

STRUCTURAL CONDITION ASSESSMENT

Existing House

7230 Nashville Road, Kleinburg, Vaughan



Prepared for

Goldpark Nashville Inc.

July 17, 2024

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

9358 GOREWAY DRIVE
BRAMPTON, ONTARIO L6P 0M7
(905) 794-0600

File No. W23119

Table of Contents

1. INTRODUCTION
2. BACKGROUND
3. BUILDING INFORMATION
4. OBSERVATIONS
5. CONCLUSIONS AND RECOMMENDATIONS

APPENDIX

Appendix "A"

Photos

1. INTRODUCTION

1.1 Purpose of Report

Candevcon Group Inc. was retained by Goldpark Nashville Inc. to assess the existing condition of the structure (house) located at 7230 Nashville Road, Kleinburg, Vaughan, ON.

The site inspection was carried out on July 17, 2024, to determine the structural condition of the house.

The scope of our review was to assess and provide an opinion about the structural condition of the house in its current state.

The review was limited to areas and elements that were determined to be accessible without obstructions. No testing was performed on the areas under investigation, including any materials or components. During the inspection it was deemed too dangerous and unsafe to enter the building/house based on the apparent structural damages and condition of the structure as observed from the exterior.

Recommendations and comments are based on the visual site inspection.

The Structural Condition Assessment report has been prepared for the intended and exclusive use of the Goldpark Nashville Inc. Candevcon Group does not assume any liability for the use of this report, or for the information included herein, or resulting in any damage from the use of this report.

2. BACKGROUND

The subject building (house) is located at 7230 Nashville Rd., east of Highway 50 and west of Huntigton Rd. in the community of Kleinburg in Vaughan. The house is situated on a farm property and approximately 350m from Nashville Road. Access to the house is from Nashville Road and by means of a long driveway located within the property.

Entry to the property was blocked to the public and trespassers by a fence and locked gate, with a warning tape and signage. The structural and architectural drawings for the house were not available at the time of the inspection.

3. BUILDING INFORMATION

The building is a two-storey house, with a low-pitched hip-style roof and multi-layered brick masonry exterior walls. A brick chimney structure extending above the roof level is visible (now has fallen over and rests on the roof). The house features a central entrance with a wooden triangular porch. Windows are placed symmetrically on either side of the entrance. The footprint of the house is rectangular, with the hipped roof intersected by a gable roof of the adjoining one-and-a-half-storey addition on the north side at the rear and a one-storey partly metal with a sunlight roof addition on the east side.

Main Building:

The building (house) is currently vacant, abandoned, damaged, and in a severely deteriorated condition. The west and south exterior walls, including the entrance to the house, are surrounded by dense vegetation and tall bushes. (Pic. 1 to Pic. 5). The projected porch at the house is supported by wooden posts and has a partially glazed main entrance door. The main house features an exterior brick façade, and a green-coloured metal roof. There are two chimneys, one at either end, which are damaged and have fallen over and lying on top of the existing metal roof. The metal roof is damaged in several areas and severely damaged at the location of the previously noted fallen chimneys.

A greenhouse addition appears on the east side for natural sunlight supported on the exterior brick wall. (Pic. 4, Pic. 7, Pic. 8).

Adjoining Building Additions:

East Side Addition - Greenhouse

There is a Greenhouse addition on the east side of the main building. Which is supported by the exterior brick wall. (Pic. 4, Pic. 7 and Pic. 8)

North Side Addition - Adjoining Building

The existing building addition (Pic. 2, Pic. 9) along the north side of the main building (house) has a rectangular footprint and is one-and-a-half-storey with a basement. It has a side-gable roof, a chimney in the center, which is damaged/broken and fallen over onto the existing roof, and a concrete block wall foundation with wooden floors. The building addition has an exterior brick facade on the first floor and wooden siding on the second floor. There are two fully glazed windows on the front and back of the second floor, each with a chajja on top. The first floor has glazed windows on the north and east sides. The building has a one-story front verandah with wood-framed glazed windows and doors at both ends. The shed roof is green metal. Currently, the building addition is abandoned and unoccupied.

4. OBSERVATIONS

The identified structural deficiencies observed during the inspection from the exterior of the building which was visible are listed below. We note that due to the severe damaged condition and structurally unsound state of the building an interior inspection or observation was not undertaken for obvious safety reason.

