

## Property report for May 18th Church Council Meeting

1. On April 29th, Butler Drain performed a power flush of the sewer lines clearing them of hardened sewage material build up. Jeremy and I were onsite for this activity. Butler performed a camera inspection to confirm these lines had not damaged and cleared.

During this work, we found the cause of past reported intermittent smells of sewage by basement exit doors. An uncapped sewer clean-out was discovered hidden under a tiled-over box in the exit vestibule's south-east corner. After its piping was power flushed, it was capped.

On May 1<sup>st</sup>, Butler reconnected the vestibule floor drain to its hanging loose sewer drain pipe below it. Only about 4 inches of tiled concrete floor around the drain needed to be broken up then sealed with concrete.

During his building inspections, Jeremy will perform more frequent flushing toilets and running taps to avoid future recurrence sewage drying up within its approximately 150 feet run to the city's main sewer line.

The drainage speed of the Janitorial room pit drain did not improve after the power flush. Butler Drain recommended against taking further action since the cost of the excavation work may exceed their original verbal estimate of \$7,600. Its current cast iron 1.5-inch drain piping would need to be replaced and the digging may reveal other issues needing to be repaired to the current building code standards. I will be placing a sign directly above this pit drain to warn the cleaners to always pour water slowly into it. This signage should eliminate the issue of pooled water periodically being found in the middle of the Janitorial room.

As per their March 29th contract, Butler Drain invoiced the church \$1,600 plus HST for the power flush and \$300 plus HST for the repair of disconnected drain pipe on May 1st. They waived their normal fee of \$150 plus HST for drain camera inspection work. This contract had been unanimously approved by Council via March 29-30<sup>th</sup> an email vote.

2. Attached are two requested local arborist quotations for pruning and removal of 4-6 trees on the property. There is an immediate need to remove a large dead branch which is dangerously hanging over the south side of the upper parking lot. In the event it falls on its own, it may hit parked vehicles below it. The estimated total

cost for this service will be between \$2,000 to \$2,500. We need to refine these two quotations before recommending one of them.

3. Yesterday, Jeremy removed the dead cherry tree near the old church entrance. Tandem Tree Service had quoted \$275 plus HST to do this work.

4. The Church and Pastor's office cordless telephone set was recently replaced due to repeated intermittent battery failures.