

**BUILDING CONDITION ASSESSMENT**

**Existing Heritage House**

4660 Kirby Road, Kleinburg, Vaughan



Prepared for

**Goldpark Group Inc.**

February 20, 2024

 **CANDEVCON GROUP INC.**  
CONSULTING ENGINEERS AND PLANNERS

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**File No. W23119**

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## **1. INTRODUCTION**

### **1.1 Purpose of Report**

Candevcon Group Inc. (Candevcon) was retained by Goldpark Group Inc. to assess and provide a report of the heritage home located at 4660 Kirby Road, Kleinburg, Vaughan, Ontario, based on the current condition.

The Site inspection was carried out on November 06<sup>th</sup> and November 14<sup>th</sup>, 2023, to determine the current condition of the heritage building. In addition to the on-site inspection, Candevcon collected interior photos provided by the architect of the CAHP Heritage Consultant. These photos were used to provide a more comprehensive understanding of the building's interior state.

For the purpose of clarity and consistency, the term "Building" shall be used only as a reference description and not as a defined term of the structure type. The building is currently vacant and in varying states of despair and is not clearly fit for human habitation.

The focus of our review was to assess the following:

- Review the condition of the building envelope and structural condition for evaluating the feasibility of rehabilitating the building in its current state.

The assessment consisted of both internal and external evaluations. The results were presented in the comprehensive report outlining our observations and recommendations.

The Building Condition Assessment report has been prepared for the intended and exclusive use of the Goldpark Group Inc. Candevcon does not assume any liability for the use of this report by other parties.

## **2. BACKGROUND**

The subject building is located on Kirby Road, west of Pine Valley Drive and east of Kipling Avenue in the community of Kleinburg in the City of Vaughan. Several accessory structures near the building, including an old Barn, were seen as very shabby and crumbling in shape. Entry to the property was prohibited by a fence and gate locked with the warning sign of no trespassing. Based on the local residents and web search findings, the building is known as the 'Haunted House' in the area and has been deserted for many years.

## **3. BUILDING INFORMATION**

Based on the Municipal Heritage Register information, the building was built about 1875. The building appears to be a gable-roofed, one-and-a-half-storey house Ontario Cottage style. It features a center gable window, rectangular in plan with a one storey extension at the back, center entry, front verandah, and tall narrow glass windows. There have been many additions to the original house that are unsympathetic to that era. (Please see the Heritage Report prepared by Arkiform Construction Inc. dated Feb 13, 2024, for the description of the heritage attributes and history of the building)

## **4. OBSERVATIONS**

The building (house) is currently in a poor state and dilapidated. It is unoccupied and surrounded by scattered tall bushes, vegetation, and trees (Pic. 1 to Pic. 5). The perimeter wall foundations appear to consist of fieldstone walls. The depth of the fieldstone foundation walls is unknown. The Façade seems built with brown and red brick walls much of it is not in pristine condition.

Moreover, the building is in a state of disrepair, with a large part of the roof being collapsed. The building's interior has been severely damaged by water. Many of the doors and windows are broken and boarded. Debris was seen from damaged floors,

ceilings, and roofs, which lay scattered, and the considerable wood appeared deteriorated, rotten, and infested with insects (See Appendix A).

The entrance of the building has been blocked with plywood sheathing due to significant safety risks.

The identified deficiencies are listed below.

1. A significant portion of the roof was observed caved in. Evidence of extensive damage to the roof structures was seen (Pic. 2, Pic. 9, Pic. 10, Pic. 12 to Pic. 16).
2. Wide and large vertically inclined cracks were observed in the field stone foundation walls, which travel up through the brick wall at the exterior southeast corner of the building (Pic. 5 to Pic. 8).
3. The Chimney, built with red bricks, was broken above the roof line, and the successive heavy damage to the roof structure and floors/ceilings was noted at the location (Pic. 2, Pic. 9, Pic. 11, Pic. 14 to Pic. 16).
4. The hardwood floor displays signs of decay and deterioration, with several areas broken, making the house vulnerable. The stair guard rails are also broken (Pic. 17 to Pic. 24).
5. Wooden posts supporting the front verandah were observed degraded over time. (Pic. 2, Pic. 3); The windows appear damaged with shattered pane glazing, and many are covered with plywood sheathing (Pic. 2 to Pic. 5, Pic. 9, Pic. 11); a vertical sheathing encloses the entrance doorway into the house to prevent trespassing and safety issues (Pic. 2, Pic. 9). Further investigation from the inside would be required to fully determine the condition of the fieldstone foundation and other structural elements due to water damage.
6. Based on the evidence, it can be inferred that most of the components of the building are compromised.

