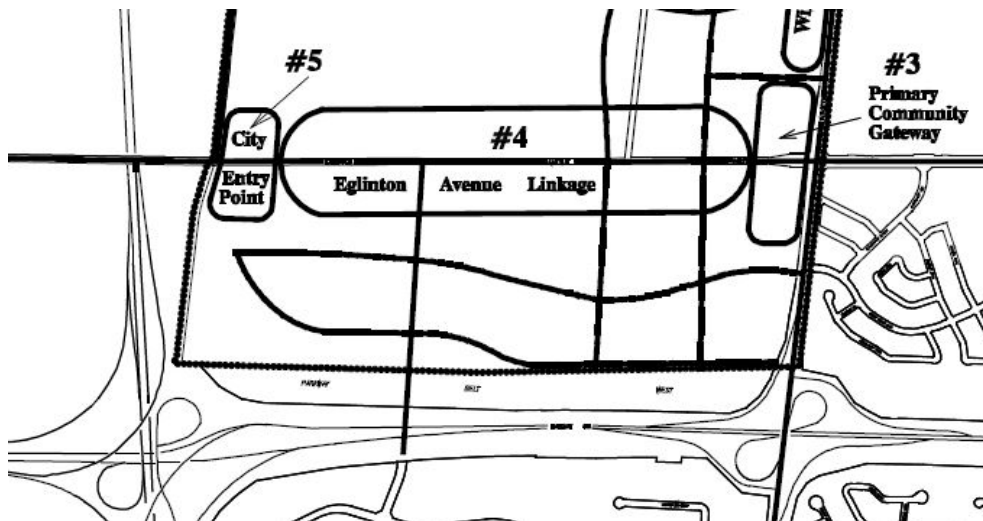


Figure 64 Detail of the Churchill Meadows Character Area map (www.mississauga.ca.)

Churchill Meadows District. The land surrounding 3650 Eglinton Avenue West to the east, south and west is zoned C-3 or general commercial while that to the west is C-5 or motor vehicle commercial.

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Section 4.5.3.1.4, Eglinton Avenue Linkage, provides the following guidance for its development:

This area is located on the north and south sides of Eglinton Avenue West between **Character** Areas 3 and 5. The goal of this area is to provide a coordinated built form image linking two **Character** Areas while having regard for the integration and significance of the retained **woodlands** west of Tenth Line West.

- a. The landscape treatment for **development** parcels adjacent to the retained **woodlands** should be in the form of naturalized **character** to integrate **development** with these open spaces. In addition, the built form along Eglinton Avenue West is to be sympathetic in height and scale to the retained **woodlands**/space, wherever possible.
- b. The commercial facility is to avoid, wherever possible, parking and loading areas abutting Eglinton Avenue West and Tenth Line West, in favour of built form. The preferred **character** is to create continuous landscape areas between the building and the streetline.
- c. The height of buildings are to step down from the Primary Community Gateway **Character** Area.
- d. Buildings on Residential Medium Density lands fronting onto the north and south sides of Eglinton Avenue West should have built forms located close to the street edge. Residential **development** should front Eglinton Avenue West and be served by rear lane access to units. While buildings may be developed as residential units, mixed commercial/residential "live/work" units will be permitted subject to parking facilities being provided and designed in a manner that is **compatible** with the mainstreet **character** of the area; incorporation of measures such as landscape space, planters or tree grates; or other elements that reinforce the urban street wall.

6.0 PROPOSED DEVELOPMENT AND IMPACT ON EXISTING FEATURES

The owner of 3650 Eglinton Avenue West intends to sell this property for development. The prospective developer plans to erect on the site a retail plaza consisting of small stores. The proposed demolition plan and proposed schematic site plan are provided in Part Two.

The commercial retail development planned for 3650 Eglinton Avenue West is similar in nature to that intended for the immediately surrounding area. Execution of this plan will require the demolition of the existing structure and the alteration of much of the current landscape including removal of the drive and garage foundation, and many of the existing trees.

7.0 CONSERVATION PRINCIPLES

This study has been prepared using the directives and guidance to be found in Ontario regulation 9/06 of the Ontario Heritage Act, the Provincial Policy Statement (2005) and the Ministry of Culture Guidelines (2006), the City of Mississauga Official Plan and the Mississauga Heritage Impact Statement terms of reference (Feb. 2013.)

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Ontario Regulation 9/06 provides the following criteria for determining cultural heritage value or interest:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
- (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

The Ministry of Culture's guidelines for the Provincial Policy Statement note in part:

The PPS, 2005 defines ***built heritage resources*** as involving "one or more *significant* buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions."

The PPS, 2005 defines "*built heritage resources*" and it defines "*significant*." For *built heritage resources* to be *significant* or have cultural heritage value or interest, they must be "valued for the important contribution they make to our understanding of the history of a place, an event, or a people."

The PPS, 2005 defines *heritage attributes* as "the principal features, characteristics, context, and appearance that contribute to the cultural heritage significance of a *protected heritage property*." These attributes should be identified and considered when significance is being evaluated.

The City of Mississauga's terms of reference regarding the preparation of Heritage Impact Statements provide the following guidance:

The City's Official Plan introduces heritage in the following manner:

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The protection of heritage resources contributes to a sense of community by providing continuity between the past and the present. Through identifying, understanding, and protecting its heritage, the city can incorporate the past into planning for the future. The City will demonstrate a leadership role in the conservation of its own properties in a responsible way and provide heritage assessments of prospective acquisitions.

In compliance with the City's policy 4.9.2.3, as stated below, the City of Mississauga is seeking to conserve, record, and protect its heritage resources:

Applications for development of a heritage resource will be required to include a Heritage Impact Statement which will be prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

The consultant must write a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06.

8.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

3650 Eglinton Avenue West was added to the City of Mississauga's Heritage Register in 1989 for its architectural features. The Heritage Register statement is reproduced above in Section 5.1. It was at that time a well maintained property and the site of a modest mid-nineteenth century dwelling. The latter, a one and a half red brick structure had a centrally located gable on its north, or front, façade, returned eaves and brick crowns over the windows on the east and west façades. Its detailing was otherwise quite simple. It also had a replacement veranda, of corrugated red brick and partially enclosed, which hid most of the original architectural features of the front façade.

In the ensuing 24 years the farmhouse and its later addition, the main built features of the property at the time of listing, have undergone significant change including the replacement of all windows and fascia, and substantial deterioration of the brickwork, particularly at the southwest corner of the original farmhouse. The interior of the main floor of the original farmhouse has been totally re-organized, a process which removed most of its original fabric including the central staircase, and re-divided the composite structure into separate office and living areas. The second floor of the original farmhouse retains the structure of its central hall/four bedroom design but its walls have been re-surfaced and its doors replaced. The fabric of the addition's interior, with the exception of the staircase which now services both sections of the structure, has been largely removed or hidden. The secondary structure extant on the property in 1989, a single storey, two vehicle garage constructed of stone or concrete block, was demolished about 2000.

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It is difficult to determine, on the basis of the existing photographs of the site from 1989 and 2000 provided above, how much of the original farm complex landscape then survived. The landscape today retains the original driveway and some mature trees survive. However, the latter are but a remnant of the pattern of the property and driveway windbreaks that once provided the farm complex with protection from wind and blowing snow.

The property does not merit designation under the terms of the Ontario Heritage Act.

It is recommended that the farmhouse and its addition be documented by photograph in detail prior to demolition and that this visual record be retained by the City of Mississauga for future comparative purposes. It may also be appropriate to dismantle the original structure in a manner which allows for the preservation of brickwork and foundation fieldstone as a source of material for repair and alteration projects in the region. Where possible existing trees should be integrated into the new development.

9.0 MANDATORY RECOMMENDATION

The City of Mississauga's terms of reference for a Heritage Impact Statement require that the following questions be answered based on the research and analysis conduct for the study:

Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?

3650 Eglinton Avenue West does **not** meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act.

If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not.

The criteria addressed below are taken from Ontario Regulation 9/06, Ontario Heritage Act:

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

The property is not a rare, unique, representative or early example of a style, type, expression, material or construction method, In its present condition it has no significant heritage design or physical value.

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ii. displays a high degree of craftsmanship or artistic merit,

The property does not display a high degree of craftsmanship or artistic merit. Much of its original style features have been replaced over the years and that which remains is modest in scope.

iii. demonstrates a high degree of technical or scientific achievement.

The property is a modest domestic dwelling and demonstrates no degree of technical or scientific achievement.

2. The property has historical value or associative value because it,

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

3650 Eglinton Avenue West was the centre of a nineteenth and early twentieth century farm complex and was home to several farming families from its construction in the late 1860s or early 1870s until the partition of its farm lands in 1956. It has no direct associations with any theme, event, belief, person, activity, organization or institution that could be considered significant to the community.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

In its current state the property can no longer be said to have the potential to yield information that might contribute to an understanding of the community or local culture.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property is not associated with the work or ideas of a builder known within the community.

3. The property has contextual value because it,

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.

Contextual value is usually assessed in terms of the interplay of the subject property with its current surrounding environment. The Federal Heritage Buildings Review Office (FHBRO) is

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responsible for the identification and conservation of heritage properties within the federal government's real property inventory. FHBRO provides the following three criteria for the assessment of contextual value:

*site,
setting, and
landmark,*

and poses the following three questions to guide in their assessment:

- 1) What is the integrity of the historical relationship between the building and its associated landscape?*
- 2) What is the influence of the building on the present character of the area with which it is associated?*
- 3) What is the nature of the building's identity within the community?²⁷*

The property at 3650 Eglinton Avenue West was historically the core of a larger farming complex. The physical environment consisted of the house itself and a driveway, a nearby barn and likely a range of other ancillary structures pertaining to its agricultural operations. None of these structures remain today. The house and drive were protected from wind and snow by rows of mature trees, of which a small remnant remains *in situ*. It seems quite clear that there is very little left of the historical relationship which once connected the building to its immediate surroundings and that the property no longer serves to define, maintain or support the current character of the area.

3650 Eglinton Avenue West is now surrounded by open fields zoned commercial and awaiting development. To the east and the northwest modern housing subdivisions have been erected in the last decade. Further to the south and west the area is bounded by two limited access 400 series highways. The house at 3650 Eglinton Avenue West was once the centre of a vibrant farming enterprise but virtually all of its contextual components and associations have disappeared over time and it is no longer linked to its surroundings in any meaningful way.

The present character of the area around 3650 Eglinton Avenue West is defined by its suburban domestic components which consist of two recently erected housing subdivisions and a surrounding open area soon to be developed as a retail commercial hub servicing these nearby communities. The existing structure at 3650 Eglinton Avenue West is an anomaly in this setting and, given the structural and aesthetic modifications it has undergone, the deteriorating condition

²⁷ Federal Heritage Buildings Review Office, "Evaluation Criteria," <http://www.pc.gc.ca/progs/beefp-fhbpro/evaluation/Environment.aspx>.

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of its physical fabric and the loss of its contextual components, it is no longer a significant representation of the area's 19th century agricultural past.

The property is not considered a landmark within the surrounding area.

Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement:

The Provincial Policy Statement defines conservation in the following terms:

Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

As constructed 3650 Eglinton Avenue West was a modest expression of mid-nineteenth Ontario vernacular domestic architecture built for a member of the second generation of a local pioneer family. It was the centre of a farm complex that has now largely disappeared. A large, not incompatible addition was later added to the rear elevation. The structure and grounds have undergone significant deterioration, particularly in the quarter century since the property was initially listed in the City of Mississauga Heritage Register. Many of the external elements including windows and fascia have been replaced. The interior of the main floor of the original farmhouse has been removed and both portions have been reconfigured internally to provide separate office and living quarters. Given the extent of this change the property does not warrant conservation.

10.0 AUTHOR'S QUALIFICATIONS AND RELEVANT EXPERIENCE

The author of this report has the following qualifications:

- Ph.D. in Ontario history, Western University, London, ON, 1975
- professional member of CAPHC since 2004
- Parks Canada historian, 1976 to 1995
- principal of Heritage Resources Consulting since 1995

The author's related experience includes:

- representative for history on the Federal Heritage Building Review Board, 1990 to 1995
- chair, Heritage Central Elgin, 2004 to the present
- Heritage Assessments in the City of Brampton:
 - Stone house, 11687 Chinguacousy Road, 2012

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- Heritage Assessments in the Town of Milton:
Demolished stone house, 7129 Tremaine Road, 2009

- Heritage Assessments in the City of Mississauga:
Madill Barn, 6250 Hurontario Street, 2009
Dudgeon Cottage, 305 Lakeshore Road West, 2010
1048 Roper Avenue, Lorne Park, 2012

- Heritage Assessments in the Town of Oakville:
Smye House, 394 Lakeshore Road West, 2009
140, 144, 150, 154 and 158 Bronte Road, 2010

APPENDIX A: CHAIN OF OWNERSHIP

Instrument Number	Date of Instrument	Grantor	Grantee	Details
Patent	3 Jan. 1828	Crown	King's College	Lot 4, Con. 2 NDS (200 acres)
954B	5 Mar. 1855	University of Toronto	William Albertson	200 acres
2715M	4 Mar. 1873	William Albertson	George Albertson	North ½ Lot 4, Conc. 2 NDS (95 acres)
5986	4 June 1892	George Albertson	Thomas Wright Stevenson	Same
7266	29 Mar. 1899	Thomas Wright Stevenson	Wilbert Clark Andrew	Same
9274	9 Jan. 1907	Wilbert Clark Andrew	Alexander Stevenson	Same
9981	23 Apr. 1910	Alexander Stevenson	William Arthur Greensides	Same
19228	29 July 1938	Mary Elizabeth Greensides, Edna Greensides, William Greensides, Alice Barnstaple, Hazel Evelyn Greensides	Frederick J. Near & Verna Evelena Near	Same
56755	1 Sept. 1956	Frederick J. & Verna E. Near	Halton Oakes Estates Ltd.	All but 1.033 Acre of N ½ Lot 4, Conc. 2 NDS
RO1173017	30 Mar. 1998	Verna E. Near	Dragan & Verica Marjanovic	Pt. N ½ lot 4, Conc. 2NDS

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				(1.033 acres)
PR1346314	1 Oct. 2007	Dragan & Verica Marjanovic	Haroon Mahmud & Shela Haroon Minhas	Same
PR1814092	30 Apr. 2010	Haroon Mahmud & Shela Haroon Minhas	Mushtaq Siddiqui	Same

3650 EGLINTON AVENUE WEST, MISSISSAUGA ,ONTARIO



-SUBJECT PROPERTY



DWG-00	SITE LOCATION & DRAWING LIST
DWG-01	EXISTING SURVEY PLAN
DWG-02	EXISTING BASEMENT FLOOR PLAN
DWG-03	EXISTING GROUND FLOOR PLAN
DWG-04	EXISTING SECOND FLOOR PLAN
DWG-05	EXISTING ROOF PLAN
DWG-06	EXISTING ELEVATIONS
DWG-07	EXISTING ELEVATIONS

A-101 PROPOSED DEMOLITION PLAN
A-102 PROPOSED SCHEMATIC SITE PLAN



3650 EGLINTON AVENUE WEST
MISSISSAUGA , ONTARIO

DATE: 17/09/2013

DWG-00

EGLINTON AVE WEST
(BY CITY OF MISSISSAUGA BYLAW 40-76. INST.NO VS394058)
(FORMERLY LOWER BASELINE ROAD)

FENCELINE

54.86
N38°49'30"E

PLAN 43R-25632

PLAN OF SURVEY OF

PART OF LOT 1 &
ALL OF LOT 2

REGISTRAR'S COMPILED PLAN 1542

GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON NOW IN THE

CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

AS PER SURVEY BY : MARSHALL MACKLIN MONOGHAN
RECEIVED & DEPOSITED SEP. 7TH, 2001.

76.18

76.22

861.00 SQM
2827.00 SFT
EXISTING 2 Storey
Brick Dwelling

G.F.A
162.09 SQM
531.00 SFT

OPEN PLATFORM
19.7 SQM
64.63 SFT

EXISTING
INACTIVE WELL

P.I.No 13404-0059

EXISTING SHED

ASPHALT DRIVE
WAY

EXISTING
INACTIVE WELL

N150°00'40"W

N16°54'00"W
(RP&M)

54.91 (RP&M)
N38°49'30"E

SCALE: 1:250

(REFERENCE BEARING PLAN 43R-25453)



MEHBOOB BANGASH
ARCHITECTS

8140 HORNBY ROAD.
HALTON HILLS, ONTARIO
L0P 1E0

TEL: 416-444-3162
CELL: 647-461-1007
FAX: 866-571-1317
info@mbarch.ca

EXISTING SURVEY PLAN

EGLINTON DEVELOPMENT

3650 EGLINTON AVENUE WEST
MISSISSAUGA, ONTARIO

ISSUED: FOR RECORD

DATE: 17/09/2013

DWN.BY: SNA

CHK. BY: MKB

ISSUED FOR RECORD

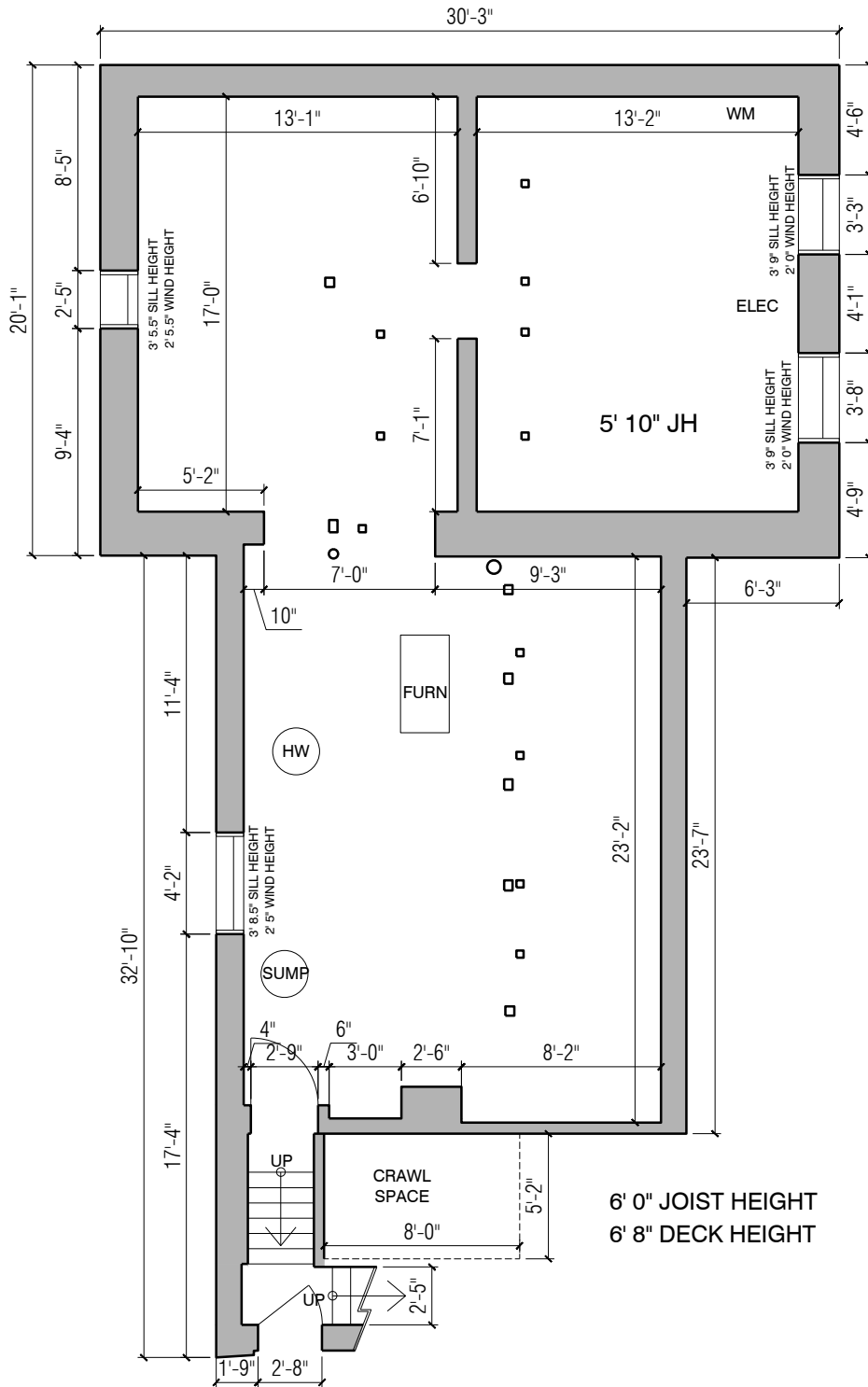
PROJECT N.O.
ONCO1335

REVISION N.O.

SCALE: AS NOTED

DWG. N.O.

