

6. Re: Proposed Demolition of Municipal Property at
9452 Government Road

The Municipality recently purchased the subject property for the proposed Keswick School site.

Building and Public Health Inspectors have inspected the vacant house that is located on the property. The Departments report as follows:

"Building Department

Electrical:

The 2-wire, 30 Amp. service should be renewed. The basement wiring is very hazardous and should be brought up to Provincial Electrical Code standards. At least one more plug outlet is required in the kitchen.

Plumbing:

Galvanized water pipe - partial, and galvanized water service. Dwelling is served by septic tank and rockpit with a septic tank draining to the creek - no distribution field. The plumbing fixtures are old, but acceptable.

Building:

The exterior of the building is in poor condition and the interior is very dirty, but the building is structurally sound.

Public Health Department

The premises are in violation of the Unsightly Premises By-Law.

The septic tank (cedar box) appears to be in need of pumping out, as the effluent is by-passing the septic field, and flowing into the nearby creek. If this does not rectify the situation, a new tank and field will be necessary.

There is a rat infestation which appears to not only be on the exterior of the building but has also spread to the inside by means of burrowing under the existing concrete foundation. The infestation is serious and a full extermination program is required, along with a rectification of the Unsightly Premises. "

Following are estimated costs that would be required to repair the house and make it suitable for occupancy:

1. Electrical repairs - 30 Amp. \$350.00. If the 30 Amp. Service were increased to 100 Amp., this would be substantially increased, if not doubled.
2. Carpentry work, including repairs to roof, new eavetroughs, windows, paint, etc., plus installation of new gas furnace and water heater - \$850.00.
3. Connection to sanitary sewer - \$1,000.00.

6. Re: Proposed Demolition (cont'd)

The figures are estimates only, and could conceivably become higher during the course of renovation.

The Land Agent feels that the condition of the house is such that the estimated costs of repair would be totally unwarranted, and recommends that the house be demolished.

RECOMMENDATION:

THAT the house at 9452 Government Road be demolished.