

## Comments from Engineer: 317 Arthur Lane South, Ottawa ON

Domenic Cambareri <[domenicandrocco@gmail.com](mailto:domenicandrocco@gmail.com)>

Mon 2023-02-27 6:07 PM

To: Alessandro Ferrante <[alessandro.ferrante@hotmail.com](mailto:alessandro.ferrante@hotmail.com)>

Hi Alessandro,

Please see below for the comments made by the engineer for Arthur Lane properties.

Thank you for coming tonight.

Domenic

----- Forwarded message -----

From: **Joshua Gunn** <[joshua.gunn@dgig.ca](mailto:joshua.gunn@dgig.ca)>

Date: Wed, Feb 22, 2023 at 9:46 AM

Subject: FW: 31115-001431 Your Claim#Q8547046 317 Arthur Lane South, Ottawa ON

To: Domenic Cambareri <[domenicandrocco@gmail.com](mailto:domenicandrocco@gmail.com)>

Hi Rocco,

Please see email below from Pario Engineering, as discussed. The building will require a full demolition.

Regards,

**Josh Gunn**

**Claim Advisor – Major Loss**

P.O. Box 7065, Mississauga, Ontario L5A 9Z9

Phone: 613-203-0738

Toll-Free: 1-866-688-3888 Ext. 5518229

Fax: 1-800-403-4457

[joshua.gunn@dgig.ca](mailto:joshua.gunn@dgig.ca)

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**From:** Jeff Brown <[jeff.brown@pario.ca](mailto:jeff.brown@pario.ca)>  
**Sent:** 30 November 2022 12:40 PM  
**To:** Joshua Gunn <[joshua.gunn@dgig.ca](mailto:joshua.gunn@dgig.ca)>; Eric Sincennes <[eric.a.sincennes@dgig.ca](mailto:eric.a.sincennes@dgig.ca)>  
**Cc:** Parioattach <[parioattach@scm.ca](mailto:parioattach@scm.ca)>  
**Subject:** 31115-001431 Your Claim#Q8547046 [317 Arthur Lane South, Ottawa ON](#)

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Good afternoon Josh,

With regards to todays site visit, Pario has the below comments.

For the purpose of this email summary the front of the building will be considered to face west onto Arthur Lane South.

The building was a 2-storey triplex with a 1-storey addition on the east side.

The main building had a stone and mortar foundation and the 1-storey addition had a CMU foundation. The exterior walls were balloon framed with brick veneer on the west elevation and vinyl siding on the other elevations. The one storey addition had a combination of brick and/or CMU exterior walls. The interior walls had a combination of gypsum board and/or plaster and lathe finishes. The roof was a low slope flat roof on the main structure sloping from west to east, and the 1-storey addition had a low slope flat roof sloping to the east.

There was extensive roof damage to the entire main structure roof and the north and east exterior walls were heavily damaged by fire. Seeing as the structure is balloon framed, Pario is of the opinion that the entire

structure has sustained heavy smoke and water contamination between all the wall cavities on each floor. The stone and mortar foundation is in relatively poor condition with missing/degraded mortar throughout.

In the opinion of Pario, the fire and water damages are extensive to the point that full demolition of the structure is warranted as repair would not be practicable.

If nothing else is required of Pario at this time, we will invoice and close our file shortly.

Kind regards,

**Jeff Brown**, Dip. Arch. Tech

Senior Technologist

[jeff.brown@pario.ca](mailto:jeff.brown@pario.ca)

**24/7 Toll Free** : 888-762-4667

**Mobile** : 343-548-8524

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**Pario - Engineering & Environmental Sciences** - [pario.ca](http://pario.ca)

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2/28/23, 7:13 PM

Mail - Alessandro Ferrante - Outlook

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