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CONSULTING STRUCTURAL ENGINEERS

BUILDING CONDITIONS REPORT
163 PARKDALE AVENUE





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A review was conducted on the above noted property on November 27, 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 but it was estimated to be 50 – 70 years old.

State of the structure

Currently, the building is unoccupied and is in poor condition. It is not in use and has a fair amount of damage due to routine maintenance not being performed (due to vacancy), water damage, break ins and vandalism.

The parging on the exterior of the building is cracking or has spalled off in numerous areas (see Photo 1 for details). Concrete block foundation behind parging also appears to be cracked in some locations.



Photo 1 - Cracked Parging & Concrete Block



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Exterior masonry brick veneer on the west side (facing Parkdale Ave) is supported with a post fastened steel angle. The masonry is crumbling/deteriorating in some areas and the steel is corroding (see Photo 2 for details). The decorative masonry entrance is also corroding and numerous bricks have fallen off (see Photo 3 for details).



Photo 2 – Base of Brick Wall & Support Angle



Photo 3 – Brick Entry Feature

The roof is nearing the end of its life cycle and is leaking in numerous areas. The rear section of the low roof contains badly deteriorated shingles (see Photo 4). The flat section of the roof on the south side has areas containing organic growth (i.e. moss) and roof drains do not appear to be working properly. The west side of the roof awning is deflecting where it is cantilevered over the entry (see Photo 5). The soffit of the front awning has collapsed in numerous areas.



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Photo 4 - Curled Shingles



Photo 5 - Sagging Awning

Interior of building has been vandalised (copper piped removed) and drywall is damaged. Basement has been flooded and ceilings have collapsed in numerous areas. Water damage is prevalent throughout the building.

Details of renovation

Renovations appear to have been completed at certain points of the buildings history, but none appear to have been recent.



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What is required to deem it safe

This building would require extensive renovations in order to make it safe. If the building is to be used in the future, I recommend that a further, more extensive review be conducted, which would include removal of building finishes in order to examine the structure below.

Also, I recommend that the front awning (see Photo 5) be remediated prior to full snow loading being applied to this area. This includes either:

1. Removing awning structure completely
2. Cordon off area to prevent risk of injury if awning collapses
3. Demolish building completely

What is the required timing of this work

I recommend that the work to the awning be completed prior to full snow loading being applied to the building. If Option 2 is to be taken, then this work could be done immediately.

Regards,
CUNLIFFE & ASSOCIATES

David A. Harding, P.Eng.