## 5. CONCLUSIONS

Based on our evaluation of the current state of the building, it has become evident that the building is in a state of disrepair. The severely damaged roof system, damage to the interior due to water seepage, decayed and deteriorated hardwood floors, ceiling, brick chimney, degraded front verandah wooden posts, and condition of doors and windows with pane glazing, etc., have made the house vulnerable and unsafe.

Wide and long, vertically inclined, two cracks on the fieldstone foundation walls at the back corners reveal the foundation settlement, which comprises the structural integrity.

The cost of repairing, replacing, and retrofitting the house will be incredibly exorbitant and unreasonable.

The building is popularly known as the "Haunted House," and as a result, many people have trespassed on the property. Security has reported that they have stopped teenagers and others from entering the house several times, which is not only a safety concern but also leads to property vandalism and requires immediate attention.

Considering the above facts with the identified deficiencies, we strongly recommend that the building be demolished with proper permits obtained from the City.

**Inspection carried out by:** Ashesh Patel, P. Eng.

**Report Prepared by:**   
Ashesh Patel, P. Eng.

**Report Reviewed by:** Diarmuid Horgan, P. Eng.



APPENDIX A - PHOTOS



Pic. 1: Entry Enclosed by Fence



Pic. 2: Heritage House-Northwest



Pic. 3: Heritage House-Southwest



Pic. 4: Heritage House - Southside





Pic. 5: Wide Large Crack in the Field Stone Foundation Wall at Southeast Corner



Pic. 6: Large and Wide Crack Closeup, Southeast Corner



Pic. 7: Wide and large Vertically Inclined Crack in the Foundation and Brick Wall at Southeast Corner



Pic. 8: Wide and Large Crack-Closeup



Pic. 9: Heritage House -Northside



Pic. 10: Roof Caved In, Heritage House Backside- Part North face



Pic. 11: Brick Chimney Broken from Top - North face



Pic. 12: Damaged Roof structure – Aerial View 1



Pic. 13: Damaged Roof structure – Aerial View 2



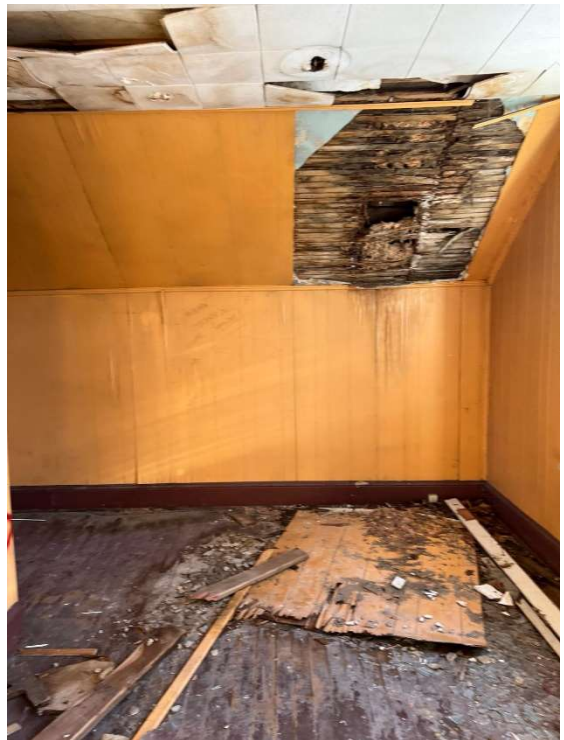
Pic. 14: Damaged Roof structure, Debris, Damp Wood Floor showing Decay and Deterioration



Pic. 15: Damaged Roof, Damp Wood Floor showing Decay and Deterioration



Pic. 16: Collapsed Ceiling with broken framing showing Deterioration



Pic. 17, Pic. 18: Broken and Deteriorated Ceiling, Damp and Decay wood floor and Debris



Pic. 19: Broken Floor, Debris, and Deterioration



Pic. 20: Broken Floor, Debris, and Deterioration





Pic. 21, Pic. 22: Broken Floor, Ceiling, and Stair Guard Rails



Pic. 23, Pic. 24: Broken Floor and Stair Guard Rails with Debris



Pic. 25: Locked Gate with Barn in the Property



Pic. 26: Backside of the Barn



Pic. 27: Barn - Northeast