GDR STRUCTURAL ENGINEER
Practical Structural Solutions

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Sharon Vincent
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Acton, Ontario

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Project: Condition Assessment of Existing Structure

Dear Sharon,

As requested, we visited the above noted address to review the structural condition of an existing heritage home located on your property. For reference, the front facing the road is referred to as the easy elevation. The superstructure is two storeys on the front east side and single storey at the south rear side. We assume the south single storey was an addition. The house is framed with wood stud walls with timber log floor joists on a rubble stone foundation. The two storey east side has a full basement while the single storey addition has a crawlspace. We can comment on the structure as follows:

East Front Section (2 Storey)

1. The exterior load bearing wood stud walls are generally in very poor condition with extensive wood rot in sections which has resulted in structural failure of portions of the wall framing. Some areas of the walls are bowed, twisted and leaning. The framing around window and door framing is particularly rotted and deteriorated to extremely poor condition.

2. The original exterior wall board sheathing has also rotted in several locations and is in generally very poor condition.

3. The rubble stone foundations are in poor condition. The original mortar between the stones has broken/washed away over the years due to moisture/frost intrusion leaving large open gaps in the stone walls. Much of the remaining mortar is very soft and can be broken away very easily my hand.

4. Due to the extensive deterioration and damages resulting from the above conditions, there are many openings and gaps in the existing structure and building envelope that are allowing water into the structure that will continue to compromise the remaining structure even further over time. In addition, based on the above, we strongly suspect that there is additional extensive rot and decay hidden within walls, floor and roof structure that are not currently exposed to view.

5. Photographs of this portion of the structure are shown on pages 3 to 6.

West Rear Section (1 Storey)

1. The exterior load bearing wood stud walls are generally in extremely poor condition with extensive wood rot throughout which has resulted in structural failure of most of the walls. Most of the of the walls are bowed and leaning, or partially collapsed.

2. The exterior wall board sheathing has also rotted in several locations and generally is in extremely poor condition.

3. The rubble stone foundations that we can see are in extremely poor condition. It is not clear is there is even any foundation under portions of this structure.

4. The roof rafter and beams framing has been exposed to weather and it extensively rotted and partially collapsed in most areas.

5. The overall condition of this portion of the building is extremely poor and is unsafe due to the extensive rot and failure of much of the superstructure.

6. Photographs of this portion of the structure are shown on pages 7 to 10.

Based on the above, it is our opinion that the structure is generally in very poor to extremely poor condition with the rear west portion of the building being particularly unsafe to occupy or use due to potential collapse of the roof and floor structures. It is also our opinion that the remaining superstructure and foundations are not suitable to be renovated or repaired to a occupiable condition and we instead recommend that the structure be demolished.

We trust this is the information you require at this time. Please let us know if you have any questions.

Gary Rosenburg, P.Eng. for
GDR Structural Engineer

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