DWG-01



□ EXISTING SUPPORT/COLUMNS

■ EXISTING STRUCTURE

A EXISTING BASEMENT FLOOR PLAN
DWG-02 3/16"=1'-0"



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EXISTING BASEMENT FLOOR PLAN

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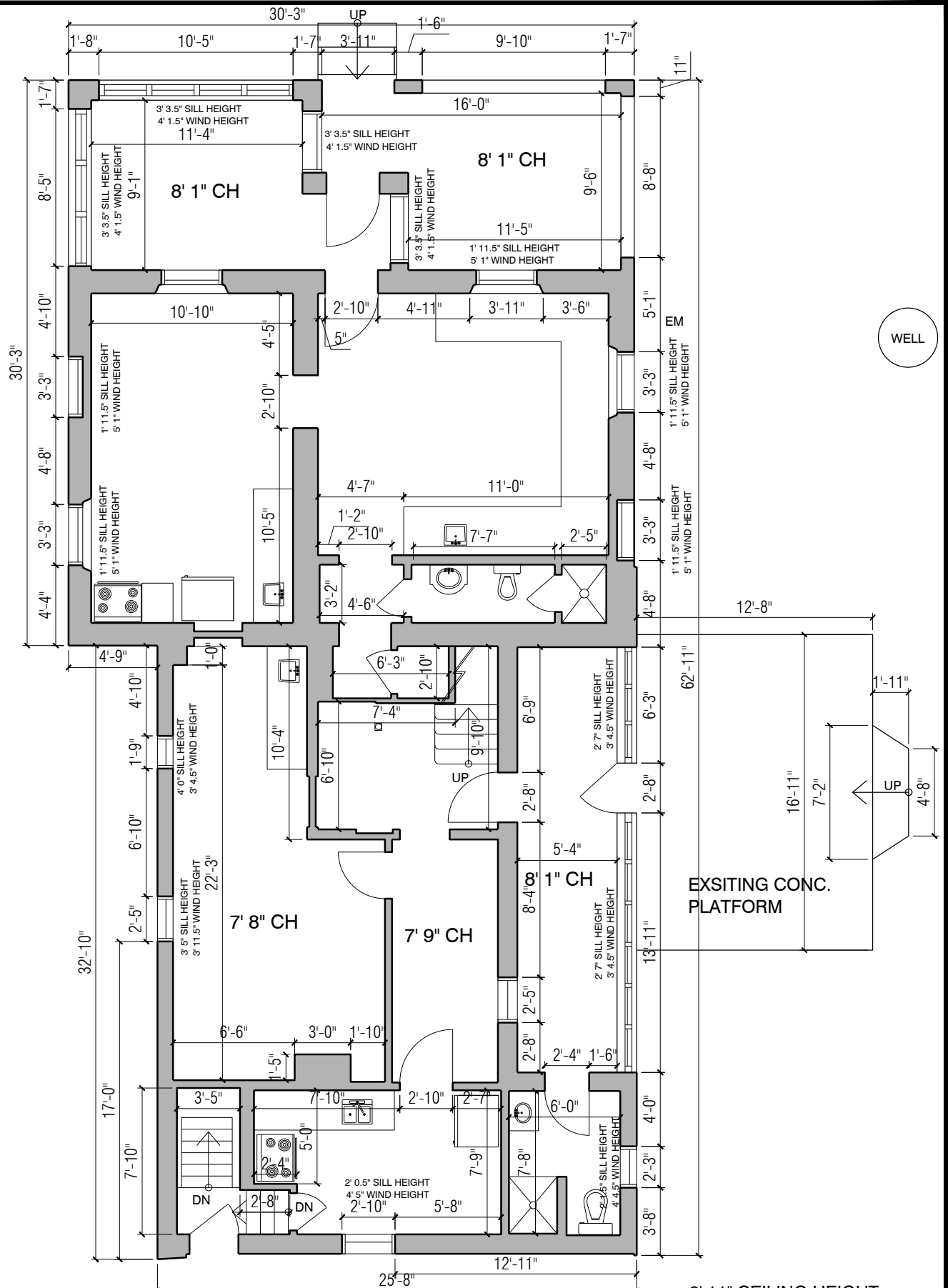
PROJECT N.O.
ONCO1335

REVISION N.O.

SCALE: AS NOTED

DWG. N.O.

DWG-02



B EXISTING GROUND FLOOR PLAN
 DWG-03 3/16"=1'-0"

8' 11" CEILING HEIGHT
 6' 7" DOOR AND OP HEIGHTS



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EXISTING GROUND FLOOR PLAN

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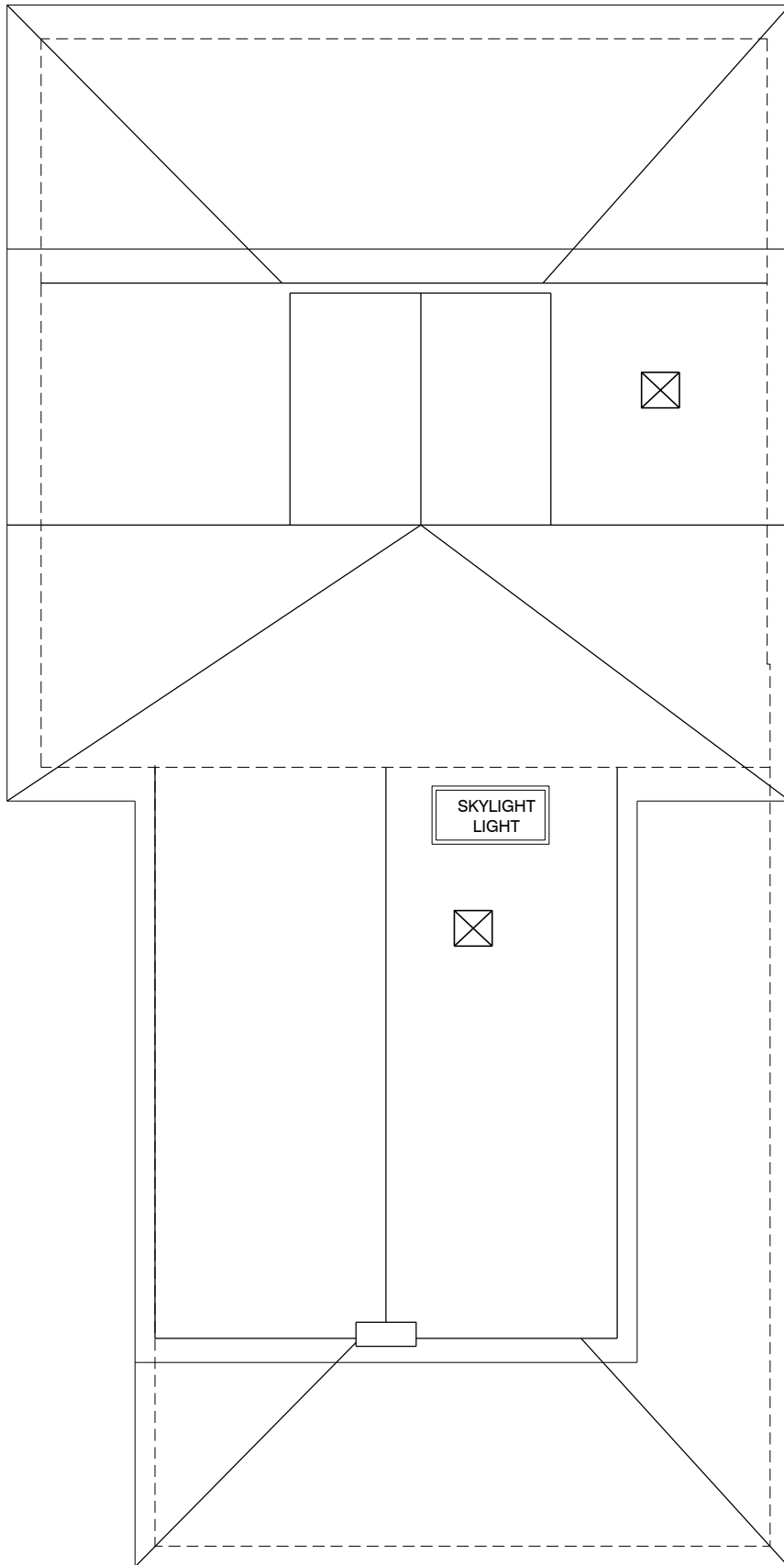
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DWG. N.O.

DWG-03



EXISTING ROOF PLAN

DWG-05

3/16" = 1'-0"



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EXISTING ROOF PLAN

EGLINTON DEVELOPMENT

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PROJECT N.O.

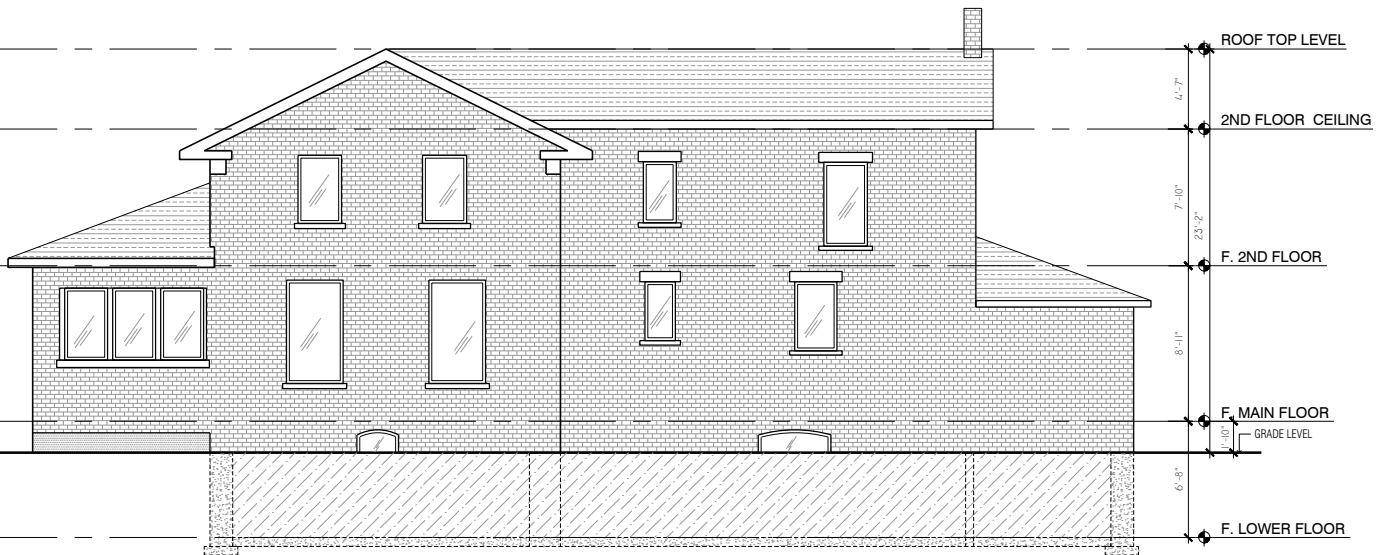
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REVISION N.O.

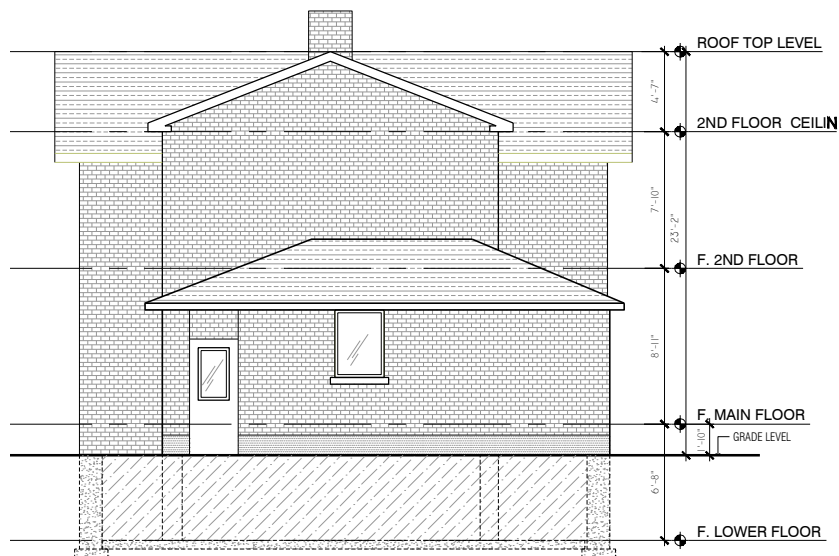
SCALE: AS NOTED

DWG. N.O.

