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CONSULTING STRUCTURAL ENGINEERS

BUILDING CONDITIONS REPORT

293 LISGAR STREET





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A review was conducted on the above noted property on August 7th, 2015 to assess the building for the following criteria:

- Age of the building
- State of the structure
- Details of renovations, maintenance
- What is required to deem it safe
- What is the required timing of any work to deem the building safe

Age of the building

The age of the structure was indeterminate due to the current condition of the building, but it was estimated to be approximately 100 years old.

State of the structure

Currently, the building is unoccupied and all lower floor windows and doors have been boarded up. The building appears to be built of load bearing masonry walls and cast in place concrete foundations. It has a flat roof over the main portion of the building with an inclined roof over the walk out stairwell. See Photo 1 for hoarding over lower floor openings and walk out roof projection.



Photo 1 - West Elevation of Building



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Masonry is cracked in numerous locations indicating possible foundation settlement in localised areas (see Photo 2) and appears to be spalling or delaminating in numerous areas (see Photos 3, 4, & 5)



Photo 2 - South West Corner



Photo 3 - South East Corner



Photo 4 - Brick Spalling Above Window



Photo 5 - Brick Spalling Above Roof

The interior of the building was in serious disrepair. Ceilings had collapsed in multiple units (see Photo 6), exposing wood joists with possible water damage. Masonry in stairwell was cracked in numerous locations (see Photos 7 & 8) with brick and concrete



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block being used at various junctions. This indicates that walls are not properly tied together and are continuing to shift.



Photo 6 - Collapsed Ceiling and Water Damage



Photo 7 - Stairwell Interior at Roof



Photo 8 - Underside of Stair Landing



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Details of renovation

The only visible renovations from the original building are interior architectural fit up items only.

What is required to deem it safe

This building would require extensive renovations to make it safe. The main structural item is the poor condition of the masonry throughout the building. Spalling masonry units (i.e. bricks) would have to be replaced in large areas. Interior wood framing members would need to be exposed to be inspected, and then replaced as necessary. Masonry gaps would need to be filled in all areas. This work would be required at a minimum if the building is to be reoccupied. A further, more extensive review would be required if the building is to be used in the future.

What is the required timing of work

As the building is currently unoccupied and boarded up, there does not appear to be any conditions which seem to require immediate repair. However, numerous items would require immediate repair or replacement should this building be occupied in the future.

Regards,
CUNLIFFE & ASSOCIATES

A handwritten signature in blue ink, appearing to read "D. A. Harding".

David A. Harding, P.Eng.