



SERVICES INC.

Noise & Vibration Consultants

Occupant and/or Property Owner

Date: January 22, 2021

PRE-CONDITION SURVEY:

Nobleton Sanitary Servicing Phase 2 Contract 3

Tender Number: 2020-T06

King, ON



Our File NO: 21-102

On behalf of the Township of King, Clearway Construction Inc., of Concord, ON, will be continuing work on the above noted project. The work will take place on Russell Snider Drive, Witherspoon Way, Sheardown Drive, Dobson Court, Hazelbury Drive, Cain Court, Mactaggart Drive, Holden Drive, Chamberlain Court, McCutcheon Avenue and Robb Drive. Construction is scheduled to resume in February 2021.

Due to the nature of the construction and the possibility of vibration, dBA Services has been retained Clearway Construction Inc., to conduct a photographic survey of all buildings within the area of the proposed construction area to verify existing conditions. **Your property is located within that area.**

The survey includes an exterior inspection, including photographs of the building and structures (garages, sheds, pools, walkways, etc.), or portions thereof that may be affected by construction activities.

**** With the ongoing COVID-19 concerns and the recent lockdown restriction status for Ontario and the Region, we are required to suspend all interior inspections for the time being. We will continue to book exterior inspections. We want to assure you of our commitment with respect to the health, safety and well-being of you and your family, as well as our employees. ****

**You do not need to be present for an exterior inspection,
but you do need to call to book a date. We are currently booking for...**

MONDAY JANUARY 25th / WEDNESDAY JANUARY 27th

There is NO cost to the resident/property owner to participate in this service and as such your cooperation is greatly appreciated.

To arrange for an appointment, please call our Appointment Desk at
1-833-212-4858 or email us at pcs@dbaservices.ca

When contacting our office please make sure to indicate the file number, your full name, complete address, telephone number and availability. All efforts will be made to schedule an appointment that is convenient to you.

If you decide NOT to participate, we urge you to contact our office so any future communication from our staff will cease.

Respectfully,

**dBA Services does not have any association
with construction activities outside of our inspection services.**

Melissa MacLean
Vice President

**Should you have questions regarding the construction or validity of our inspection request,
please contact Clearway Construction Inc. at (905) 761-6955**

FREQUENTLY ASKED QUESTIONS

Q. *How much will this cost?*

- There is NO cost to you (property owner/tenant etc.) for this service.

Q. *What do you mean pre-condition survey?*

- This is a photographic inspection of all buildings and structures in the vicinity of the construction activities. We photographically document any cosmetic deficiencies perceived by the human eye.

Q. *What will your inspectors look for?*

- Our inspectors look for anything that may be aggravated by construction activities such as cracks in plaster or drywall, ceramic tile, nail popping, molding separation, broken windows, etc.
- We look at the basement and ground floor only on the interior and the entire exterior, unless we indicate otherwise.
- Should there be a room or area you do not want our inspectors to document, please let them know.

Q. *What if I have any concerns?*

- When our inspectors arrive for the inspection, notify them about your concerns that may include; pool, hot tub, in ground sprinkler system, well, septic tank, cistern etc.
- Should you have a pool, please ensure to inform the inspector (if you know) of the age of the pool, liner, pump, any upgrades or repairs.
- Should you have a sprinkler system it is ideal to notify the inspector where the lines and heads are located.
- Should you have a well, we will require to know the area it is located, if it is dug or drilled and if it is used for drinking or general purposes, etc.
- Should you have a septic tank/cistern inform the inspector of the age and any repairs/upgrades.

Q. *How long will the inspection take?*

- Depending on the size of the building an average inspection can take approximately up to 45 minutes to complete. Note that property owners do not have to be present for exterior inspections and our inspectors do not conduct interior inspections unless an adult is present.

Q. *Do I really need to have this survey?*

- Although it is extremely rare to have damage occur from construction activities, and participation is voluntary, we **highly** recommend participating. This survey protects you, as well as the contract owner, and contractor. If you choose not to participate, we urge you contact our office, so we do not make further attempts at contact.

Q. *What will happen if I don't want the inspection?*

- Should you decline participating in the inspection and you feel your building has sustained damage, it would be up to the property owner to prove any perceived damage was caused by construction activities.
- Should you notice a condition that may not have been there prior to construction we direct you to contact the construction company. **Note that dBA Services does not have any association with construction activities outside of our inspection services.**

Q. *Will anyone get to see the photos of my inspection?*

- At the completion of our inspections, dBA staff complete a comprehensive report. That report is then sent to the contractor with a copy of all photographs and any information collected onsite. The contractor may then be required to send a copy to the owner of the contract such as the Region/Municipality or private builder etc.