

**NCC  
CCN**

NCC Building Inspection

18267581999

**Reference Number:**

20220916-18267581999

**Form Name:**

NCC Building Inspection

**Submitter Name:**

Senior Inspector, LCM

**Submission Date:**

Sep 16, 2022 10:38:30 AM EDT

## INSPECTION INFORMATION

### Building Details

**Date of Inspection** Aug 3, 2022 9:16:00 AM EDT

**Inspector name** Senior Inspector, LCM

**Inspection Comments** The building systems have reached the point of imminent or actual failure and require replacement. The age and condition of the electrical systems poses a fire hazard and the plumbing systems have failures on a regular basis. The building has no permanent air conditioning system; window air conditioners are run in every room in the summer. Repairs and/or upgrades are complicated due to the presence of asbestos, lead and mould throughout most of the interior finishes. Due to the condition of the building, the building is unoccupied since 2015.

**Asset ID** 0094049

**Category** Building | Official Residences

**Asset Type** Residential

**Address** 24 Sussex Drive, Main Residence

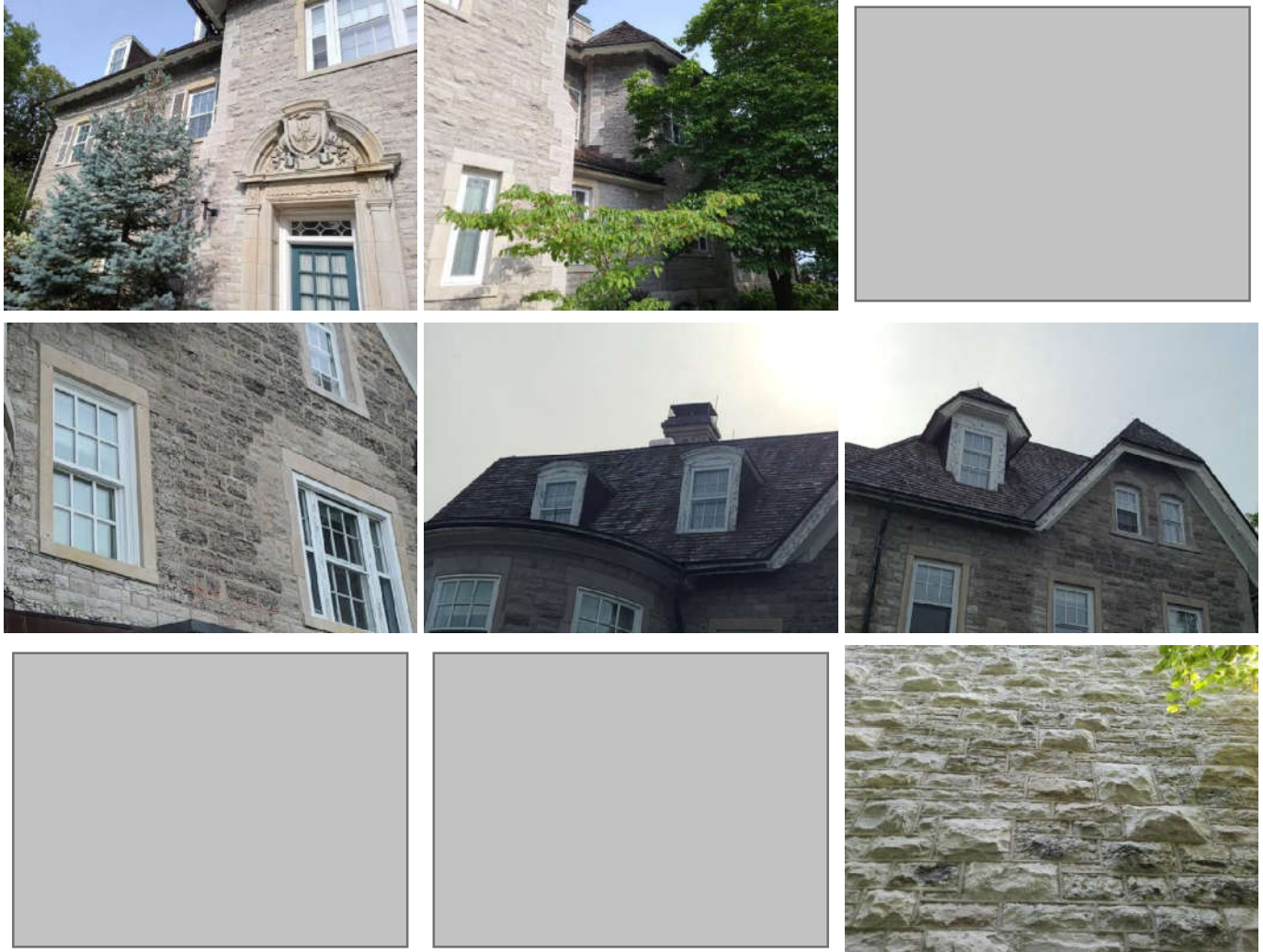
**Photos**



## ENVELOPE

## Details

<b>Architectural Elements</b>	Poor
<b>Ext. Walls - Veneer / Siding</b>	Poor
<b>Remaining Envelope Life</b>	0-5 years
<b>Comment on areas of concern (Envelope)</b>	Sections of spalling stone and cracking.
<b>Photos</b>	



## ROOF

### Details

<b>Cladding Type</b>	Cedar
<b>Cladding</b>	Critical
<b>Cladding Comments</b>	Some asphalt and metal sections.
<b>Flashing / Vents</b>	Critical
<b>Fascia / Soffit</b>	Poor
<b>Fascia / Soffit Comments</b>	Paint required.
<b>Gutters / Ice Bars</b>	Critical

**Remaining Roof Life**

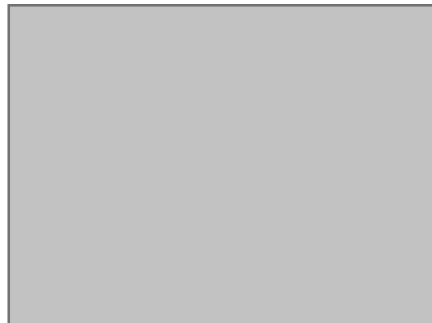
**Comment on areas of concern (Roof)**

0-5 years

Gutters are too far from the roof line, they do not catch water and form icicles during winter. Gutters could possibly be detaching from fascia, creating a fall hazard.

Areas inside show evidence of leaks from the roof.

**Photos**



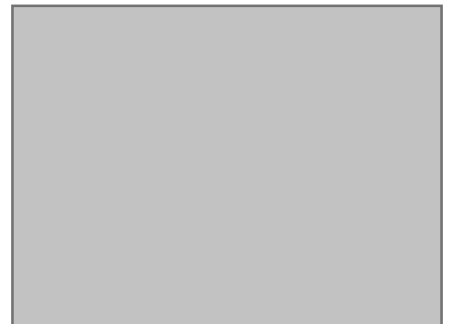
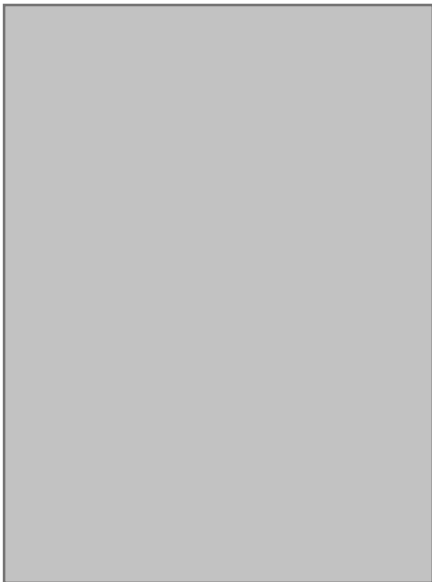