DWG-05



A WEST (SIDE) ELEVATION
DWG-06 1/8" = 1'-0"



B SOUTH (REAR) ELEVATION
DWG-06 1/8" = 1'-0"



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EXISTING ELEVATIONS

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REVISION N.O.

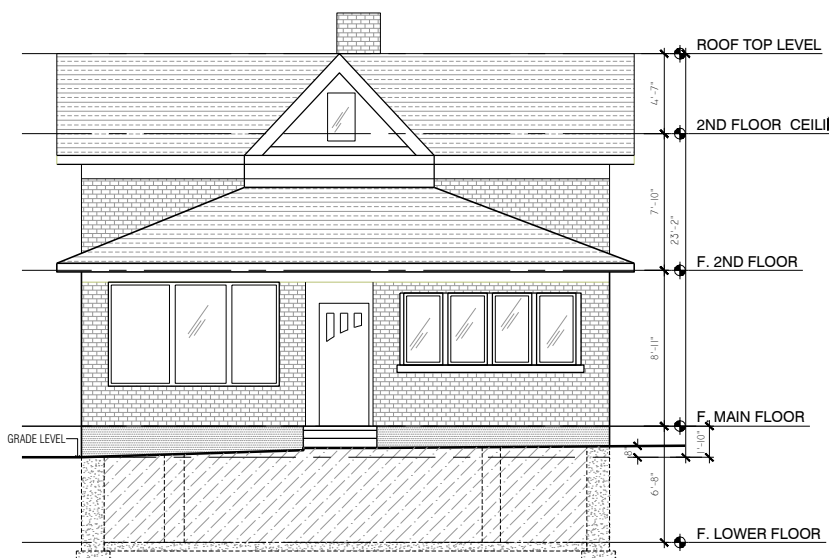
SCALE: AS NOTED

DWG. N.O.

DWG-06



C EAST (SIDE) ELEVATION
DWG-07 1/8" = 1'-0"



D NORTH (FRONT) ELEVATION
DWG-07 1/8" = 1'-0"



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EXISTING ELEVATIONS

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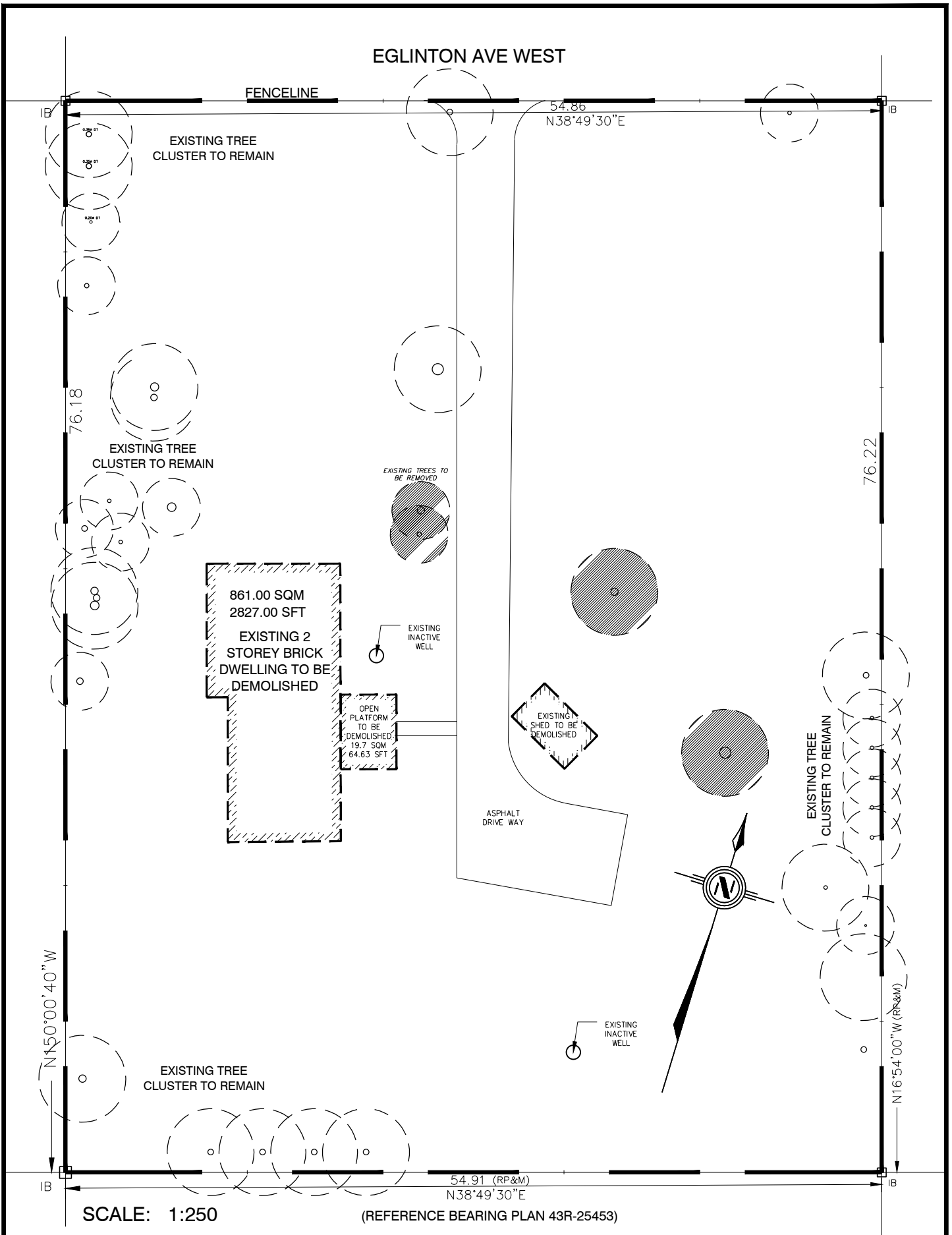
PROJECT N.O.
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SCALE: AS NOTED

DWG. N.O.

DWG-07



SCALE: 1:250

(REFERENCE BEARING PLAN 43R-25453)



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PROPOSED DEMOLITION PLAN

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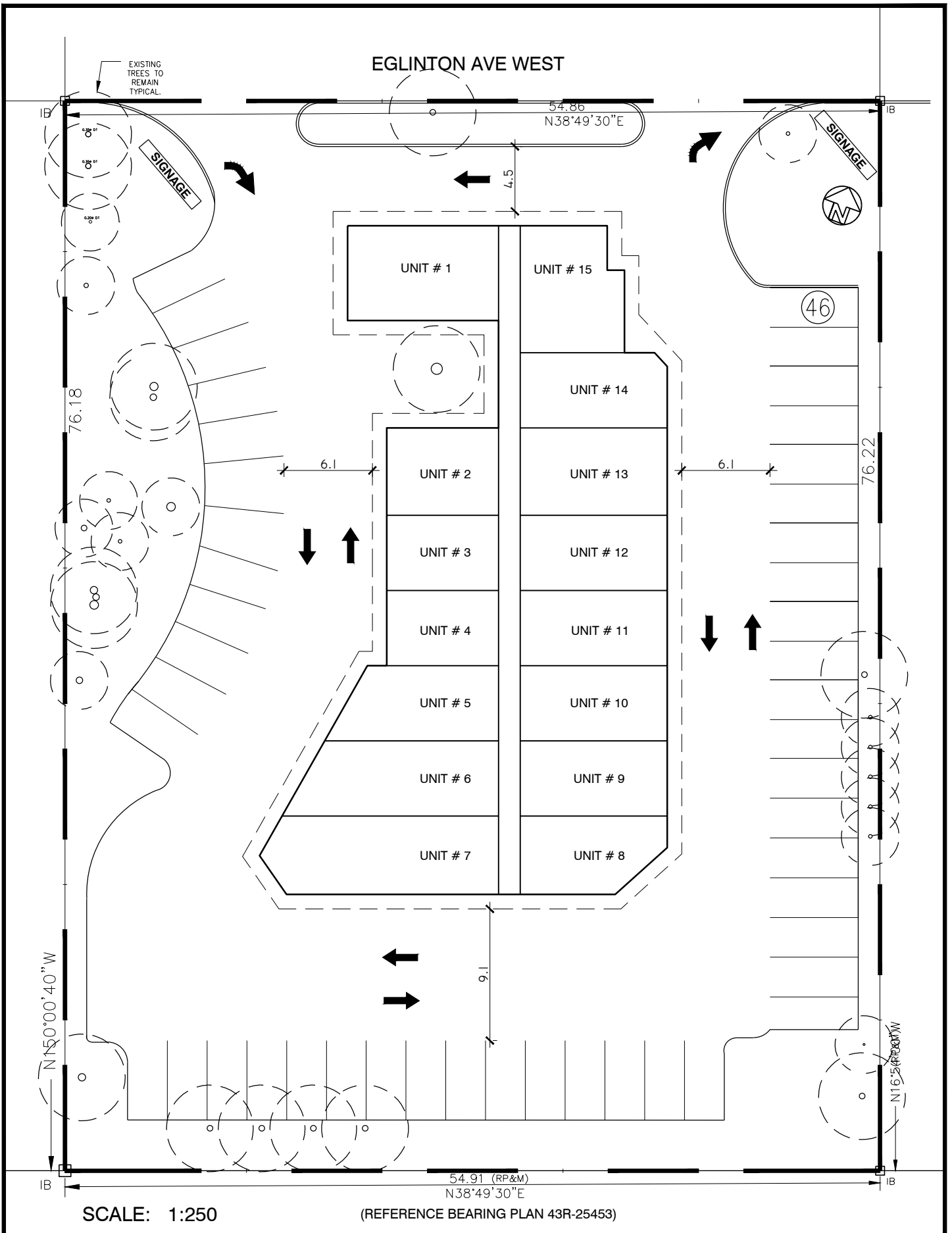
PROJECT N.O.
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REVISION N.O.

SCALE: AS NOTED

DWG. N.O.

A-101



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PROPOSED SCHEMATIC SITE PLAN

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ONCO1335

REVISION N.O.

SCALE: AS NOTED

DWG. N.O.

