

JANE KIRBY FARMHOUSE

11424 Jane Street



Zzen Group of Companies Limited
100 Zenway Boulevard
Vaughan, ON L4H 2Y7

JOB REPORT #1-R

SUBJECT MATTER: Condition Assessment
ISSUED BY: Jeff Watson, P. Eng.
ISSUED TO: Joseph Sgro, Zzen Group
CC: Sam Speranza, Zzen Group
Kevin Deonaraine, JAP

DATE INSPECTED: February 21, 2024

DATE REVISED: February 29, 2024

PROJECT NO. 24035

This report is prepared by Jablonsky, Ast & Partners for the purpose of communicating subject matter visually observed and possible recommendations going forward. Actions taken as a result of this report are at the discretion of the developer/client

LOCATION:

Exterior of existing farmhouse building

OBSERVATIONS:

An engineer from our office attended a site review, at the request of the client, for the existing farmhouse at the above-referenced address on February 21, 2024. It is our understanding that the farmhouse has not been occupied within the last 10 years, the age of the structure was not readily known at the time of the review. Further to this, we were informed by the owners of the property that there was at one point an addition built and connected directly to the farmhouse that has since been demolished due to the poor condition of the addition that was constructed at some point in time after the original farmhouse without a formal building and without the consent of the property owners at the time.

At the time of the review, it was immediately apparent that the West wall of the farmhouse was under significant duress. The exterior assembly of the wall consisted of 1 wythe brick veneer, with wood plank sheathing on the stud wall behind but much of the brick veneer on this elevation was in a pile of rubble at the base of the wall. The brick still in place was arching to the North and South walls with clear signs that the mortar joints were opening and signs of significant step cracking. The arching of the brick to the North wall appeared to overload the brick at the North-West corner of the building causing it to buckle and de-laminate from the back-up wall.

Temporary boarding had been installed at the base of the West wall. This was removed from the exterior to review the condition at the base of the wall and it was immediately apparent that the base of the wall was non-existent. This caused the collapse of the brick veneer above as there were no brick ties back to the backup wall to hold the brick up. In addition to this, the Ground floor framing along this entire edge appeared unsupported with clear signs of wood splitting and sagging along this length due to lack of support. Behind the temporary boarding, the basement interior was completely exposed.

It was at this time of the review that the engineer performing the inspection felt unsafe entering the property to review the interior. The review continued on the exterior of the building. As noted previously, in the North-West corner of the building the brick was de-laminating, at the South-West corner it appears that when the West wall collapsed it tore some of the brick veneer at this corner out with it.

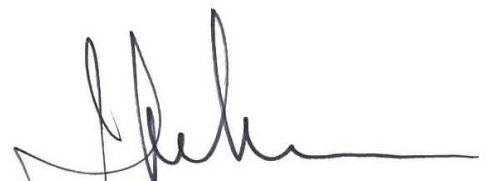
At a few other locations on the exterior of the house, step cracking and open mortar joints were noted. It appears that the brick may have been restored at some point due to the general appearance and condition of the brick, West elevation notwithstanding. Multiple openings in the roof were also noted from the exterior. It was noted that the windows and doors had been boarded to prevent squatters from entering.

CONCLUSIONS:

Based on the building being abandoned for up to 10 years with no heating and the risk of potential frost heave damaging the footings in these exposed conditions, the openings in the roof allowing water penetration and potential water damage to the wood structure over an extended period and coupled with the unsupported condition of the West wall. It is our opinion that retaining the structure as it is would be unsafe. Further to this, it is likely that the West wall will collapse under its own weight due to there being no foundation to support it along its entire length, notwithstanding the risk of falling brick debris from the current precarious condition of the wall. We suggest that no one approaches the West side of the building within 15 meters and that the building remain boarded to prevent anyone from entering the premises. The area around the wall should be hoarded off to prevent injury in the event of a collapse.