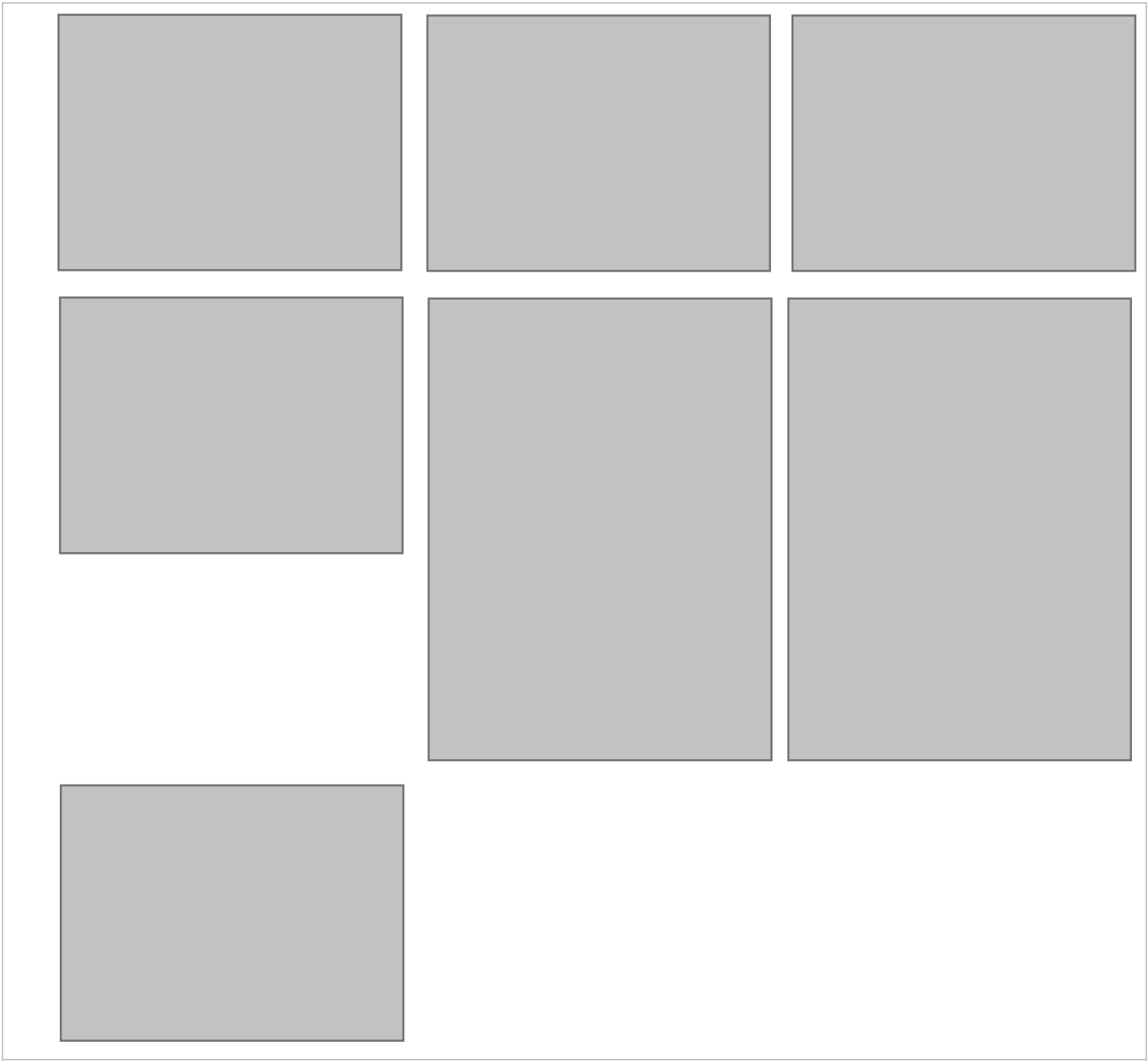
## WINDOWS

### Details

<b>Glazing</b>	Critical
<b>Frames / Sills</b>	Critical
<b>Window Hardware</b>	Critical
<b>Remaining Window Life</b>	0-5 years
<b>Comment on areas of concern (Windows)</b>	Windows beyond their end of life, rotting frames, leaks, etc.

### Photos



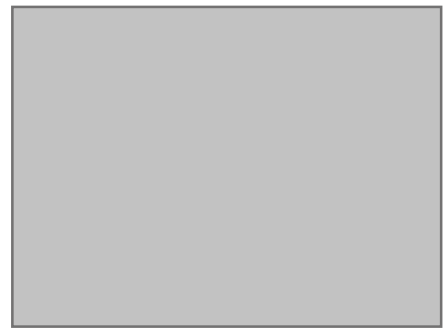


## STRUCTURES

### Details

<b>Building / Structures</b>	Poor
<b>Stairs / Railings</b>	Critical
<b>Stairs / Railings Comments</b>	Exterior rails and steps have deteriorated significantly.
<b>Remaining Structures Life</b>	0-5 years
<b>Comment on areas of concern (Structures)</b>	Structural repairs in rafters seem to be stable.  Interior stair rails are not to code.

**Photos**



## FOUNDATION

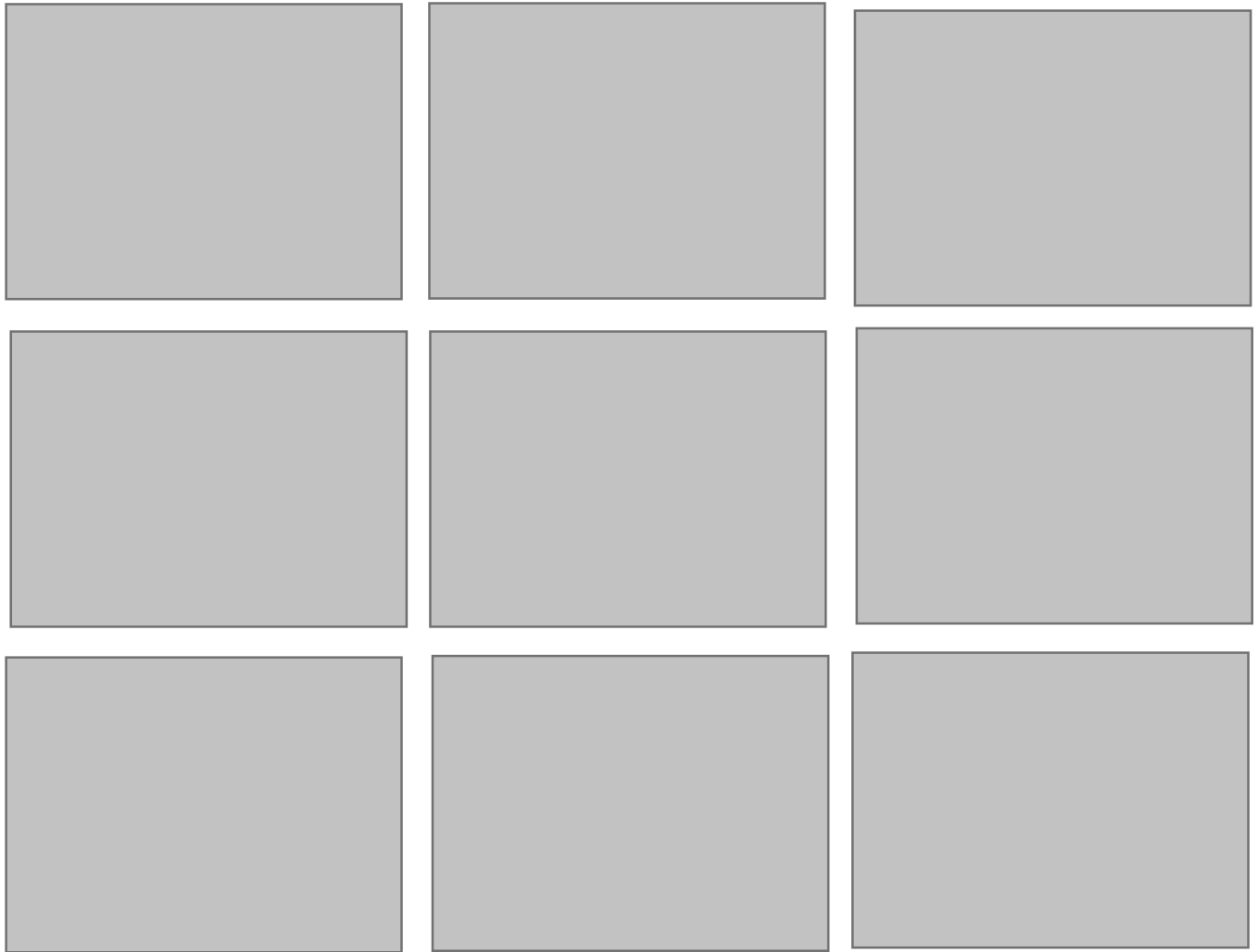
### Details

<b>Walls</b>	Poor
<b>Columns</b>	Fair
<b>Floor Slab</b>	Poor
<b>Waterproofing &amp; Drainage</b>	Poor
<b>Remaining Foundation Life</b>	0-5 years
<b>Comment on areas of concern (Foundation)</b>	Some deterioration of stone.

Window well at the front has suffered severe damage, window well was holding approx 2" of water during inspection, possible source of leak during rainstorm.

#### Photos



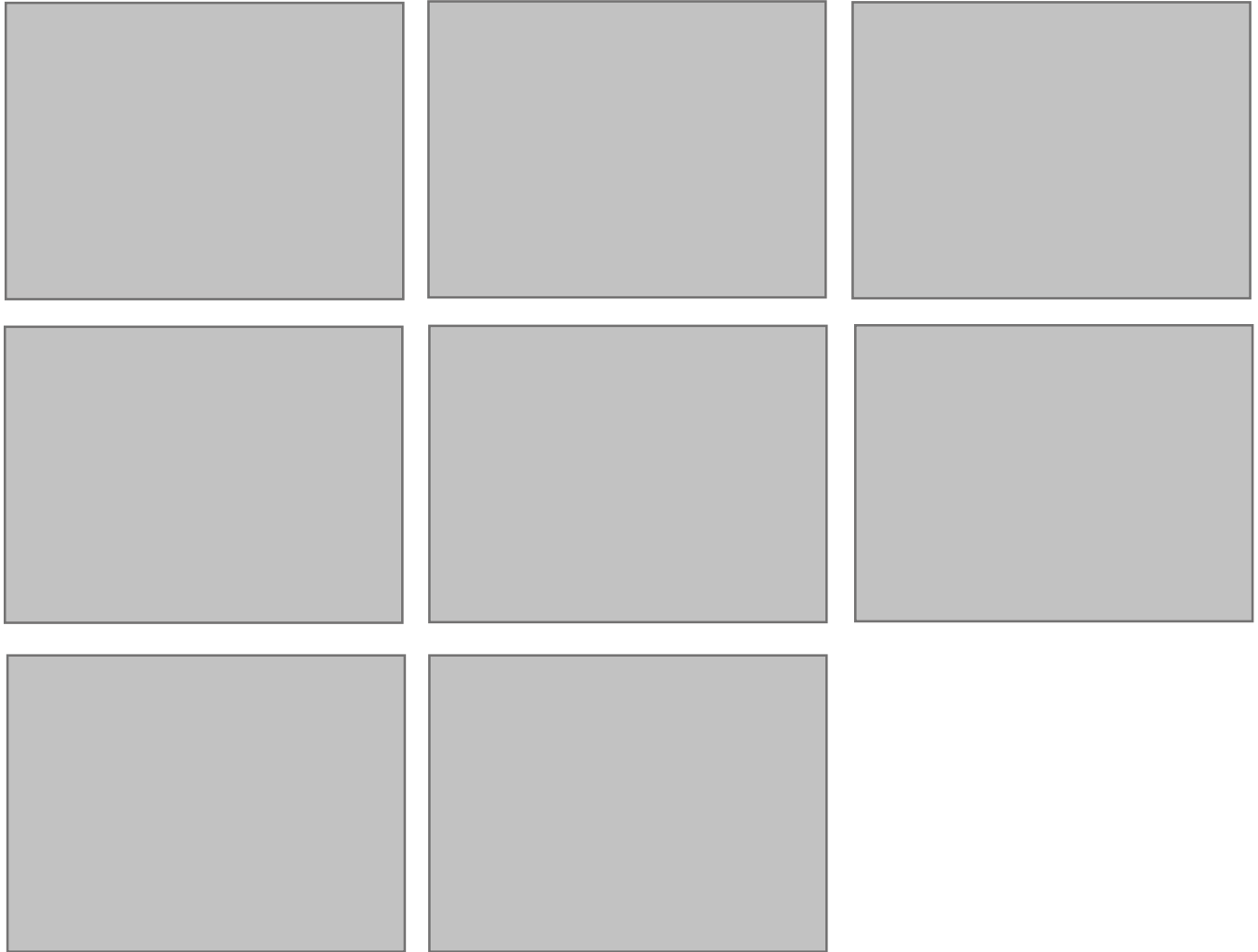


## MECHANICAL SYSTEMS

### Details

<b>Fuel Type</b>	Gas Natural
<b>Heating / Cooling</b>	Poor
<b>Ductwork / Terminal Units</b>	Poor
<b>Ventilation / Exhaust Fans</b>	Poor
<b>Water / Steam Boiler</b>	Poor
<b>Radiators / Finned Tubes</b>	Poor
<b>Water Supply Pump / Pressure Tank</b>	Poor
<b>Chiller / Condenser / Evaporator</b>	Poor
<b>Hot Water / Air Heat Exchanger</b>	Poor
<b>Remaining Mechanical Systems Life</b>	0-5 years
<b>Comment on areas of concern (Mechanical Systems)</b>	Mechanical systems are obsolete.