A-102

PROPOSED DEVELOPMENT @3650 EGLINTON WEST

MISSISSAUGA. ON

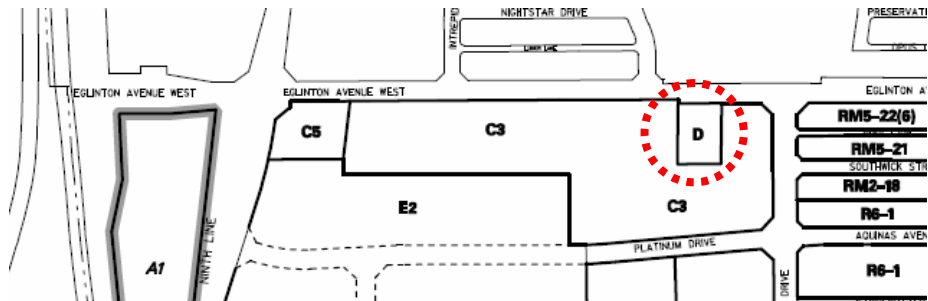
SCHEMATIC ARCHITECTURAL SITE PLAN

CURRENT ZONING— D— DEVELOPMENT

CURRENT USE— DETACHED 2 STOREY RESIDENCE

PROPOSED ZONING—C3

PROPOSED USE— GENERAL COMMERCIAL COMPLEX



CURRENT ZONING MAP OF SURROUNDING AREAS- MAP 58 SCHEDULE B TO ZONING BYLAW— 02252097

PROPOSED DESIGN SUMMARY

ARCHITECTS CONCEPTUAL PROPOSAL

ZONING: WE SUPPORT THE ZONING CHANGE FROM 'D' TO 'C3' BASED ON THE MAP ABOVE WHICH SHOWS THE ADJACENT PARCELS ALSO ZONED AS C3.

DEMOLITION DECISIONS:

BASED ON THE CRITICAL DETERIORATING CONDITION OF EXISTING STRUCTURE , AS NOTED DURING THE SITE INSPECTIONS, IT IS HIGHLY RECOMMENDED TO DEMOLISH THE ENTIRE STRUCTURE. ALSO TO NOTE THAT THERE IS NO FEATURE OF SIGNIFICANCE THAT WE FOUND THAT CAN BE REUSABLE.

SALVAGE THIS BRICK & USE IT AS A MARKER STONE NEAR THE PROPOSED TREE COURTYARD.



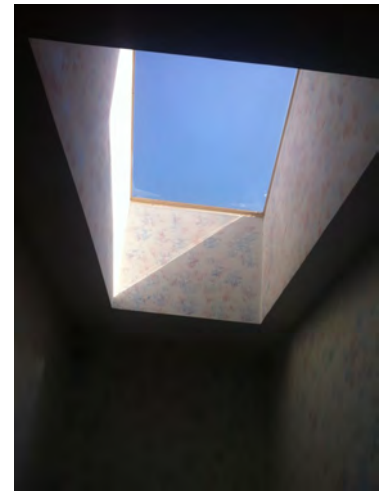
EXCEPT A BRICK WE RECOMMEND TO USE IT AS A MARKER STONE NEAR THE PROPOSED TREE COURTYARD.

EXISTING TREES: WE OBSERVED THAT THE SITE HAS SOME BEAUTIFUL MATURE TREES: WHICH WE HIGHLY RECOMMEND TO CONSERVE. WE HAVE SET A DIRECTION IN OUR SCHEMATIC TOWARDS CONSERVATION OF THESE TREES AS MUCH AS POSSIBLE.

PARKING TO ACCOMMODATE TREE CLUSTERS.

**RECOMMENDED STYLE DESIGN GUIDE-
LINES THAT CAN BE ACCOMODATED IN
PROPOSED DEVELOPMENT AS A CONCEPT**

**PROPOSED DEVELOPMENT @3650 EGLINTON WEST
MISSISSAUGA. ON**



THE USE OF SKYLIGHT IN INTERIOR DESIGN



THE PROPORTIONS FOR WINDOW & DOOR OPENINGS CAN
BE USED IN DESIGN DEVELOPMENT



THE USE OF PORCHES & VARIATIONS IN HEIGHTS TO
CREATE INTEREST IN ELEVATIONS

THE TREES ARE HIGHLY RECOMMENDED TO
CONSERVE DURING DESIGN DEVELOPMENT

PROPOSED DEVELOPMENT @3650 EGLINTON WEST
MISSISSAUGA, ON



SITE PLAN SUMMARY

TOTAL : 1.03 ACRE /4168 SQM

LANDSCAPE BUFFERS:

3 M FROM FRONT— PROVIDED

1.5 M FROM ALL OTHER SIDES— PROVIDED

MAXIMUM HEIGHT ALLOWABLE

20 M OR 4 STOREYS

PROVIDED: 4M

PROJECTED COVERED AREA

APPROX 15 GENERAL COMMERCIAL UNITS

GFA: 900 SQM

PARKING

5.0 CARS / 100 SQM

46 CARS PARKING -PROVIDED

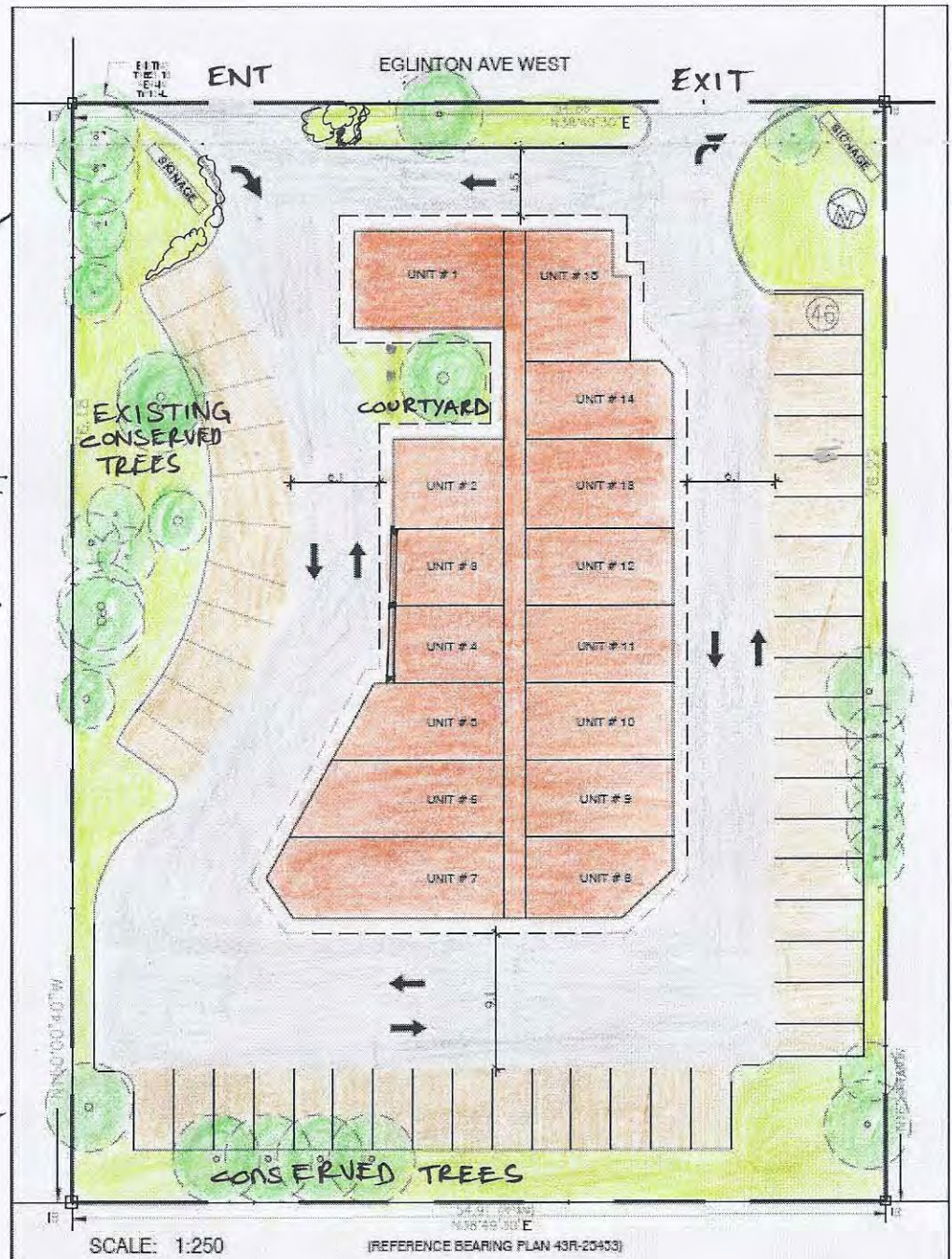
PROPOSED DEVELOPMENT @3650 EGLINTON WEST

MISSISSAUGA. ON



CONSERVED TREE
AROUND COURTYARD
→ SALVAGED BRICK
WITH DATE

- PARKING DESIGN TO ACCOMMODATE EXISTING TREES
- LANDSCAPING ALONG EGLINTON TO CREATE GREEN EDGE
- DESIGN TO ACCOMMODATE PRIVACY FOR RESIDENTIAL AREA ACROSS NORTH OF EGLINTON



About Us

Mehboob Bangash Architects Inc. is an architectural & planning firm based in GTA, specializing in design & research ranging from historical, educational, commercial & institutional projects.

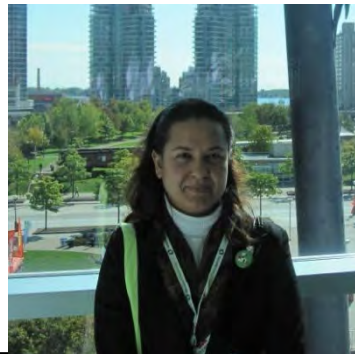
We look forward to working on challenging projects & hope to meet you at our studio soon.

8140 Hornby Road
Halton Hills, ON L0P1E0
Ph: 416 444 3162

Mehboob Bangash- Principal Architect

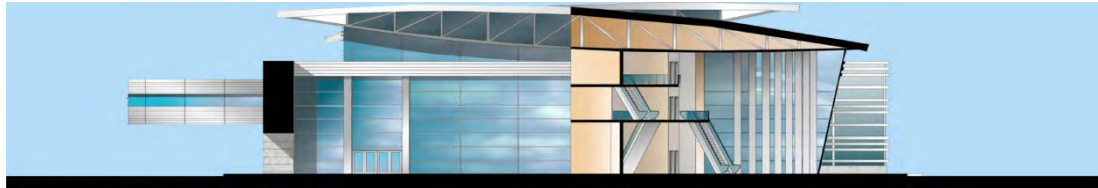
- Registered Architect -OAA
- Bachelors in Architecture
- Masters in Infrastructure Planning
- LEED Certified -AP
- Member- Ontario Association of Architects
- Member- Royal Institute of British Architects

Neelam Bangash- Design Lead-Urban Planner



- Bachelors in Architecture
- Masters in Infrastructure Planning
- Masters in Environmental Studies
- Member- Ontario Professional Planning Institute
- Member- Canadian Institute of Planning





Planning & Development



1/4 Mile Development for
Pleasantville Transit
Village master Plan-
NJIT, NJ USA

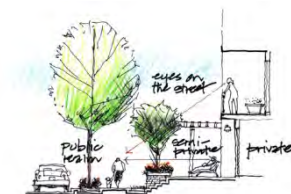
Whether you are thinking of a subdivision, neighborhood development, transit oriented planning- Do stop by our studio to discuss strategies of how you can make your project a success story.

Architectural Design



Historical, Commercial, retail, institutional, educational and residential design services complete with permits & building code reviews.

