

Norfolk County

**BUILDING CONDITION ASSESSMENT REPORT
VARIOUS COUNTY BUILDINGS**

Norfolk County
183 Main Street of Delhi, Delhi, ON

044-P-0014110-0-00-100-01-TO-R-0001-00

December 2017

4.42 Courtland Scout Hall

4.42.1 Overview of the property

The Courtland Scout Hall is located at 276 Main Street of Courtland in Courtland. The property was originally built in 1952. The building appears to have been expanded over the years. The property currently has an approximate gross floor area of 4,690 square feet.

4.42.2 Architectural and Structural

The exterior siding of the property mainly consists in brick masonry and metal siding. The cladding is in overall good condition. A general cleaning should be performed and addition of sealant around openings in the metal cladding. Most windows consist in PVC, the original windows are mounted in steel frames and have reach their service life. The doors mainly consist in steel doors with steel frames, they are in good condition though some weather-stripping should be replaced. There is also one garage door, surface rust was observed on its frame. The interior finishes were found in good condition though some cracks or water traces have been observed on the concrete block walls. No deficiency was noticed on gypsum or vinyl finishes.

The structure of the garage section of the building consists in concrete block walls supporting open steel joists. The older structure could not be assessed. Most of the foundation walls are below grade and therefore could not be assessed. The slab-on-grade was mostly exposed in the garage area and is in good condition. No sign or evidence of potential structural movement or problem was observed on the building throughout the inspection.

4.42.3 Building Electrical

The Electrical Service for the building is fed from an underground connection to the main switch and panel at 120/240V. It is then distributed to secondary panels. The electric meter is located outside the building and is not protected by a cabinet. The electrical distribution appears to be in overall poor condition. The main switch and panels are old and have reached their service life, replacement should be expected in the near future. There is no generator.

Interior lighting is mainly composed of fluorescent luminaries or incandescent lights, some of them are not working. The exterior lighting consists of wall mounted luminaries and some are damaged or missing. Emergency lightings consist in wall mounted units with integrated batteries connected with red exit signs. One of the sign was not functional.

4.42.4 Building Mechanical

Heating, ventilation and air conditioning of the building is provided by a heat pump and a furnace. Heat pump is in good condition but the furnace could not be accessed. Suspended gas fired heaters were observed in the garage area. Auxiliary heating such as electric heaters were also found. No malfunction was reported.

The water meter assembly is located in the garage area. The domestic water distribution appears to be in fair condition. However, we noted verdigris on some section of pipes, sectorial replacement is recommended. The water heater is suspended and could not be assessed closely. It was manufactured by Rheem. Washroom fixture are aging but still in functional condition. Their replacement should be expected in the midterm. There is no fire alarm system. Fire protection is ensured by fire extinguishers.



Photo 1: General view of the building.



Photo 2: Window with steel frame.

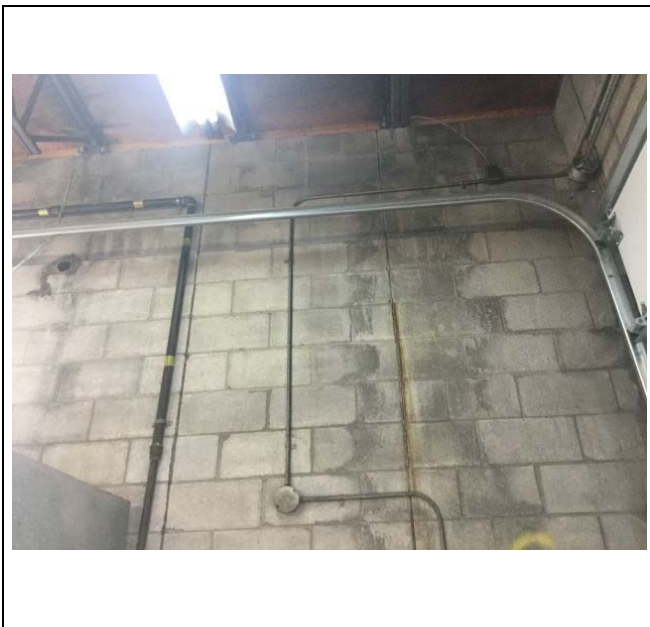


Photo 3: Infiltration on the concrete block wall.



Photo 4: Old electrical panel and main switch.