### Photos

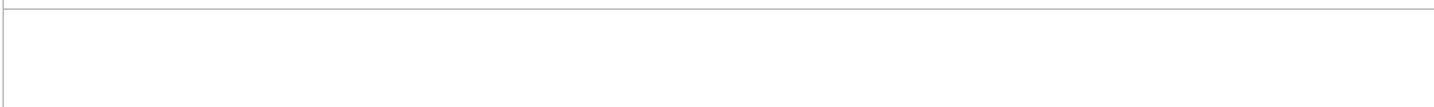


## ELECTRICAL SYSTEMS / LIGHTING

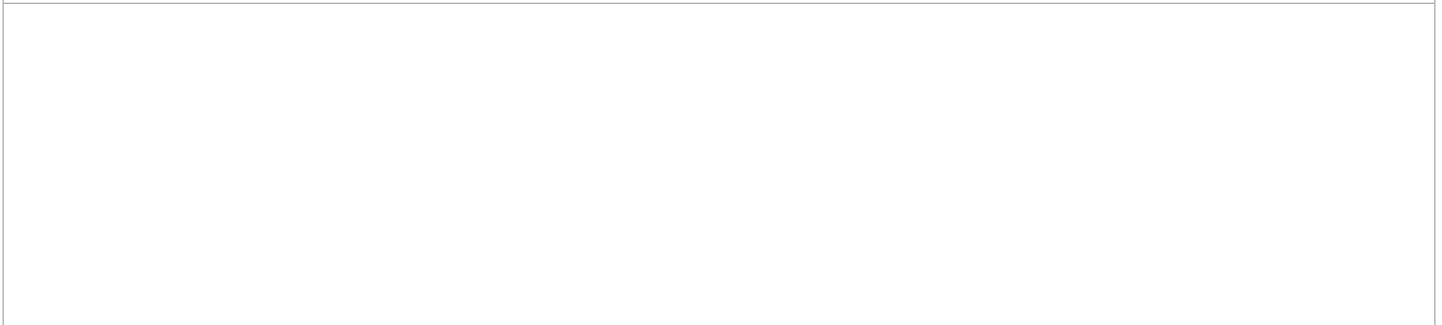
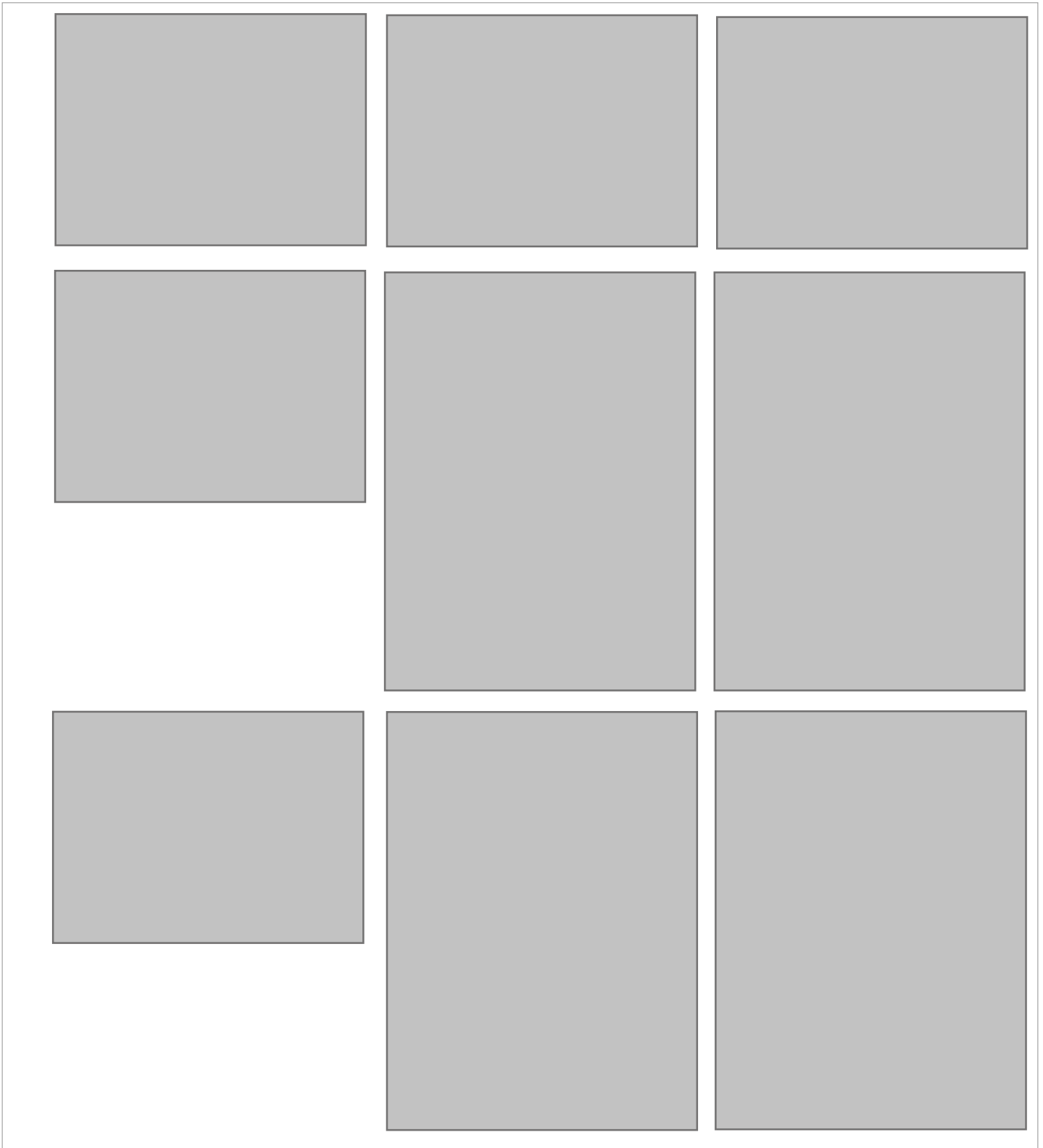
### Details

<b>Electrical Service Type</b>	Buried
<b>Electrical Services</b>	Critical
<b>Meter</b>	Fair
<b>Distribution Panel / Conduits / Wiring</b>	Poor
<b>Switches / Receptacles / Fixtures</b>	Critical
<b>Exterior Lighting</b>	Poor
<b>Interior Lighting</b>	Poor
<b>Remaining Electrical Systems Life</b>	0-5 years
<b>Comment on areas of concern (Electrical Systems/Lighting)</b>	Reports of fixtures smoking when activated in various locations in the building. Electrical connections are deteriorating, which could be a potential fire start.

**Photos**







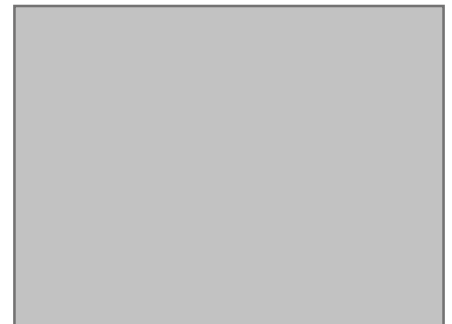
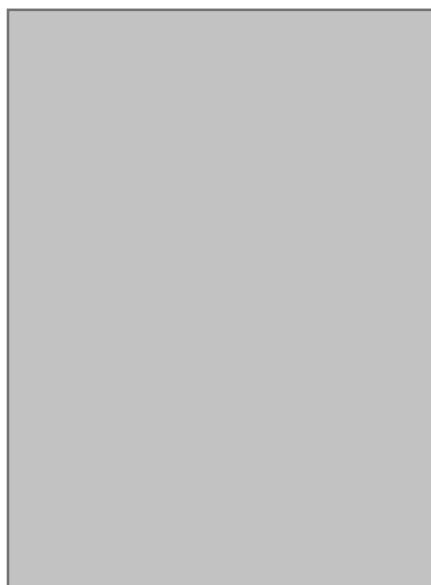
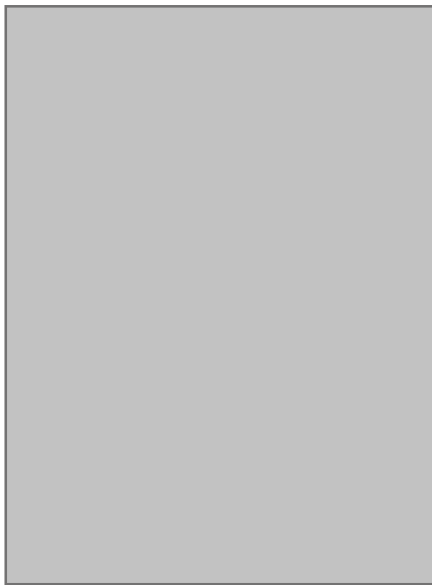