INSPECTED BY: Kevin Deonaraine
Jablonsky, Ast & Partners



SIGNED BY: Jeff Watson, P. Eng.
Jablonsky, Ast & Partners

ENCLOSED: Photos



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11



PHOTO #12



PHOTO #13

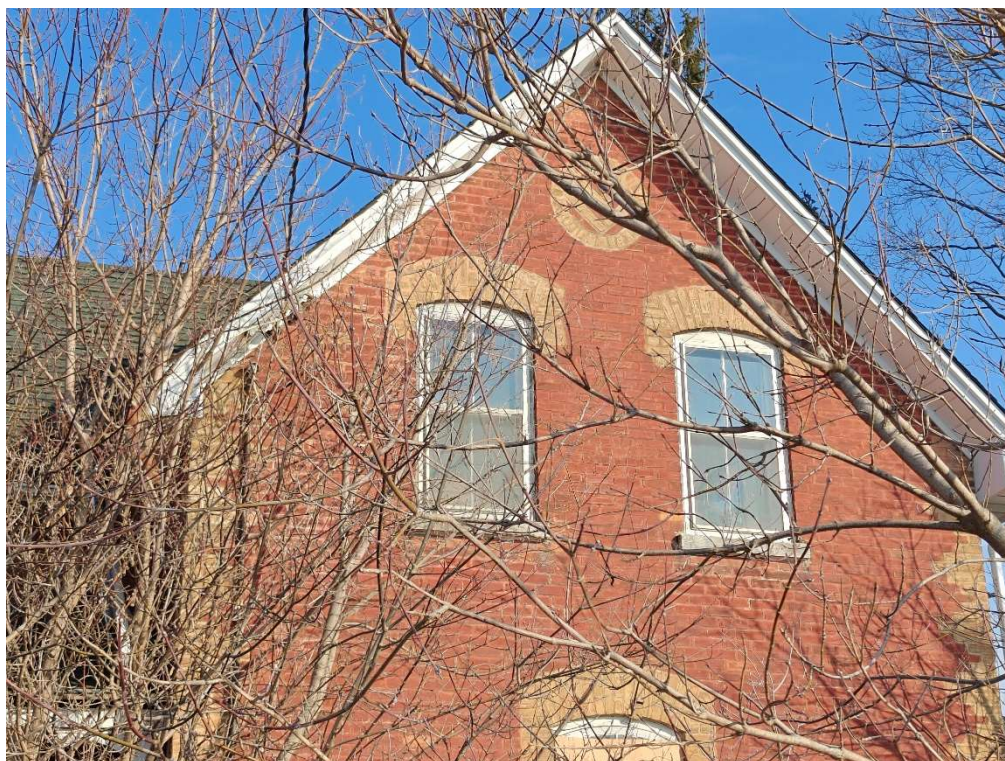


PHOTO #14



PHOTO #15

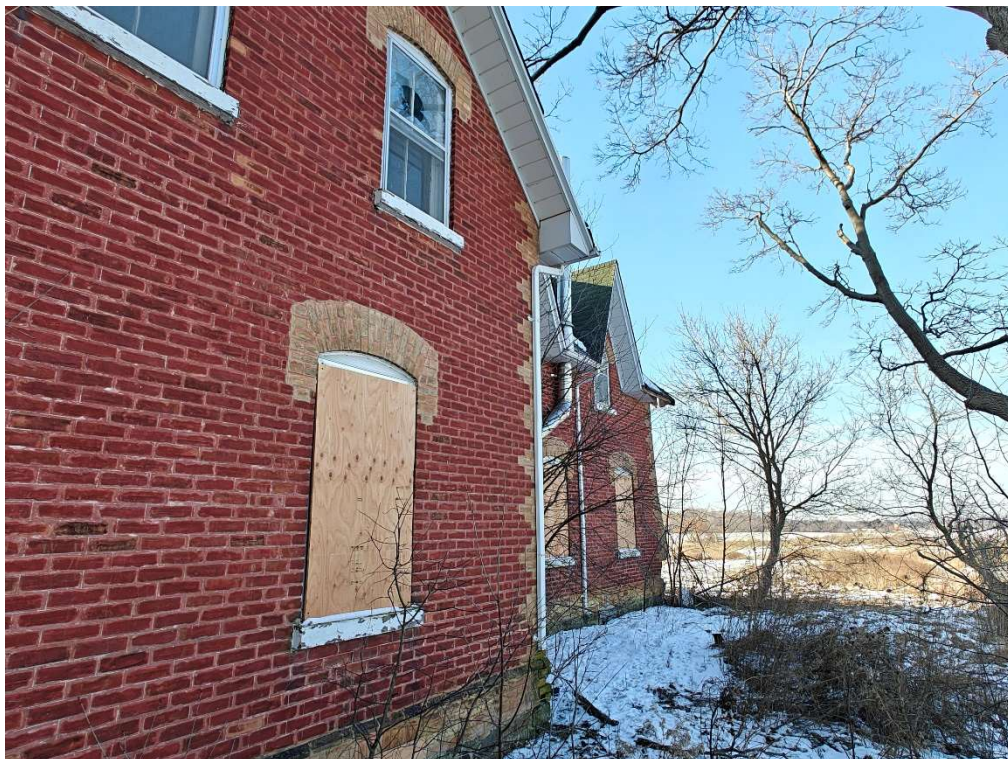


PHOTO #16



PHOTO #17



PHOTO #18



PHOTO #19