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Attention: **Mr. Jason Gates**

Subject: **Structure Review**  
**55 and 59 Carruthers Avenue - Ottawa**

Dear Sir,

Further to your request and authorization, Paterson Group (Paterson) conducted a structure review for the condemning of the vacant residential building and associated garage located at the aforementioned site.

## Background

The subject property is occupied by a single storey garage structure (55 Carruthers Avenue) constructed using concrete block, and a two storey residential dwelling (59 Carruthers Avenue). Based on a cursory review of aerial photographs, the subject buildings appear to have been constructed prior to the 1960's. The garage structure has been used in the past as a commercial auto transmission repair shop.

Previous environmental investigations conducted on the property at 55 Carruthers Avenue concluded that soils had been adversely impacted by previous site use.

## **Assessment**

### **Exterior**

The building at 59 Carruthers Avenue showed signs of dilapidation. The roof of the dwelling appeared to be in need of repair, as the fascia and shingles were showing signs of water damage. A Designated Substance Survey (DSS) conducted by Paterson (April 2016), identified the presence of asbestos in transite siding boards affixed to the exterior of the dwelling, beneath newer siding materials.

The building at 55 Carruthers Avenue also showed signs of roof damage from the exterior. Soffit appeared to be missing in some areas, exposing roof members to the elements.

### **Interior**

The interior of the building at 59 Carruthers Avenue, constructed on a stone foundation, appeared to be noticeably leaning to one side, potentially as a result of structural or foundation issues. The second floor of the dwelling appeared to have similar issues. The DSS identified the presence of asbestos in the drywall joint compound throughout the building, as well as in vinyl floor tiles.

The interior of the building at 55 Carruthers Avenue showed significant signs of oily, surficial staining, consistent with observations and findings of the Phase II-ESA prepared for the property. The mezzanine in the building could not be properly assessed due to safety concerns related to the integrity of the flooring and the stair case, which was resting on an unstable base. Based on visual observations, some of the wood roof trusses and sheathing appeared to show signs of water damage and rotting.

## **3.0 SUMMARY AND RECOMMENDATIONS**

Based on visual observations, the buildings showed signs of deterioration. Furthermore, the presence of impacted soils below and adjacent to the garage structure would require complete demolition of the buildings in order to safely remediate the entire site, from an environmental perspective.

## 4.0 STATEMENT OF LIMITATIONS

A building review was completed for the buildings located at 55 and 59 Carruthers Avenue, in the City of Ottawa, Ontario. The conclusions of the review are based on our visual observations. Should any conditions be encountered at the subject site that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of the John Howard Society of Ottawa and PBC Development and Construction Management Group. Permission and notification from the abovementioned parties and this firm will be required to release this report to any other party.

We trust that this submission will satisfy your requirements.

### Paterson Group Inc.



Adrian Menyhart, B.Eng.



Carlos P. Da Silva, P.Eng.

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