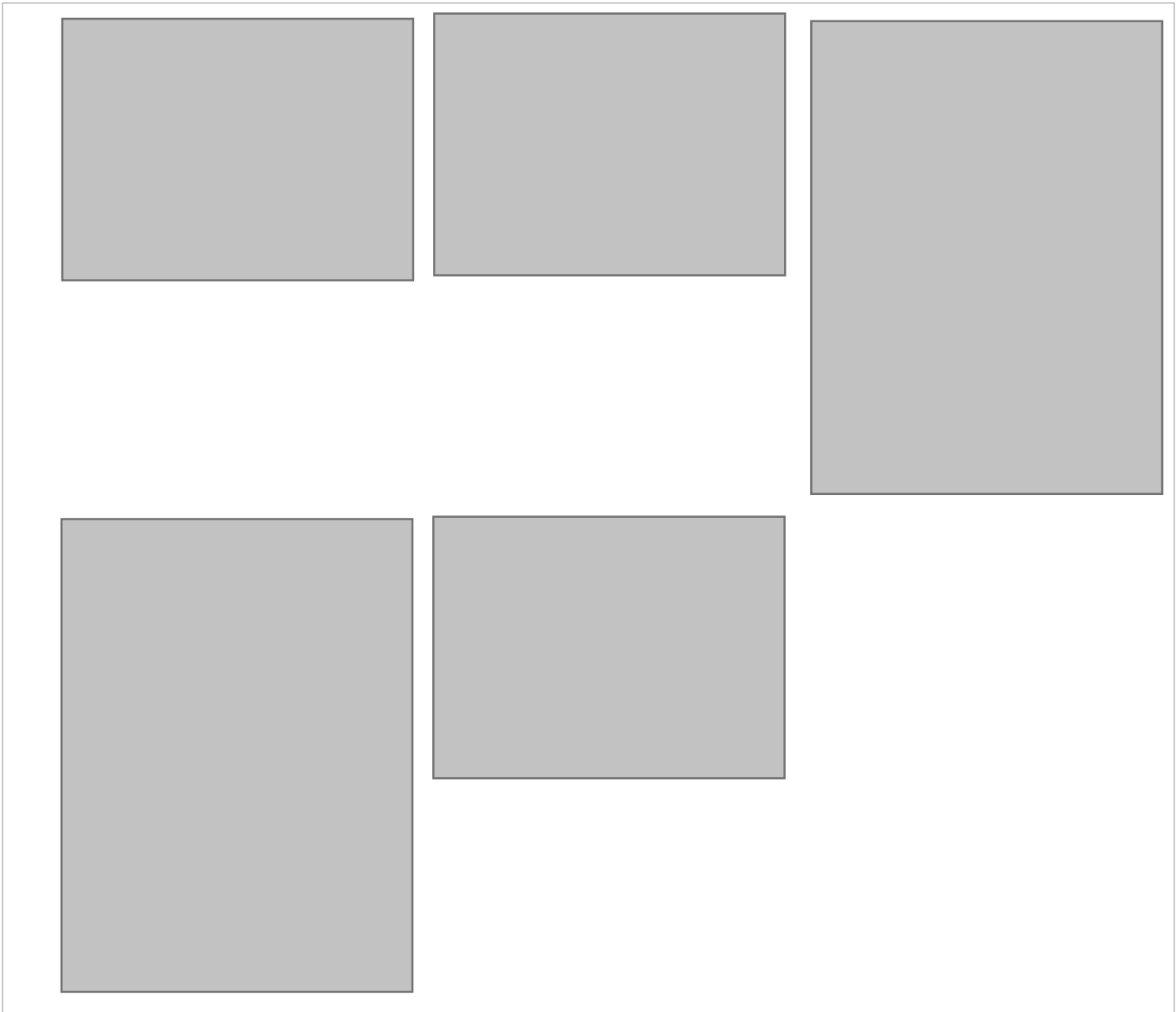
## PLUMBING / SEPTIC

### Details

<b>Water Distribution Piping</b>	Critical
<b>Pressure System / Pump</b>	Poor
<b>Hot Water Storage Tank</b>	Poor
<b>Waste Pipes</b>	Poor
<b>Remaining Septic Life</b>	0-5 years

### Photos

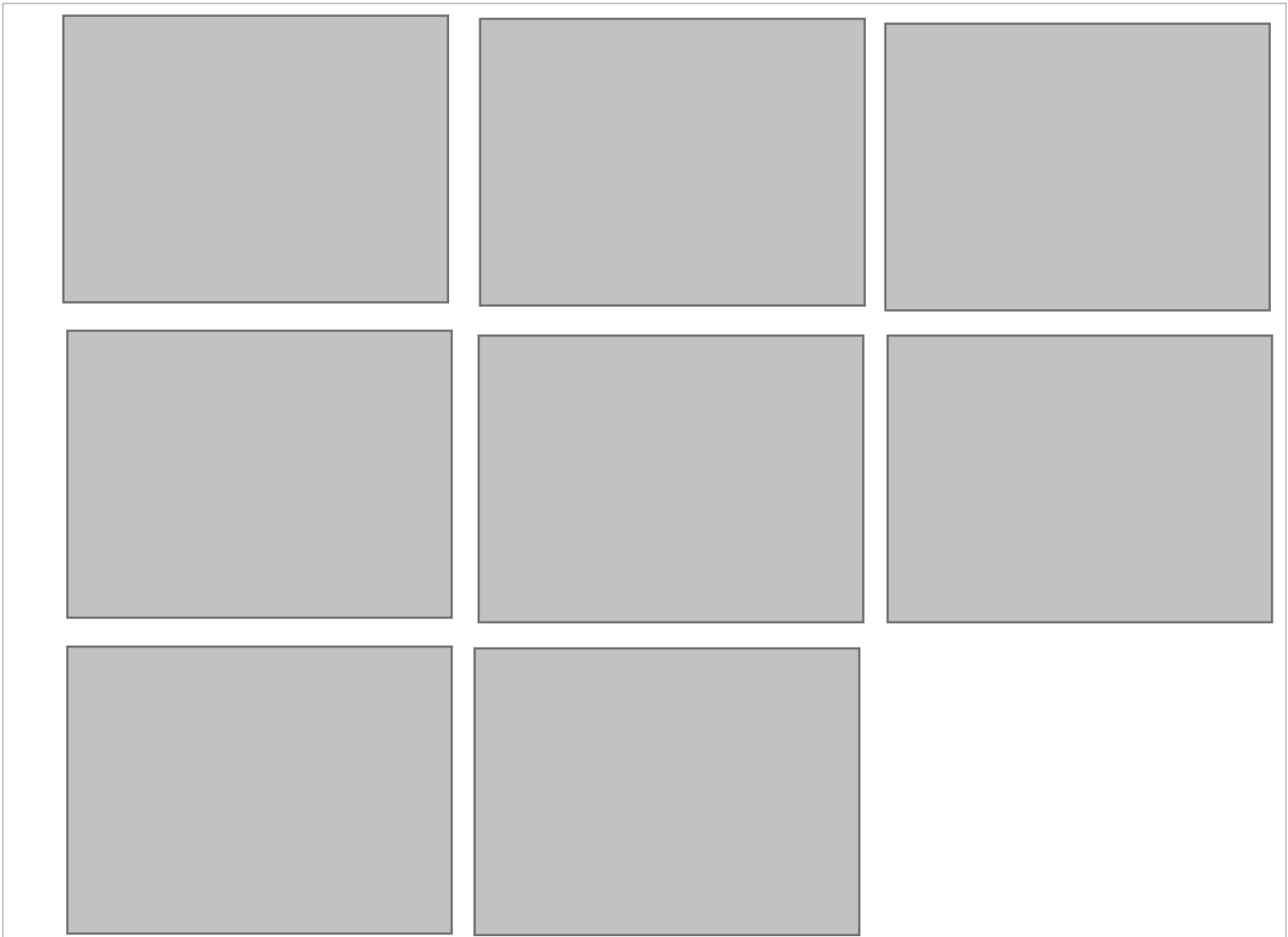




## KITCHEN

### Details

<b>Cabinets</b>	Poor
<b>Countertops</b>	Poor
<b>Sink / Fixtures</b>	Poor
<b>Appliances</b>	Poor
<b>Overhead Stove Fan</b>	Poor
<b>Remaining Kitchen Life</b>	0-5 years
<b>Comment on areas of concern (Kitchen)</b>	Kitchen has reached its end of life.
<b>Photos</b>	

