

Appendix B

*Conditions Assessment
and Current Photographs*



HERITAGE RENOVATIONS

19371-120th Avenue

Pitt Meadows, B.C.

V3Y 1J7

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Aug. 5 2022

Nick Dipalma
933 4th Street
New Westminster Bc.
Ph. 604-916-8884

Heritage Assessment of 933 4th Street

On Tuesday August 2nd I met with Nick Dipalma at the above address to do a visual inspection of his home.

Exterior

- The original poured concrete foundation is still in stable condition although there are four cracks in it that I saw. Looks like a bit of settling over the years. The cracks would need to be repaired.
- There is a rear addition along the rear side of the house. This area is on a post and beam type of foundation that is failing. The floor is slopped down approx. 3 inches over about 12 feet. The foundation needs to be replaced in this area.
- The area under the addition is a dirt crawl space.
- The siding on the building is the original cedar shingle lower and cedar horizontal siding upper. There have been several repairs and plywood patches applied over the walls. These are poor repairs and would need to be rectified.
- The original wood windows have all been replaced with aluminum windows
- The soffits are the original tongue and groove cedar open soffits and exposed rafter tails that are in good condition.
- The aluminum gutters and downpipes are in good condition.
- The original front porch has been enclosed and is now the front entry area.
- The original front and rear exterior stairs and railings have been replaced with wood steps on metal stringers and metal railings.
- The rear porch floor is made of unfinished plywood.
- The house roof is covered with duroid laminate shingles that are about 15 years old. Roofing is in a watertight state.

Interior

- The original baseboards and casings have all been removed and replaced with small modern trim boards.
- The original wood doors have been removed and replaced with flat panel doors.
- The original fir hardwood floors are still in good condition in the living room area. They are also in place in the two bedrooms and hallway but they are covered with vinyl plank flooring. Kitchen has an old vinyl floor likely over the fir flooring.
- The cabinets in the kitchen are of two different styles. Most are newer oak cabinets while one lower cabinet is black in color.
- There are several holes in the plaster kitchen ceiling that would need repair.
- All the main floor plaster walls have been covered with new drywall. Several repairs would be needed. All the ceilings have the original plaster finish.
- The entire main floor is heated with electric baseboard heaters. The original heating system has been removed.
- There are two bathrooms on the main floor. The 4 piece ensuite has upgraded bathroom fixtures. The tub area has no tile on the surrounding walls. The floor is covered with vinyl flooring.
- The main bathroom is very small with a sink, toilet and shower. There are several tiles that are bulging and need repair in the shower area.
- The converted porch into front entry is a split design with a landing having stairs up to the main floor and stairs down to the basement area. The entry is covered with drywall and carpet for flooring.
- The basement is a full height and is totally undeveloped.
- The floor system is 2x8 fir joists over a 6x6 wood main beam that runs the length of the building.
- There is the original brick chimney in place that is no longer used.
- The electrical panel is a 125 amp panel with a Ge main breaker shut off. Most of the electrical has been upgraded to modern copper wiring.
- The hot water tank is electric.
- Most of the plumbing drainage pipes have been upgraded to newer abs style piping.

Summary

This home has been renovated several times. All that is original in the interior is the fir hardwood floors. All the original doors, windows, baseboards and casings have been removed and replaced with modern trim and doors. The basement has never been developed so it is in original condition. The rear addition and porch are in poor condition and will need extensive repairs. The exterior has retained most of its originality except for the windows and front porch area. The siding needs several repairs but is mostly intact. In order to bring this house back to an original state it would cost approximately \$300,000.00 to \$325,000.00.

If you have any questions about this report please contact Rob at 604-617-2770

Rob Rempel
Heritage Renovations







