

February 28, 2017

Project No. 13 1186 0360 (6200)

**PRE-CONSTRUCTION AND POST-CONSTRUCTION CONDITION ASSESSMENT  
HIGHLAND GATE DEVELOPMENT  
TOWN OF AURORA, ONTARIO**

Dear Homeowner(s);

Golder Associates Limited (Golder) has been retained by Highland Gate Developments Inc. (HGDI) to undertake a pre-construction condition assessment of the existing residential dwellings and commercial structures located in close proximity of the first phase of residential construction at the above noted site. The first phase of development is generally bounded by Bathurst Street to the West, Murray Drive to the East, Henderson Drive to the South and Kennedy Street West to the North.

Construction work for the first phase of development is scheduled to commence in the spring of 2017.

It is unlikely that the vibration due to the construction activities on the HGDI site will have any adverse impact on the integrity of the surrounding homes.

A pre-construction condition survey will document the existing visual condition of the home enabling Golder and HGDI to quickly and accurately resolve any issues that may arise in the unlikely event there are impacts from the construction activities.

A pre-construction condition survey is a non-intrusive visual assessment and will only include the recording of readily visible existing defects of exposed portions of the site elements noted below:

- North, South, East, and West Exterior Elevations of residential dwellings located adjacent to the proposed construction site;
- Interior walls, floor and ceiling on floor levels including the basement of the residential dwellings located adjacent to the proposed construction site; and
- Hard and soft landscaping features such as concrete sidewalks, asphalt pavement, retaining walls, pools, etc. fronting the proposed new development.

A pre-construction condition survey is conducted using a video camera with accompanying commentary on soundtrack where appropriate. Still photographs are also taken for clarity on selected deficiencies found.



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**Golder Associates Ltd.**

140 Renfrew Drive, Suite 200, Markham, Ontario, Canada L3R 6B3  
Tel: +1 (905) 475 5591 Fax: +1 (905) 475 5257 [www.golder.com](http://www.golder.com)

**Golder Associates: Operations in Africa, Asia, Australasia, Europe, North America and South America**

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Following substantial completion of the project, a post-construction condition assessment is carried out to visually review the previous existing defects documented in the pre-construction survey and to record any increase in size or magnitude as well as recording and documenting any new defects that may have materialized over the course of the construction period.

HGDI has committed to the Town of Aurora to offer homeowners of abutting lands the opportunity to have Golder complete pre-construction and post-construction condition surveys of your property. You are under no obligation to complete a pre-construction and post-construction condition survey. The pre-construction and post-construction condition survey will be completed at no cost to you, the homeowner. A copy of the report will be provided to you.

All of the Golder inspectors will carry photo identification.

Please note a signed Inspection Authorization Form is required prior to Golder commencing the survey. A copy of the Form is attached.

To arrange for an appointment please call Stephanie Morizio at 905-477-1177 ext. 217 or via email at [stephaniem@geraniumcorporation.com](mailto:stephaniem@geraniumcorporation.com). If leaving a message, please include your name, address, telephone number and availability.

Should you have any questions concerning the project you may contact one of the following for more information.

**GOLDER ASSOCIATES LTD.**



Ravindra Singh, C.E.T.  
Project Manager, Senior Technologist



Anthony O'Brien, C.E.T., Principal  
Group Leader, Construction Services and Materials Engineering

**HIGHLAND GATE DEVELOPMENTS INC.**



Stephanie Morizio  
Project Planner



Farrah Ward, P.Eng.  
Project Manager

NLP/RS/AOB/lh/sv

Attachments: Authorization Form

[https://capws.golder.com/sites/p311860360geraniumhighlandsgolfaurora/reports/vibration monitoring/13 1186 0360 \(6200\) let 2017'02'28 highland gate permission - final \(rev2\).docx](https://capws.golder.com/sites/p311860360geraniumhighlandsgolfaurora/reports/vibration%20monitoring/13%201186%200360%20(6200)%20let%202017%2002%2028%20highland%20gate%20permission%20-%20final%20(rev2).docx)

**INSPECTION AUTHORIZATION**

I, \_\_\_\_\_ (the registered owner of the property located at the address set out below), hereby authorize HGDI, and their consultant Golder Associates Limited and their respective employees / agents to conduct the pre-construction condition survey of my property.

Address: \_\_\_\_\_

City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_