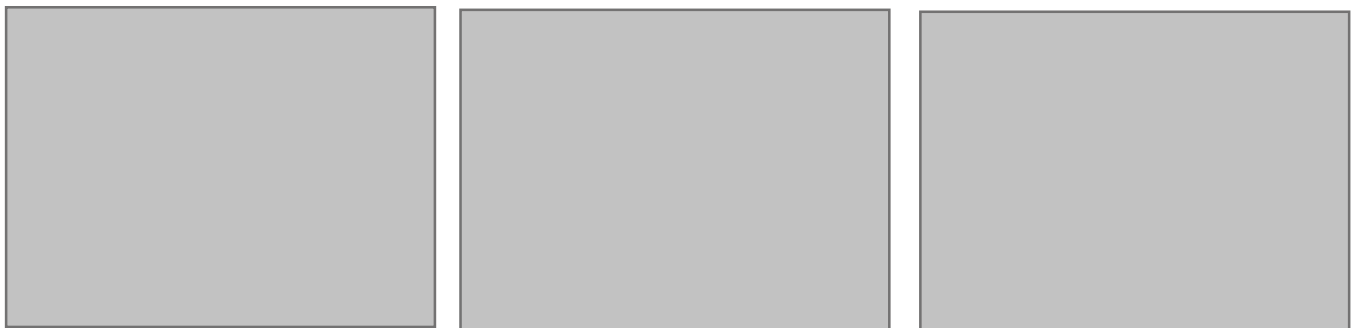


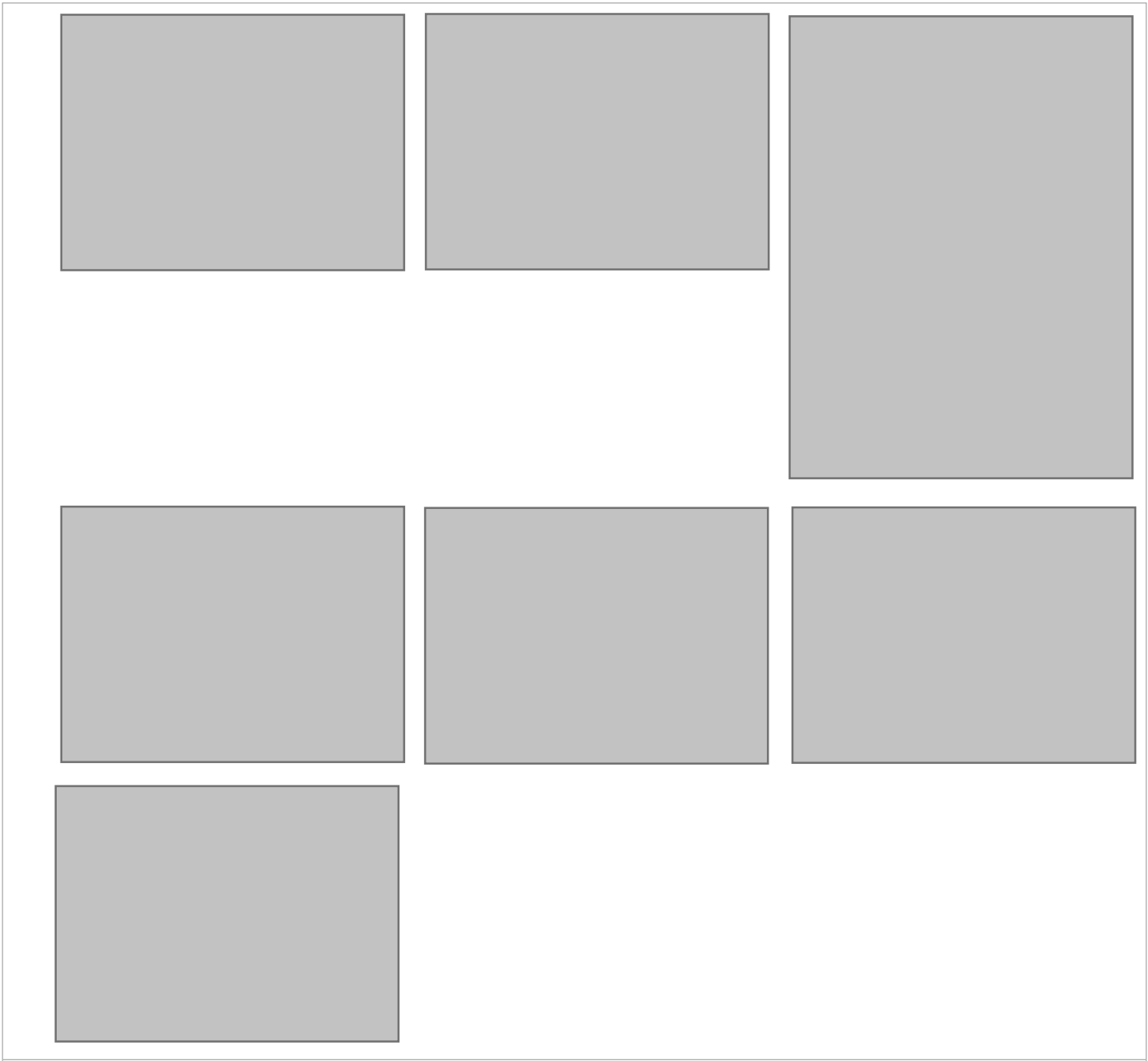
## BATHROOM

### Details

<b>Bathroom Location</b>	Main
<b>Bathtubs / Showers</b>	Poor to Fair
<b>Toilets / Urinals</b>	Poor to Fair
<b>Sink / Fixtures</b>	Poor to Fair
<b>Remaining Bathroom Life</b>	0-5 years

**Photos**



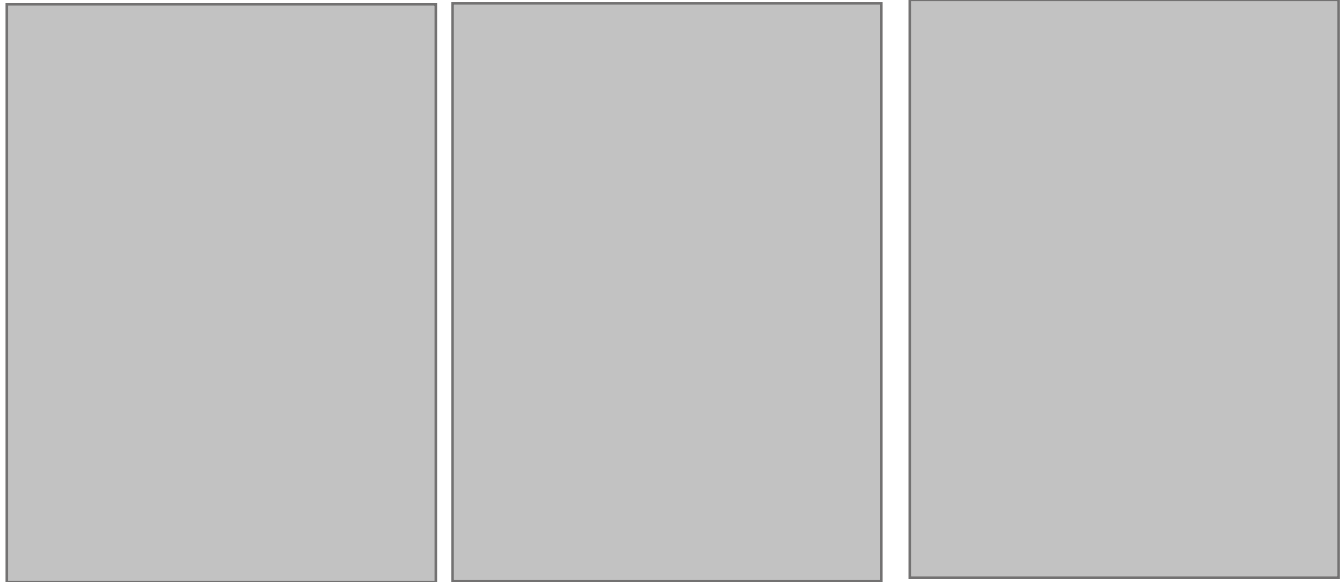


## Bathrooms

ADDITIONAL BATHROOMS 1 OF 3

### Additional Bathrooms

<b>Bathroom location</b>	2nd
<b>Bathtubs / Showers</b>	Poor to Fair
<b>Toilets / Urinals</b>	Poor to Fair
<b>Sink / Fixtures</b>	Poor to Fair
<b>Remaining Bathroom Life</b>	0-5 years
<b>Photos</b>	

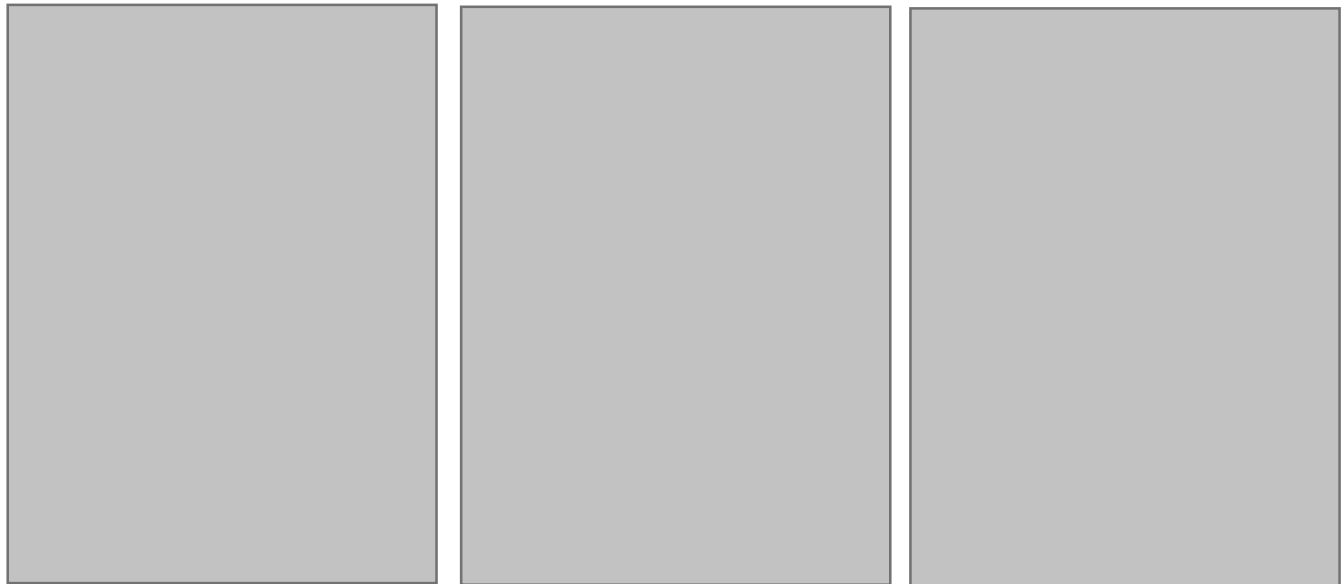


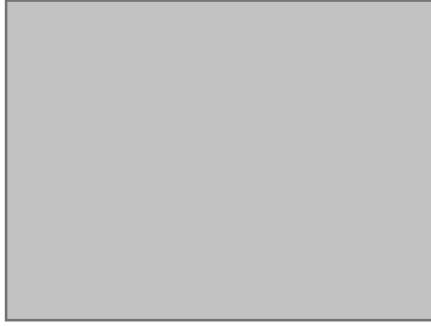
ADDITIONAL BATHROOMS

2 OF 3

Additional Bathrooms

<b>Bathroom location</b>	2nd
<b>Bathtubs / Showers</b>	Poor to Fair
<b>Toilets / Urinals</b>	Poor to Fair
<b>Sink / Fixtures</b>	Poor to Fair
<b>Remaining Bathroom Life</b>	0-5 years
<b>Photos</b>	