Research & Social Responsibility



Built environment & social behavior- we are constantly compiling research for the benefit of better designs which cater to culture, social norms & sustainable environment standards. We also advocate for volunteer work & are currently working with several NGOs for design consultancy.

EXISTING SITE CONDITIONS ASSESSMENT

3650 EGLINTON AVENUE WEST, MISSISSAUGA ON



THE FOLLOWING DOCUMENT IS A GENERAL ASSESSMENT OF THE PROPERTY ,CONDUCTED FOR THE PURPOSE OF REVIEW BY CITY OF MISSISSAUGA AS PART OF HERITAGE PERMIT FOR THE SUBJECT PROPERTY.

THE FOLLOWING BUILDING ASSESSMENT HAS BEEN CONDUCTED IN CLOSE COORDINATION WITH PINE HILL CONSULTING INC. UNDER INSPECTOR BILL LUMSDEN.

UNDER NO CIRCUMSTANCES ARE THESE DOCUMENTS MEANT FOR CONSTRUCTION PURPOSES. A BUILDING PERMIT IS REQUIRED TO CONDUCT ANY WORK ON SITE.

WE HOPE THAT THIS REPORT & THE DOCUMENTS SUBMITTED ALONG WITH IT MEETS THE CITY'S REVIEW REQUIREMENTS.

REGARDS,

Mehboob Bangash– Principal

BArch, MIP,OAA, RIBA, MRAIC, LEED AP

Mehboob Bangash Architects Inc.

8140 Hornby Road, Hornby

Halton Hills, Ontario L0P1E0



Pine Hill Consulting Inc. dba HouseMaster

Inspector: Bill Lumsden

485

Inspection Date: 13/09/2013

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INSPECTION INFORMATION

CLIENT:

Neelam Bangash

PROPERTY ADDRESS:

*3650 Eglinton Street West
Mississauga On*

INSPECTION DATE/TIME:

13/09/2013 -

INSPECTOR:

Bill Lumaden

INSPECTION COMPANY:

*Pine Hill Consulting Inc. dba HouseMaster
485*

INSPECTION DETAILS

DESCRIPTION OF HOME:

Two Story

EST. AGE OF HOME:

Unknown

TYPE OF INSPECTION:

Limited Element Inspection

STATUS OF HOME:

Occupied

WEATHER CONDITIONS:

Overcast, Damp

PEOPLE PRESENT:

Owner, Architect

APPROX. TEMPERATURE:

15C

INTRODUCTION

The purpose of this report is to render the Inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. *Independent inspection(s) may be required to evaluate element conditions.* If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be effected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the inspection company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Pictures in Report - Any pictures (photographs, graphics, or images) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the report are the property of the company and are maintained for a limited time for reference purposes only.

Product Notices - A standard home inspection does not include identification or research regarding products (appliances, piping, roofing, or other building components) installed in a home that may be the subject of a defect study, investigation, warning or recall notice issued by a manufacturer, the Consumer Product Safety Commission (CPSC), or any other entity. It is very difficult, if not impossible in many cases, to determine which items in a house may be the subject of an investigation or notice. Should this report include any reference to a product notice, it is provided for general guidance purposes only and does not imply that an inspection or research was performed to identify other possible concerns. As you take on ownership of your home it is recommended that you visit the Consumer Product Safety Commission (www.cpsc.gov) or Canadian Standards Association (www.csa.ca) web sites for current information on any recalls and safety notices that may be associated with the materials or equipment in your home.

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1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOF STYLE:

Moderate Slope
Gable-style

ESTIMATED AGE:

Unknown

MATERIAL:

Asphalt Shingle

DESIGN LIFE:

15 to 20 years

INSPECTION METHOD:

Walked On

SKYLIGHT(S):

One

S F P NA NI

				1.0 ROOF COVERING Two holes in roofing. One on east side and one on west side.
				1.1 EXPOSED FLASHING Defective flashing at the chimney; reseal and maintain as required.
*				1.2 PLUMBING STACKS
*				1.3 VENTILATION COVERS
				1.4 RAIN GUTTERS Gutters filled with debris; keep clean for proper function.
				1.5 DOWNSPOUTS / ROOF DRAINS (1) Downspout is loose and needs securing to wall at (East side of home). (2) To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. (3) To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover
				1.6 FASCIA / SOFFITS Missing fascia and damage soffit west side. Replace
				1.7 CHIMNEY #1 (1) Brick and mortar deterioration noted at above roof line. Chimney should be checked by a qualified contractor to determine the extent of repair needed and associated cost. (2) Chimney mortar and bricks are deteriorated in attic and is considered unsafe to use. Recommend a certified chimney sweep inspect further. (3) Chimney mortar and bricks are deteriorated in attic and is considered unsafe to use. Recommend a certified chimney sweep inspect further.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



1.0 ROOF COVERING Picture 1



1.0 ROOF COVERING Picture 2



1.6 FASCIA / SOFFITS Picture 1



1.7 CHIMNEY #1 Picture 1



1.7 CHIMNEY #1 Picture 2

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectable during a home inspection. Gutters (seawatroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and peat damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review details related to the following items in Appendix:

- | | | | |
|----------------------------|-------------------------------|---------------------------------|--------------------------|
| ◦ Ancillary Systems | ◦ Asphalt/Fiberglass Shingles | ◦ Built-In Gutters/Drains | • Chimney Cap/Mortarwork |
| ◦ Common Element | ◦ Chimney Foundations | ◦ Chimney Height/Clearance | ◦ Chimney Inspections |
| ◦ Chimney Interior | ◦ Chimneys/Vents | ◦ Composite/Simulated Materials | ◦ Discharge to Roof |
| ◦ Downspouts Into Ground | ◦ Eave Protection | ◦ Efflorescence | ◦ Flat Roofs/Membranes |
| ◦ Flue/Liner Conditions | ◦ Flue/Rain Guard | ◦ Gutters/Downspouts | ◦ Gutter Option |
| ◦ Hail Damage | ◦ Hail Storm Potential | ◦ Hail Storms | ◦ Ice Dams |
| ◦ Inspection Limitations | ◦ Multiple Layers of Roofing | ◦ Plumbing Vents/Stacks | ◦ Roof Appearance |
| ◦ Roof Drainage | • Roof Flashings/Seal | ◦ Roof Staining/Algae | • Roof Structure |
| ◦ Roof Systems | ◦ Roof Underlayment | ◦ Roofer Opinion | ◦ Roofing Materials |
| ◦ Shingles on Low Slopes | ◦ Skylights | ◦ Slate/Tile/Cement Roofs | ◦ Spark Arrestor |
| ◦ Splash Blocks/Extensions | ◦ Wood Roofing | | |

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2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; elements concealed from view by any means cannot be inspected. All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING / WALL CLADDING:

Stucco/EIFS
Masonry Walls

PORCHES/DECKS:

Covered Porch w/ Concrete Floor
Front of House

SPECIAL LIMITATIONS:

Vegetation Overgrowth

CHIMNEYS / VENTS:

Masonry Chimney

S F P NA NI

					2.0 SIDING
					(1) The lack of proper detailing and flashing may lead to water penetration behind the siding, resulting in structural damage and other moisture related problems such as mold. The installation should be evaluated by a qualified contractor or manufacture representative to compare with specific installation requirements of the local building code, manufacturer and industry to determine repair or replacement work deemed necessary. Any remedial work should be performed by a licensed general contractor or masonry contractor experienced with installation requirements for manufactured stone veneer.
					(2) Concrete and masonry products are susceptible to the formation of efflorescence (whitish mineral deposits) on exposed surfaces. In most cases, the efflorescence itself is only a cosmetic issue; however, it may also be evidence of an underlying moisture condition and can lead to damage in certain situations. Efflorescence is caused when soluble salts and other minerals within the concrete and mortar come to the surface and evaporate. The movement of the salts and the extent of deposit buildup is affected by moist conditions, whether from rain, dew, or excessive internal moisture, and temperatures. It can occur suddenly or gradually, especially when the moisture comes from within the concrete or masonry.
					(3) Siding is deteriorated on most of exterior. Because of the extent of deterioration it is possible for some framing to be deteriorated and the structure has been affected due to design. This may not be able to be repaired
					2.1 SIDING 2
					Siding deteriorated on bottom edge along rear of home. Because of the extent of deterioration it is possible for some framing to be deteriorated. Recommend repair or replace as needed using a qualified person.
					2.2 WINDOWS
					The evaluation of windows is based on a limited inspection of representative, readily accessible units. Varying conditions may be found at other units. Damaged window west side
					2.3 STAIRS / STOOPS
					2.4 FOUNDATION COATING
					(1) Significant crack in wall at front, rear and sides of house. Recommend a qualified structural engineer should inspect.
					(2) Surface damage to the foundation coating may present a water infiltration concern. Damaged areas should be repaired.
					2.5 ELECTRIC / GFCI(S)
					No GFCIs observed. It is recommended that they be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). Have a qualified electrician assess the need and appropriate locations for GFCIs.
					2.6 VENTS
					Missing around house

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2.0 SIDING Picture 1



2.0 SIDING Picture 2



2.0 SIDING Picture 3



2.0 SIDING Picture 4



2.0 SIDING Picture 5



2.0 SIDING Picture 8



2.0 SIDING Picture 7



2.0 SIDING Picture 8



2.1 SIDING 2 Picture 1



2.1 SIDING 2 Picture 2



2.2 WINDOWS Picture 1



2.4 FOUNDATION COATING Picture 1



2.4 FOUNDATION COATING Picture 2



2.4 FOUNDATION COATING Picture 3



2.6 VENTS Picture 1

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered areas of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review details related to the following items in Appendix:

- | | | | |
|--------------------------|----------------------------|------------------------------|-------------------------|
| ◻ Cementitious Products | ◻ Common Element | ◻ Concrete and Silt | ◻ Deck At House |
| ◻ Drip Caps/Flashings | ◻ Efflorescence | ◻ Exterior Electric | • Exterior Faucets |
| ◻ Glass Surfaces | ◻ Glazing/Putty | ◻ Greenhouse/Solarium | ◻ Hardboard/Composition |
| ◻ Lead-Based Paints | ◻ Manufactured Stone | ◻ Planter at House | ◻ Porch Maintenance |
| ◻ Removing Efflorescence | ◻ Shutters/Ornamental Trim | ◻ Siding/Wood Sill Clearance | ◻ Stains/Decks/Porches |
| ◻ Storms/Screens | ◻ Synthetic Stucco/EIFS | ◻ Vegetation at House | ◻ Wildfire Protection |
| ◻ Window/Door Seals | • Windows and Doors | ◻ Wood Decay/Insects | ◻ Wood Deterioration |

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3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have a direct impact on the house. Elements and areas concealed from view for any reason cannot be inspected. Neither the inspection nor report includes any geological surveys, soil compaction surveys, soil testing, or evaluation of the effects of, or potential for, earth movement such as may be caused by earthquakes, landslides, or the sinking, heaving or shifting of the ground for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated general limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

WALKWAYS/DRIVENAYS:

