

**re: Existing Building Assessment**  
**Existing Dwelling - 935 Wellington Street West - Ottawa**

**to:** Utility Structures Inc. - Mr. John Licari - [jlicari@utilitystructures.com](mailto:jlicari@utilitystructures.com)

**date:** August 13, 2019

**file:** PG5023-MEMO.01

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Further to your request and authorization, Paterson Group (Paterson) carried out a site visit on July 26, 2019 to assess the conditions of the existing building located at the aforementioned site.

## Observations

At the time of the site visit, the building was vacant with signs of severe deterioration for an extended period of time. The following was noted during our site visit:

- The exterior of the building cladding was observed to be faded with extensive damage.
- The windows and doors are damaged and deteriorated which is affecting the building envelope.
- The roof of the building is in very poor condition and no longer waterproof allowing water to penetrate the structure.
- The interior of the building was in extremely poor condition, including damage from leaks and an excessive amount of mould. The moisture has caused to deterioration of the wood framing affecting the structural integrity of the building.
- Looking up the staircase to the second level, it was visible that the roof had lost its structural integrity and excessive leaking is occurring. As a result, the drywall and insulation was mouldy, had become saturated and was scattered on the staircase from falling off the walls and ceiling.
- A further review of the second floor was not possible due to the unsafe state of the second floor and loss of the structural integrity of the roofing structure.

## Conclusion and Recommendation

Based on our review of the existing building, the structure has deteriorated to a state such that it is no longer salvageable due to excessive leaks and lack of maintenance. The building materials have been severely damaged due to saturation and mould.

The structural integrity of the building elements has been affected which makes the building unsafe. Based on our assessment, it's our recommendation that the structure be condemned and demolished.

We trust that this information satisfies your requirements.

Best Regards,

**Paterson Group Inc.**



Colin Belcourt, P.Eng.



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**Paterson Group Inc.**

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## Photographs from Site Visit – July 26, 2019

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Photo 1: Exterior of building showing deterioration.



Photo 2: Signs of water damage on the first floor of the building.



## Photographs from Site Visit – July 26, 2019

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Photo 3: Visible damage to drywall on the first floor as a result of leaking from above.

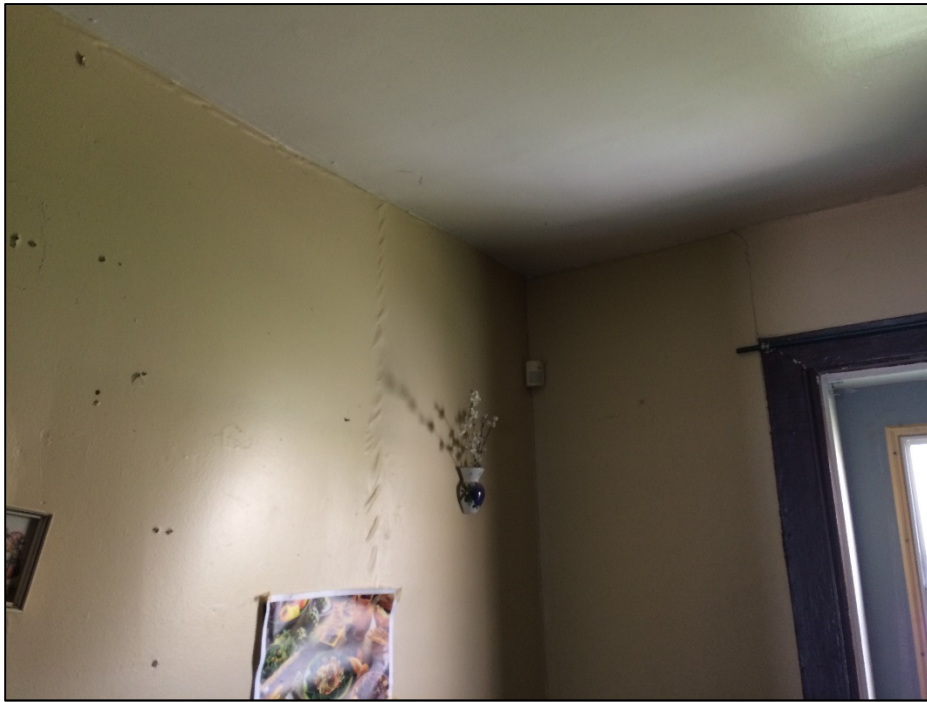


Photo 4: Drywall and insulation which had fallen from the roof and the walls and accumulated on the staircase leading to the second floor.



## Photographs from Site Visit – July 26, 2019

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Photo 5: Illustrating the damage to the existing roof which is causing excessive leaking into the building and deterioration of the building compon