ADDITIONAL BATHROOMS

3 OF 3

Additional Bathrooms

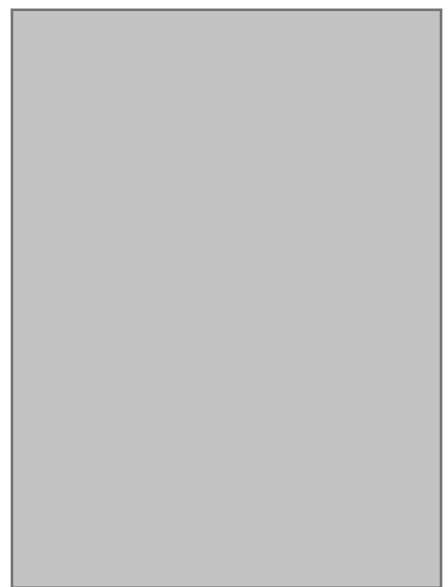
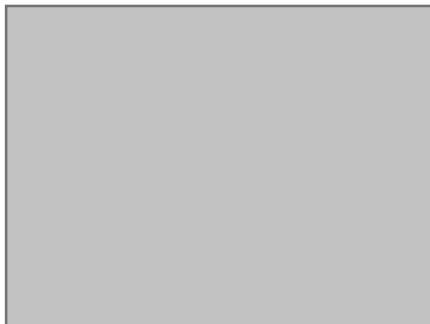
**Bathtubs / Showers** Poor to Fair

**Toilets / Urinals** Poor to Fair

**Sink / Fixtures** Poor to Fair

**Remaining Bathroom Life** 0-5 years

**Photos**



**FLOORING**

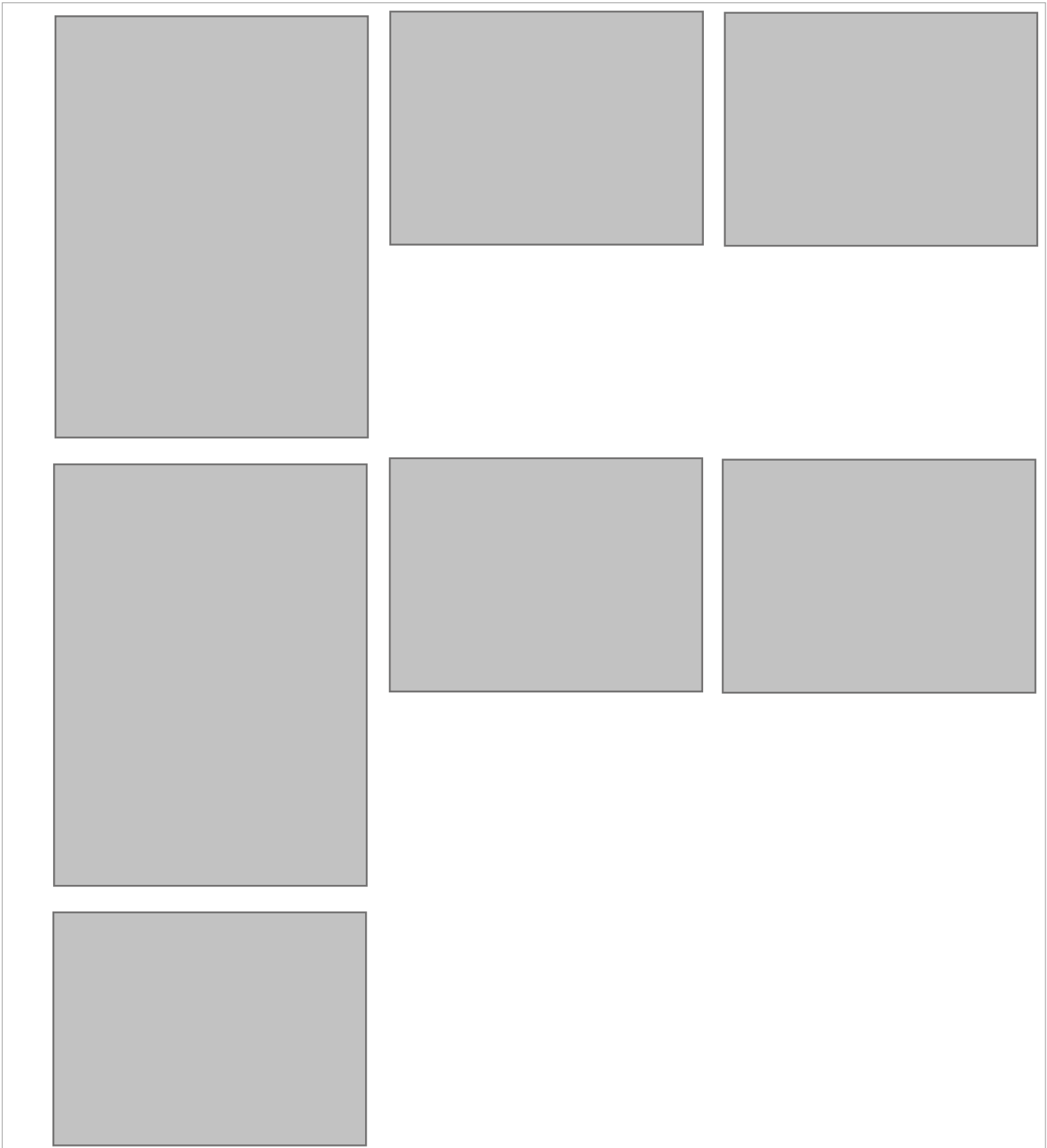
Details

**Hardwood** Poor

**Carpet** Critical

**Remaining Flooring Life** 0-5 years

**Photos**



## INTERIOR FINISHES

### Details

**Walls**

Fair

**Ceiling**

Poor to Critical



**Trim**

**Remaining Interior Finishes Life**

**Comment on areas of concern (Interior Finishes)**

Fair

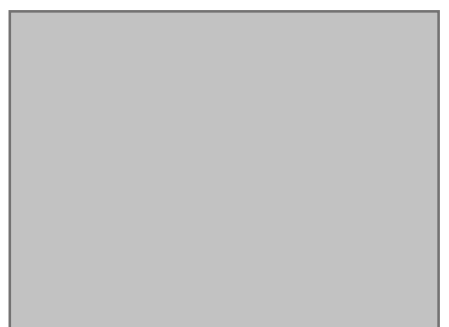
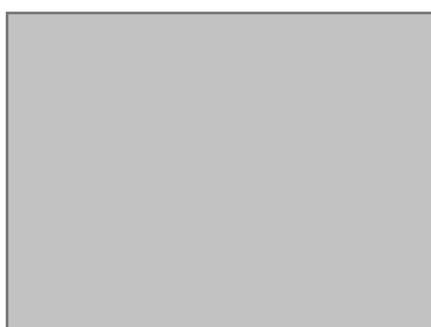
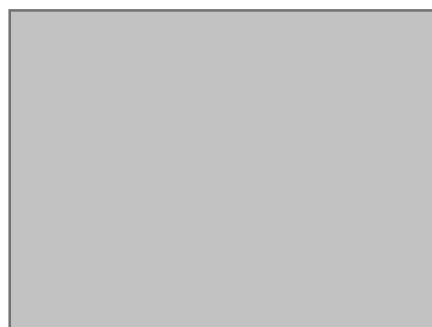
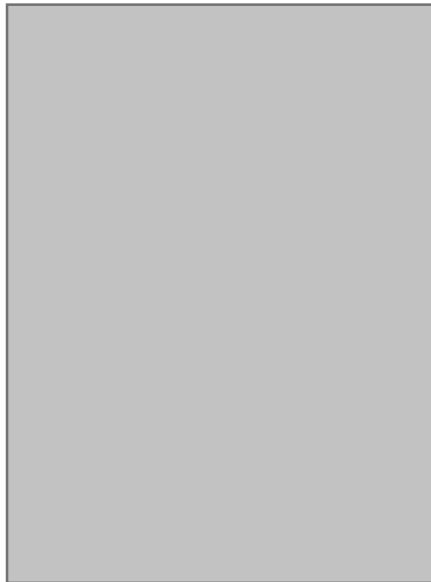
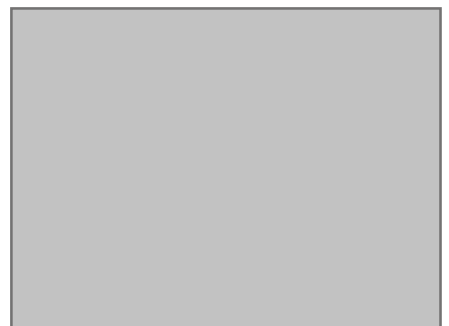
0-5 years

Sections of walls and ceilings show signs of leaks.

All walls and ceilings contain designated substances. Abatement is required. Heritage plaster ceilings cracking/at risk.

Interior finishes are at risk due to leaks and deteriorating electrical connections.