Driveway: Asphalt

R. P. P. M. & N. I.

[illegible]

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological, soil-related or water-related concerns. All buildings are subject to water penetration; those built on expansive clays or uncompacted fill, on hillside, near or along bodies of water, or in low-lying areas are especially prone to structural and water-related concerns. All improved surfaces such as patios, walks, and driveways must be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of all ancillary and site elements by qualified service companies is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review details related to the following items in Appendix B:

- | | | | |
|----------------------------|---------------------------|----------------------|--------------------------|
| ◊ Ancillary Elements | ◊ Deep Piers/Piles | ◊ Concrete & Salt | ◊ Drainage From Surfaces |
| ◊ Fencing/Sheds | • Finished Surfaces | ◊ Geological Factors | • Grading and Drainage |
| • Grading Provisions | ◊ Lawn Irrigation | ◊ Pool/Spa | ◊ Seawalls/Docks |
| ◊ Site Elements | ◊ Site/Underground Drains | ◊ Soil Conditions | ◊ Spa/Hot Tub |
| ◊ Splash Blocks/Extensions | ◊ Sump Pump Discharge | ◊ Support for Spa | ◊ Vegetation/Landscaping |
| ◊ Wildfire Protection | ◊ Window Wells/Awnings | | |

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4. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected. A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

INSULATION:

Form: Blanket/Batt
Form: Loose Fill
Type: Fiberglass
Type: Rock wool

ROOF CONSTRUCTION:

Framing: Wood Rafter
Deck: Wood Sheathing

ATTIC:

Style: Exposed Framing
Entrance: Ceiling Hatch
Insp. Method: From Entrance Area

VENTILATION PROVISIONS:

Location: Rooftop

SPECIAL LIMITATIONS:

No Flooring

5 F P N A N I

					4.0 ROOF FRAMING (1) Minimally sized rafters are smaller than typically required. The presence of deflecting members indicates possible overloading. At very least, an upgrade/correction will be required with next reroofing; however, obtain qualified contractor/roofer opinion on current conditions and any current remedial needs. (2) Sagging rafters noted. Have checked; adding kneewall may help prevent further sagging. (3) 2x4 framing noted (smaller than today's standards).
					4.1 ROOF DECK / SHEATHING Deteriorated sheathing noted; replace as required.
					4.2 VENTILATION PROVISIONS Recommend increasing attic ventilation provisions to reduce heat and moisture buildup concerns and possible damage.
					4.3 INSULATION Insulation is below current recommended/required level and should be improved.
					4.4 CHIMNEY Chimney mortar and bricks are deteriorated in attic and is considered unsafe to use. Recommend a certified chimney sweep inspect further.

5 F P N A N I S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials—avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

SUPPLEMENTAL INFORMATION - Review details related to the following items in Appendix:

- Attic Ventilators
- Cathedral/Vaulted Ceiling
- Chimney/Vent Clearance
- Common Element
- Concealed Framing
- Electric/Wiring Protection
- Exhaust Vent Termination
- Finished Attic
- Fire Retardant Plywood
- Heat/Moisture Conditions
- Insulation
- Insulation at Eaves
- Insulation Levels
- Leakage/Stains
- Limitations/Obstructions
- Mold Assessments
- Rafter Insulation
- Sheathing Conditions
- Splayed Boards
- Spray Foam Insulation
- Square D Breakers
- Truss Construction
- Truss Uplift (Arching)
- Unvented Attic Assembly
- Vapor Retarders
- Ventilation Provisions
- Ventilation/Vapor Retarders
- Vermiculite Insulation

5. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. Elements and areas that are inaccessible or concealed from view by any means cannot be inspected. Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATIONS/SUBSTRUCTURE section and the major house systems.

PREDOMINANT WALLS & CEILING:

Wood Frame w/ Drywall

Wood Frame w/ Flexion

D. P. P. HAN

5.0 WALLS

(1) Inspection of interior elements is limited to readily accessible and visible elements as listed herein. Structural components, including concrete floor slabs, are generally covered by floor coverings, carpeting, drywall, furnishings, paneling, drop ceilings, personal belongings, and similar materials and obstructions. Elements and areas that are inaccessible or concealed from view by any means cannot be inspected. It is not possible to observe wall insulation.

(2) Evidence of suspect mold is present on ceiling in several areas in private bath. A home inspection does not include mold assessment or mold sampling. Recommend inspection by a qualified mold inspector. Any mold and contributory factors should be corrected.

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



5.0 WALLS Picture 1



5.0 WALLS Picture 2

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review details related to the following items in Appendix:

- | | | | |
|---------------------------|-------------------------------|----------------------------|----------------------------|
| ☐ Ash Pit/Clean-out | ☐ Auxiliary Systems | ☐ Bed Bugs | ☐ Ceiling Fans |
| ☐ Ceiling Materials | ☐ Combustion Air | ☐ Common Walls | ☐ Corrosive Drywall Issues |
| ☐ Creosote/Cleaning | ☐ Damper Operation | ☐ Fire Assemblies | ☐ Firebox Conditions |
| ☐ Floor Loads | ☐ Floor Structure | ☐ Foam Insulation | ☐ Flue/Venting |
| ☐ Gas Burner | ☐ Gas Ignitor | ☐ Glass Surfaces | ☐ Hearth Extension |
| ☐ Heavy Items | ☐ House Settlement | ☐ Hydrogen Gas | ☐ Indoor Air Quality/Mold |
| ☐ Indoor Pool | ☐ Infiltration/Leakage | ● Inspection Limitations | ☐ Insulated Glass |
| ☐ Lead-Based Paints | ☐ Leakage/Stains | ☐ Mechanical Conveyances | ☐ Moisture/Condensation |
| ☐ Mold Assessments | ☐ Pet/Pests | ☐ Plaster Surfaces | ☐ Safety Glass Breakage |
| ☐ Security/Safety Systems | ☐ Smoke/CO (Short) | ● Smoke/CO Detectors | ☐ Stove and Inserts |
| ☐ Stove as Primary Heat | ☐ Structural Components | ☐ Truss Uplift (Arching) | ☐ Unit/Vent Clearance |
| ☐ Vent-free Units | ☐ Venting/Drafting Conditions | ☐ Walls/Ceiling Conditions | ☐ Window/Door Seals |
| ☐ Windows and Doors | | | |

6. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and accessible elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. Neither the inspection nor report includes geological surveys, soil composition studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering examination, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements. Additional information related to the house structure may be found under many other headings in this report.

CONSTRUCTION TYPE:

Basement

FOUNDATION WALLS/PIERS:

Stone Walls

FLOOR STRUCTURE:

Floor Framing: Wood Joists

Beams: Solid Wood

Beam Support: Wood Posts

INSULATION/VAPOR RETARDERS:

No Wall Insulation/Retarder Observed

S F P N A NI

					6.0 FOUNDATION WALLS Foundation walls at front, rear and sides of house deteriorated. The wall(s) may need reinforcement. Recommend a qualified engineer inspect and repair or replace as needed.
					6.1 PIERS / COLUMNS (1) Support posts deteriorated in basement from moisture. This condition can cause wall to settle more or possibly fall. Recommend a qualified licensed general contractor inspect further and repair as needed. (2) No footings appear to exist under piers or columns; recommend further evaluation and addition of footers if needed.
					6.2 FLOOR FRAMING The majority of floor joists are deteriorated (dry rot) from moisture absorption or water intrusion under whole house. New floor joists should span from wall to girder and be independent of the joist it replaces. Recommend a qualified licensed general contractor inspect further and repair as needed.
					6.3 MAIN BEAM(S) (1) Inadequate support noted for main beam; add proper support. (2) Excess notching, improper construction methods, substandard materials, or ongoing conditions, such as decay or wood-destroying insects, in the sub-structure can adversely affect framing members/conditions throughout the house. Any assessment to determine structural conditions and/or remedial needs should include areas subject to consequential or hidden damage.
					6.4 BASEMENT FLOOR (SLAB) Poor quality concrete will deteriorate with age and exposure to moisture. In older homes, a relatively thin layer of concrete was often applied over a dirt floor. As a result, the floor is often uneven, subject to spalling and water/ moisture infiltration. This condition cannot be easily corrected without replacement of the concrete.

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



6.0 FOUNDATION WALLS Picture 1



6.0 FOUNDATION WALLS Picture 2



6.1 PIERS / COLUMNS Picture 1



6.1 PIERS / COLUMNS Picture 2



6.1 PIERS / COLUMNS Picture 3



6.1 PIERS / COLUMNS Picture 4



6.2 FLOOR FRAMING Picture 1



6.2 FLOOR FRAMING Picture 2



6.2 FLOOR FRAMING Picture 3



6.2 FLOOR FRAMING Picture 4



6.2 FLOOR FRAMING Picture 5

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

SUPPLEMENTAL INFORMATION - Review details related to the following items in Appendix:

- | | | | |
|--------------------------|------------------------------|----------------------------------|------------------------------------|
| ◦ Balloon Framing | ◦ Below Grade/Soil Contact | ◦ Crawlspace | ◦ Curtain (Veneer) Walls |
| ◦ Engineered Lumber | ◦ Excavation Work | ◦ Finished Areas | ◦ Foundation Conditions |
| ◦ Framing Conditions | ◦ Heavy Items | • Inspection Limitations | ◦ Insulation/Vapor Retarders |
| ◦ Leakage/Stains | ◦ Light Framing | ◦ Manufactured Homes | ◦ Moisture/Condensation |
| ◦ Mold Assessments | ◦ Radon Mitigation | ◦ Screw Jacks/Adjustable Columns | ◦ Sealed (Conditioned) Crawlspace |
| ◦ Seismic Considerations | ◦ Spray Foam Insulation | ◦ Stone/Brick Foundations | ◦ Structural Analysis |
| ◦ Ventilation Provisions | ◦ Wood Deterioration/Insects | ◦ Wood Foundations | ◦ Wood-destroying Insect Treatment |

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7. FOUNDATION AREA WATER PENETRATION

Comments related to water penetration issues addressed in this section of the report are limited to visible conditions at readily accessible at-grade/subgrade areas of the house at the time of inspection. It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected; consequently there may be hidden evidence of water penetration concerns or damage. This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetration issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

AREAS AT GRADE/SUBGRADE:

Basement

SUMP PUMP(S):

Type: Pedestal

Location: Basement

S F P NA NI

					7.0 EXTERIOR FEATURES / WATER INTRUSION FACTORS
					Areas could not be observed to report on water penetration conditions due to vegetation and other obstructions.
					7.1 INTERIOR CONDITIONS / SIGNS OF WATER INTRUSION
					Visible signs of water intrusion in basement are present from standing water AND from dampness. Water intrusion has cause deterioration and excessive moisture on building components if not corrected. Recommend repair or replace as needed.
					7.2 SUMP PUMP

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Many at-grade and subgrade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

SUPPLEMENTAL INFORMATION - Review details related to the following items in Appendix:

