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CONSULTING STRUCTURAL ENGINEERS

**BUILDING CONDITIONS REPORT**  
**167 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 30 - 50 years old.

State of the structure

Currently, the building is unoccupied and is in poor condition. Water damage has occurred throughout the building and finishes have been affected.

The exterior of the building appears to be in acceptable condition except for a few areas of concern.

Area 1: The chimney on the east side (rear) of the building appears to be constructed with architectural concrete masonry block. The top section of the chimney has been parged at some point and is now spalling (see Photo 1 for details). Block face is deteriorating and joints of block are cracked in some areas.



Photo 1 - Damaged Chimney



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Area 2: The wood framed awning over the rear ground floor door (second floor balcony) is deflecting a fair amount (see Photo 2 for details). This item has been identified in section at end of report for immediate remedial solution.



Photo 2 - Rear Door Awning/Balcony

Area 3: Lintels over many windows are cracked (see Photo 3 for details) at the midspan, likely due to deflection. It was unclear during review (without damaging finishes) if cracking is in parging over wood lintels only.



Photo 3 - Cracked Lintels



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As indicated above, the interior of the building appears to have water damage throughout. Drywall finishes, ceilings and hardwood floors have been affected (see Photo 4 for details).



Photo 4 – Interior Water Damage

Details of renovation

There are no apparent signs that renovations have been completed on this building.

What is required to deem it safe

This building would require extensive renovations to the interior finishes in order to deem it safe. In addition to this, I recommend that 2 items be remediated without delay to prevent possible further damages from occurring.

Item 1: Remove chimney projecting above roof line where damaged masonry was indicated above. Alternatively, this area could be cordoned off or hoarding (i.e. plywood) could be placed around damaged part of chimney to prevent any loose masonry from falling to ground below.

Item 2: Remove rear awning that is deflecting. Alternative, this could be shored up to prevent further damage from occurring. In addition, access to 2nd floor (i.e. top of awning) in this area should be prevented by blocking access door.



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What is the required timing of this work

I recommend that the work to the chimney and awning be completed within a reasonable time frame so as to prevent any further damages from occurring. Access around these areas should be cordoned off immediately.

Regards,  
**CUNLIFFE & ASSOCIATES**

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David A. Harding, P.Eng.