**Interior Finishes Photos**



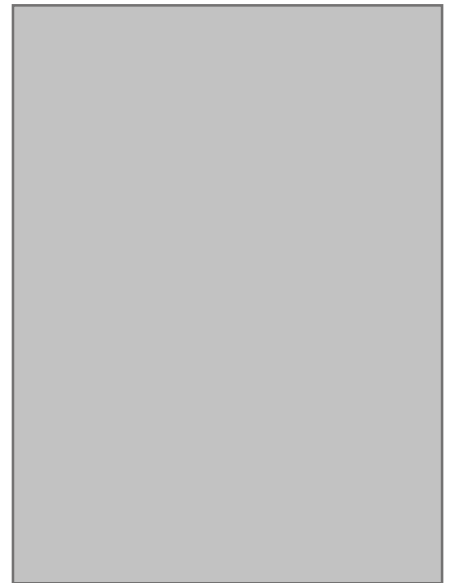
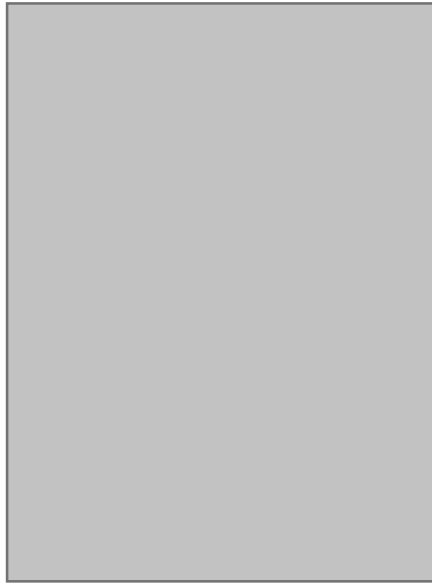
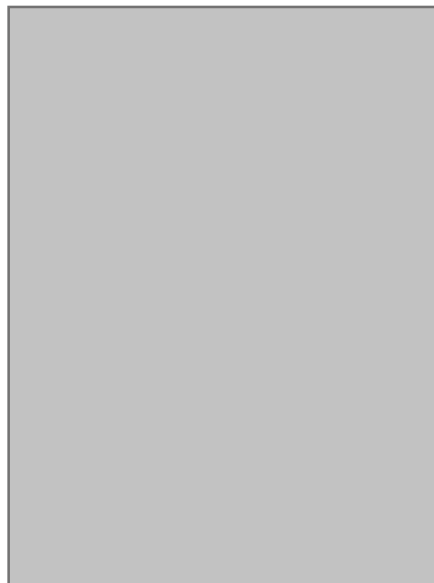


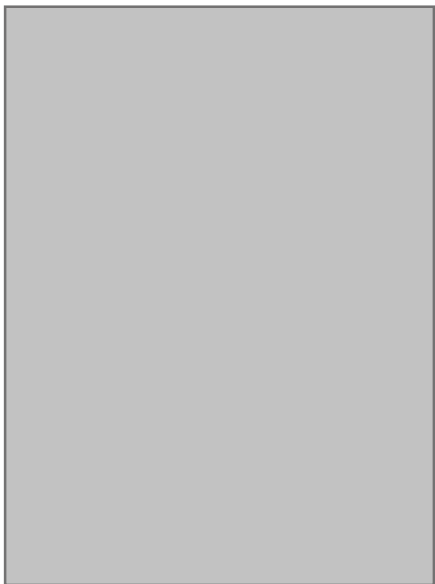
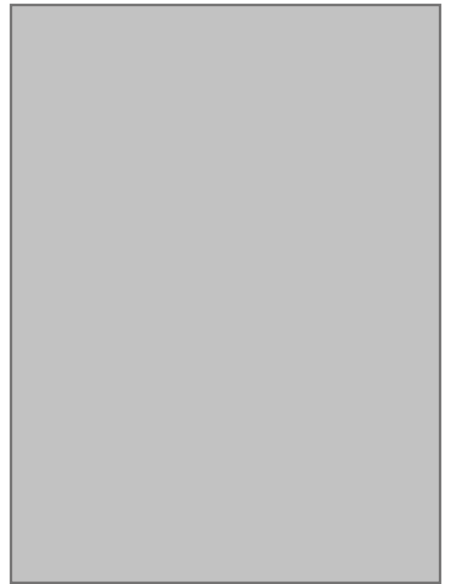
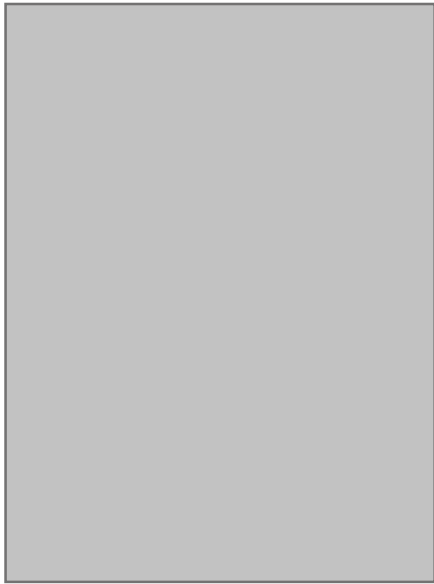
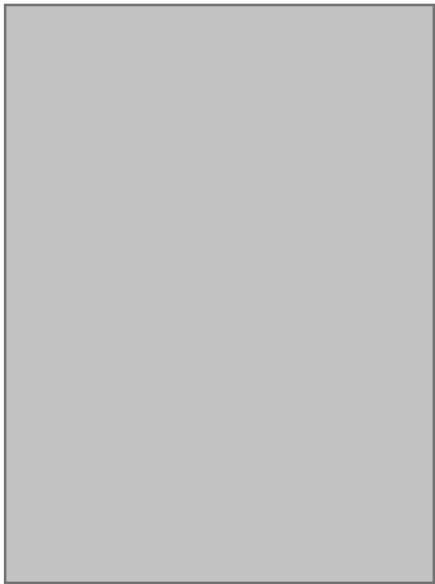
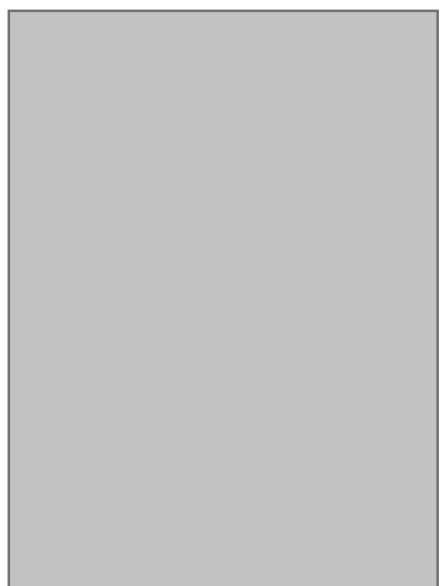
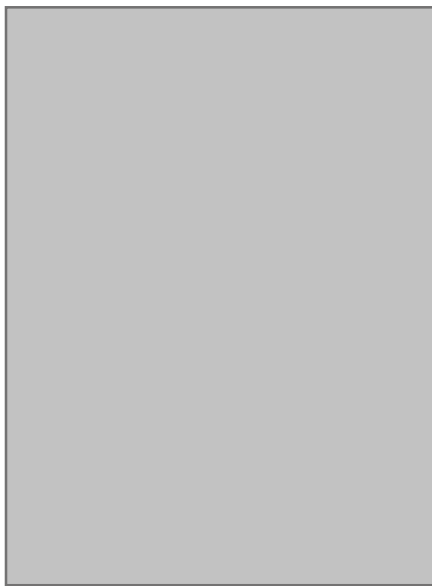
## DOORS

### Details

<b>Door Type</b>	Exterior
<b>Door Condition</b>	Poor
<b>Frames, Sills, Finish</b>	Poor
<b>Hardware</b>	Fair
<b>Remaining Life</b>	0-5 years
<b>Comment on areas of concern (Doors)</b>	Exterior doors are rusted at the base.

### Photos





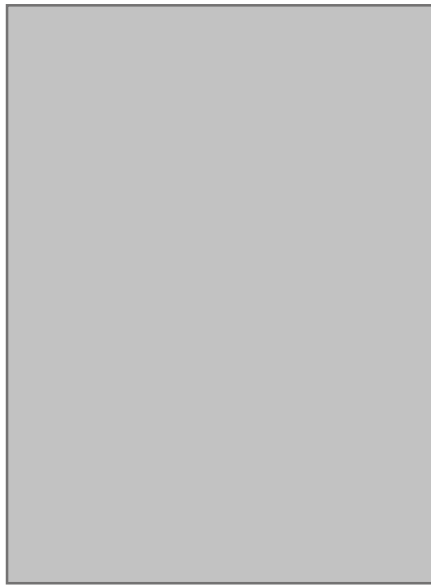
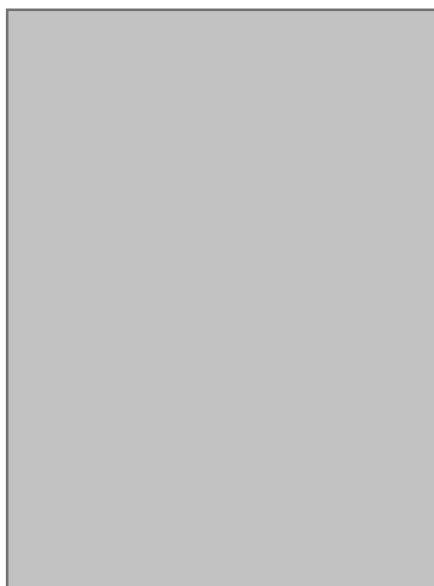
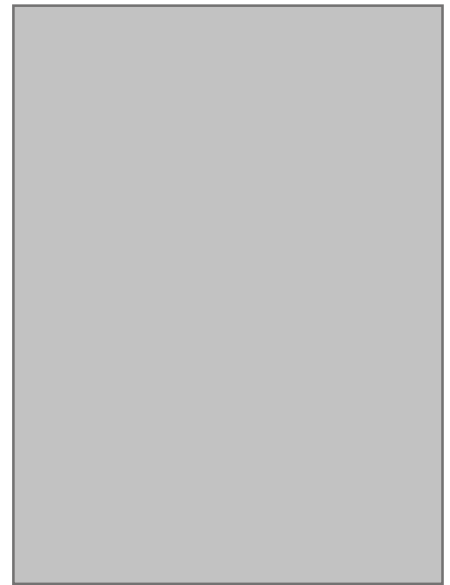
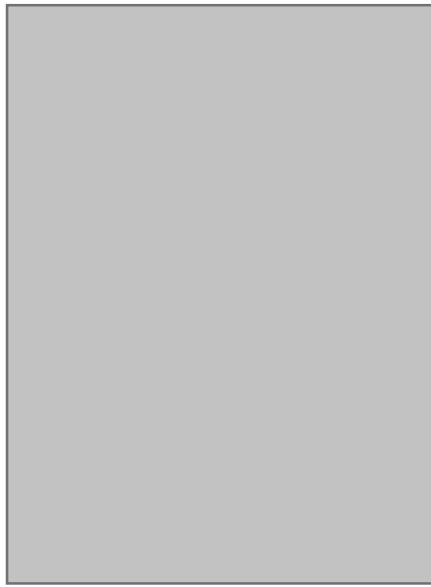
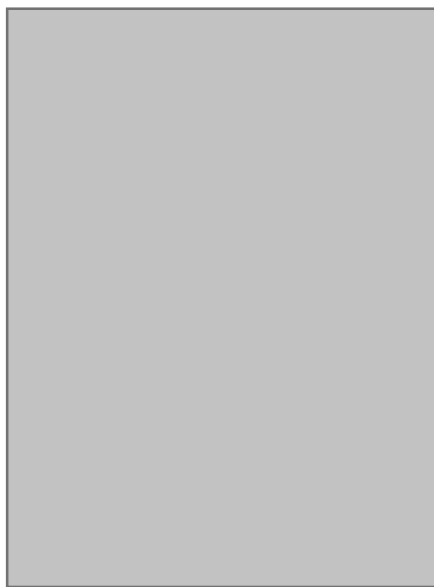
## More Doors