- Backwater Valve
- Check Valve
- Crawlspace Moisture/Venting Provisions
- Drainage Systems
- Exterior Entryway
- Ebbtide Drain to Sump
- Floor Drains
- General Considerations
- Grading/Roof Drains
- Moisture Barriers
- Sump Pump
- Sump Pump Discharge
- Window Wells/Airways

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3. ELECTRIC SYSTEM

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary zones and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

HOUSE SERVICE:

Service Line: Overhead
Est. Service Capacity: Indeterminate

DISTRIBUTION PANEL:

Type: Circuit Breaker Panel
Est. Capacity: 200 Amps
Main Disconnect: 200 Amps

TYPE CIRCUITS/WIRING:

120 Volt Circuits: Wire Type Indeterminate
240 Volt Circuits: Wire Type Indeterminate

CIRCUIT-INTERRUPTERS:

GFCI: None Observed
AFCI: None Observed

SPECIAL LIMITATIONS:

Unsafe Conditions at Panel

S F P N A N I

•					8.0 SERVICE / ENTRANCE LINE
•					8.1 SERVICE GROUNDING PROVISIONS
			•		8.2 DISTRIBUTION PANEL top wet to inspect
		•			8.3 WIRING / CONDUCTORS (EXPOSED) (1) Possible knob and tube in upper level (2) Knob and tube wiring may be present in attic and as a safety rule should never have insulation covering this wire. Should new insulation be added, an electrician should first replace knob and tubing wires with updated wiring. (3) Recommend wiring conditions be evaluated by a licensed electrician to determine recommendations for upgrading the panel and/or service.
		•			8.4 GROUND-FAULT CIRCUIT-INTERRUPTER TEST No GFCIs observed. It is recommended that they be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). Have a qualified electrician assess the need and appropriate locations for GFCIs.
		•			8.5 ARC-FAULT CIRCUIT INTERRUPTER TEST As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-Fault Circuit-Interrupter (AFCI), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. The function of AFCIs can not be tested without disrupting the electric flow on circuits throughout the house and hence they are not tested during a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip" it should be left in the "tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

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NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review details related to the following items in Appendix:

- Arc-Fault Circuit Interrupters
- Aluminum Wire - 120v Circuits
- Aluminum Wiring
- Auxiliary/Low Voltage Systems
- Breakers/Fuses/Wire Size
- Circuit Taps
- Common Elements
- Concealed Electric

- ⦿ Counterfeit Breakers
- ⦿ Electrical System
- ⦿ Electric Distribution
- ⦿ Electric Equipment Issues
- ⦿ Electric System Grounding/Bonding
- ⦿ GFCI Test
- ⦿ Ground-Fault Circuit Interrupters
- ⦿ House Service Line
- ⦿ Knob and Tube Wiring
- ⦿ Light Fixtures/Switches
- ⦿ Low Voltage House Lighting
- ⦿ Multiple Disconnects
- ⦿ Non-Grounding Receptacles
- ⦿ Panel Capacity
- ⦿ Panel Circuit Labeling
- ⦿ Panel/Circuit Wiring
- ⦿ Panel Conditions
- ⦿ FPE Stab-Lok Panels
- ⦿ Receptacle Polarity
- ⦿ Service Disconnects
- ⦿ Service Limitations
- ⦿ Site Lighting/Wiring
- ⦿ Square D Breakers
- ⦿ Sub-Panel Ground
- ⦿ System Ground
- ⦿ Wire Splices

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9. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present. A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private on-site water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER SUPPLY PIPING:

Copper

DRAIN/WASTE LINES:

Plastic (PVC/ABS)

Cast Iron

LOCATION OF SHUT-OFFS:

Water: At Meter

Gas: At Oil Tank

S F P NA NI

S	F	P	NA	NI	9.0 WATER SUPPLY PIPING (EXPOSED) City water
					9.1 DRAIN / WASTE PIPING (EXPOSED) (1) There are indications of possible substandard materials/methods. While possibly functional, unless otherwise noted, future remedial work may be required. (2) The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



9.0 WATER SUPPLY PIPING (EXPOSED) Picture 1

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private on-site water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended.

to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review details related to the following items in Appendix:

- | | | | |
|-----------------------------|------------------------|------------------------------|-------------------------------|
| ◊ Auxiliary Systems | ◊ Backflow Preventer | ◊ Clean Outs | ◊ Common Water Supply |
| ◊ Concealed Plumbing | ◊ Cross Connections | ◊ CSST Gas Piping Issue | ◊ CSST Gas Pipe Bonding |
| ◊ CSST Repair Reported | ◊ Ejector/Waste Pumps | ◊ Ejector/Grinder Pump | ◊ Fire Sprinklers |
| ● Floor Drains | ◊ Gas Piping/Leakage | ◊ Gas Leak Detection | ◊ Hydrogen Gas |
| ◊ Lead Piping/Lead-in-Water | ◊ Leakage/Stains | ◊ Laundry Discharge | ◊ LP Gas (Propane) |
| ◊ Methods/Materials | ◊ Natural Gas | ◊ Old/Mixed Water Piping | ◊ PEX Piping Issues |
| ◊ Pipe Insulation | ◊ Pipe Supports | ◊ Plastic Piping | ◊ Plumbing Leakage |
| ◊ Plumbing Components | ◊ Plumbing System Note | ◊ Polybutylene Piping Issues | ◊ Pressure Regulators |
| ◊ Private Waste Disposal | ◊ Private Water Supply | ● Shut Off/Location | ◊ Underground Piping |
| ◊ Vent Piping | ◊ Water Hammer | ◊ Water Supply/Flow | ◊ Water Supply/Waste Disposal |
| ◊ Water Treatment Systems | ◊ Water Valves | | |

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10. PRIVATE WATER SYSTEM

The inspection of private on-site water supply systems is not part of a standard home inspection. When provided as an ancillary service, the inspection of private water systems is limited to readily visible and accessible elements and basic system function as listed herein. The inspection includes evaluation of the condition and operation of the pumping and storage equipment only. No determination is made as to well yield or capacity, water source adequacy, or water recovery rates. No testing of water quality is made as part of this inspection, unless specifically reported otherwise. Submersible pumps and underground piping cannot be inspected. Detailed information on the private water system's condition, usage issues, prior problems or repairs, and maintenance needs should be obtained from the homeowner and service company.

SYSTEM DESCRIPTION:

Private Web

SPECIAL LIMITATIONS:

Not Applicable

R. P. P. N. & N.

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10.0 INTERIOR PUMP

Both wells are abandoned on east side and south east corner of property. Well on south east corner a safety hazard.

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10.0 INTERIOR PUMP Picture 1



10.0 INTERIOR PUMP Picture 2



10.0 INTERIOR PUMP Picture 3

NOTE: Water flow conditions can change suddenly due to an equipment malfunction or due to changes in the water supply. In some cases additional storage capacity may be necessary to accommodate seasonal water source fluctuations, older equipment, heavy demands, or other conditions. Periodic water analyses are recommended to determine if water filtration and treatment systems are warranted. Obtain information from local authorities (usually the health department) on area conditions and their recommendations or requirements on the type and frequency of water analyses that should be performed. A qualified well specialist should perform a full assessment of the systems prior to closing.

SUPPLEMENTAL INFORMATION - Review details related to the following items in Appendix:

- | | | | |
|---------------------------|-------------------------|-----------------------|---------------------|
| ○ Condensation/Insulation | ○ Cross Connections | ○ Cycling/Tank Charge | ○ Freeze Protection |
| • Private Water Supply | • Shallow Wells/Springs | ○ Submersible Pump | ○ System Location |

☞ Water Storage Capacity

☞ Water Treatment Systems

☞ Water Flow

☞ Well Equipment

☞ Well Pit

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11. PRIVATE ONSITE WASTE DISPOSAL SYSTEM

The inspection of private onsite sewage (waste disposal) systems is not part of a standard home inspection. When provided as an ancillary service, the inspection of private sewage systems is limited to readily visible and accessible elements and system function as listed herein. Evaluation of the system is based primarily on a limited water flow test and conditions visually apparent at the ground surface/estimated drainfield area in the proximity of the main drain line from the house. Pre-inspection vacancy, limited use of the system, overgrowth at the drainage field, frozen ground, and snow cover can severely restrict the ability to assess system operation. The type and location of the system cannot generally be determined and must be verified by means independent of the inspection. Detailed information on the private sewage system's condition, usage issues, prior problems or repairs, and maintenance needs should be obtained from the homeowner and service company.

SYSTEM DESCRIPTION:

Septic

LAST REPORTED PUMPING DATE:

Indefinite article

METHOD OF EVALUATION:

Less than 50 Gallons Added

SPECIAL LIMITATIONS:

Vegetation Overgrowth

Heavy Vegetation Over System

S F F NANI

		•			11.0 DRAINAGE FROM FIXTURES Conditions are present which indicate the need or advisability of having the private sewage disposal system tank located and pumped, followed by a evaluation of the system's design, maintenance and condition by a qualified specialist.
		•			11.1 CONDITIONS AT FIELD Exterior effluent seepage and field surface irregularities indicate probable system failure. Have pumped and checked by a qualified specialist.

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



11.0 DRAINAGE FROM FIXTURES Picture 1



11.0 DRAINAGE FROM FIXTURES Picture 2

NOTE: The functional life and operation of private sewage systems vary considerably depending on usage, soil conditions, the degree of maintenance provided, and other factors. Conditions such as excess vegetation/trees, water ponding, proximity to a body of water, surface erosion, or run-over by heavy vehicles can also affect the system. Most areas require design and construction approval by the local health and building department for any private sewage systems work. In some areas, inspections are required with any change in occupancy. Regardless of inspection findings, pumping and assessment by a qualified specialist is recommended prior to closing. It is generally recommended that these systems be checked and/or pumped every 2-5 years.

SUPPLEMENTAL INFORMATION - Review details related to the following items in Appendix:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Aerobic System | <input type="checkbox"/> Cesspool/Drywell | <input type="checkbox"/> Frozen Ground/Snow Cover | <input type="checkbox"/> Garbage Disposal |
| <input type="checkbox"/> Graywater Systems | <input type="checkbox"/> Grease Trap | <input checked="" type="checkbox"/> Inspection Limitations | <input type="checkbox"/> Lift Pump |
| <input type="checkbox"/> Local Requirements | <input type="checkbox"/> Mound Systems | <input type="checkbox"/> Non-conventional Waste System | <input type="checkbox"/> Private Waste Disposal |
| <input type="checkbox"/> Repair/Work | <input type="checkbox"/> Surface Condition | <input type="checkbox"/> Surface Discharge | <input type="checkbox"/> System Check/Pump |
| <input type="checkbox"/> System Location/Clearance | <input type="checkbox"/> Vacancy/Reduced Usage | | |

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INSPECTION CERTIFICATION

The undersigned hereby certifies that this inspection was conducted pursuant to accepted and applicable home inspection industry standards. Furthermore, neither the undersigned nor the inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company nor compensation paid is contingent on report findings.

Bill Lumsden , Inspector

Inspection Date: 13/09/2013

INSPECTION COMPANY

Pine Hill Consulting Inc. dba HouseMaster
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PROPERTY INFORMATION

Client: Neelam Bangash
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