MORE DOORS

1 OF 2

## More Doors

<b>Door Type</b>	Interior
<b>Door Condition</b>	Fair
<b>Frames, Sills, Finish</b>	Fair
<b>Hardware</b>	Fair
<b>Remaining Life</b>	5-10 years
<b>Door Photos</b>	



MORE DOORS

2 OF 2

## More Doors

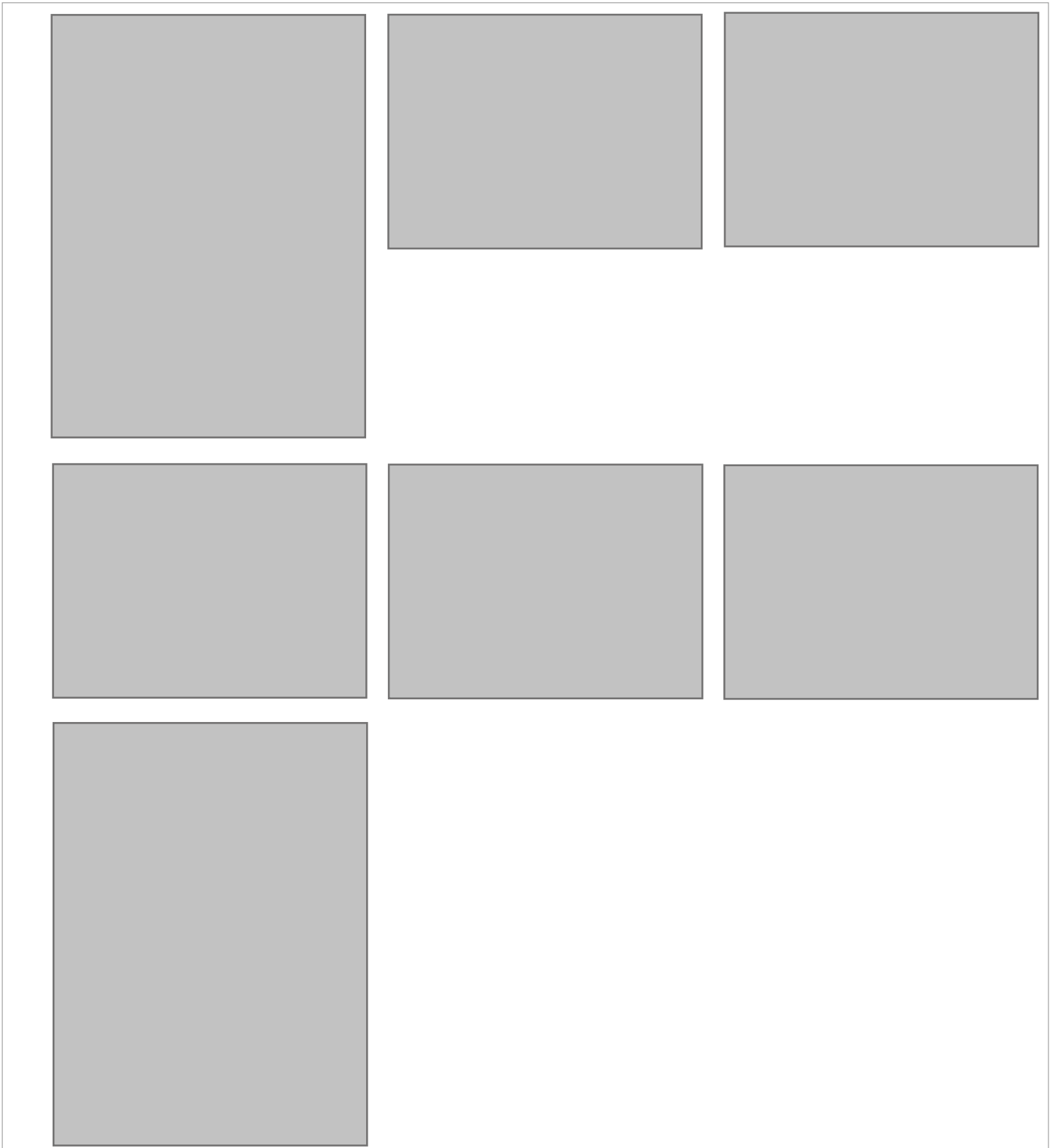
<b>Door Type</b>	Exterior
<b>Door Condition</b>	Poor
<b>Frames, Sills, Finish</b>	Poor
<b>Hardware</b>	Fair
<b>Remaining Life</b>	0-5 years
<b>Door Photos</b>	



## FIRE PROTECTION

### Details

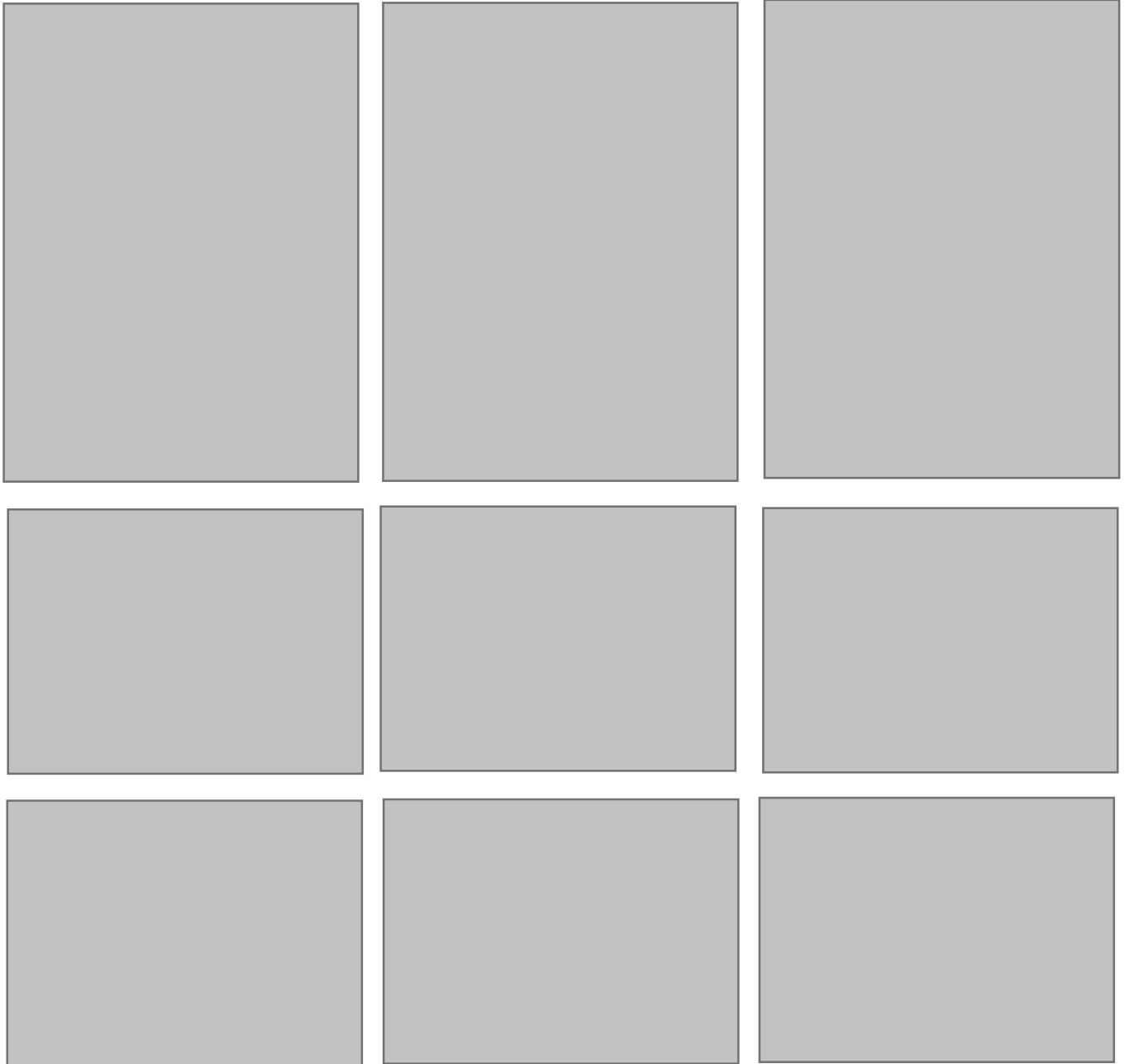
<b>Fire Detection Systems</b>	Fair
<b>Fire / Smoke Detectors</b>	Fair
<b>Fire Suppression Systems</b>	Fair (Kitchen only)
<b>CO2/combo detectors</b>	No
<b>CO2/Combo Detectors tested?</b>	No
<b>Remaining Fire Protection Life</b>	0-5 years
<b>Photos</b>	



**OTHER**

Details

Photos



**SIGNATURE AND SEND**

**Section 1**

**Overall Asset Condition**  
**Inspector's signature**

Critical

**Date/Time**

Sep 16, 2022 10:33:00 AM EDT