1. Extensive vertically inclined crack, wide at the bottom and narrow at the top, was observed on the exterior load-bearing masonry wall on the west side from the southwest corner, travelling up from the bottom to the top of the building (Pic. 2, Pic. 3, Pic. 5). Another sizable fissure was also observed on the same wall some distance away from the long crack (Pic. 5).
2. A very large round collapsed area on the load-bearing masonry wall was observed on the west side near the top center of the wall, wide and large cracks surrounding the fallen section. It appears this fallen section caved in towards the inside of the building. (Pic. 3, Pic. 5).
3. A wide vertical crack was noticed on the left side, near the window, from the top of the load-bearing masonry wall on the southside (Pic. 5). Some disintegrated bricks with long vertical cracks were also seen on the same wall on the right side at the southeast corner (Pic. 6).
4. The Chimneys were broken above the roof line and damaged the roof structure, including the metal edge, fascia, and soffit (Pic. 2, Pic. 3, Pic. 7).
5. The metal roof was damaged and lifted in many areas including at the locations of the fallen chimneys (Pic. 2, Pic. 3, Pic. 7). The damaged roof offers no protection to the interior of the building from the elements (rain, snow etc.) resulting in further deterioration of the interior of the building, including flooding, rotting and damage to flooring, walls and ceilings, and environmental issues such as mold.
6. The wooden steps leading up to the entrance porch were observed to be degraded. The windows on the west side appear damaged with shattered panes and a broken shutter hung on the exterior wall (Pic. 3).
7. The brick masonry wall of the greenhouse addition appeared disintegrated, and vegetation growth was observed in the greenhouse with a broken few pane (Pic. 8).
8. Wide and long vertical cracks were also observed in the load-bearing masonry wall at the northeast corner of the house addition on the northside (Pic. 10).

9. The house's crawl space was not inspected due to safety concerns and health hazards; however, the basement of the house addition on the north side is visible from the ground floor and is fully submerged in dirty water up to the windowsill (Pic. 11). That makes it inaccessible to inspect the structure's foundation condition from the basement.

5. CONCLUSIONS AND RECOMMENDATIONS

Based on our observation of the condition of the building (house) during our inspection, we note that the structural integrity and stability of the house is compromised. In particular, the presence of wide, lengthy vertical cracks on the load-bearing masonry walls on exterior sides of the building indicates significant movement of the structure likely from foundation settlement due to submerged water in the basement or some other failure of structural elements within the building.

Furthermore, the damaged roof system, interior water damage to the floors, walls and ceiling, and the broken and fallen chimneys on the roof-top, increases the risk of further structural failures/issues along with additional environmental, health and safety concerns.

In conclusion, the extent of the structural deficiencies are significant, and additional movement and cracking of the bearing wall is likely to continue to a point of complete failure and collapse of the building. The current state of the building is dire, and poses a severe risk of complete collapse resulting in public safety and health concerns. Therefore, with public safety being paramount, we recommend that pro-active safety measures be implemented immediately to secure the building by installing security fencing/hoarding and warning signs around the perimeter building at an appropriate distance or offset from the building to protect the public or trespassers from falling debris and prevent entry into the unsafe building (house). In addition, we strongly recommend that the house be condemned and demolished as soon as possible, with proper demolition permit approvals in place from the City of Vaughan.

Inspection carried out by:

Ashesh Patel, P. Eng.

Report Prepared by:

Ashesh Patel, P. Eng.

Report Reviewed by:

Loreto Tersigni, P. Eng.



APPENDIX “A”



Pic. 1: Southview of the House-Front Entrance



Pic. 2: Westview of the House showing Northside Addition



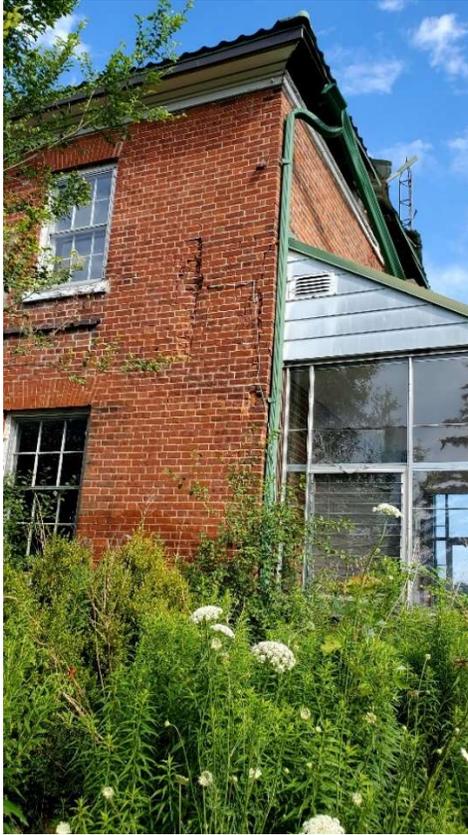
Pic. 3: Westview showing Cracks on the Masonry Wall, Part Caved In and Broken Chimney



Pic. 4: Southside view showing Greenhouse Addition on Eastside



Pic. 5: Southwest view of the House-Cracks and Damage in the Load-bearing Masonry Wall



Pic. 6: Cracks and Damage on the Southside Masonry Wall of the House



Pic. 7: Eastside View of the House showing Damaged Roof at Broken Chimney and Greenhouse Addition



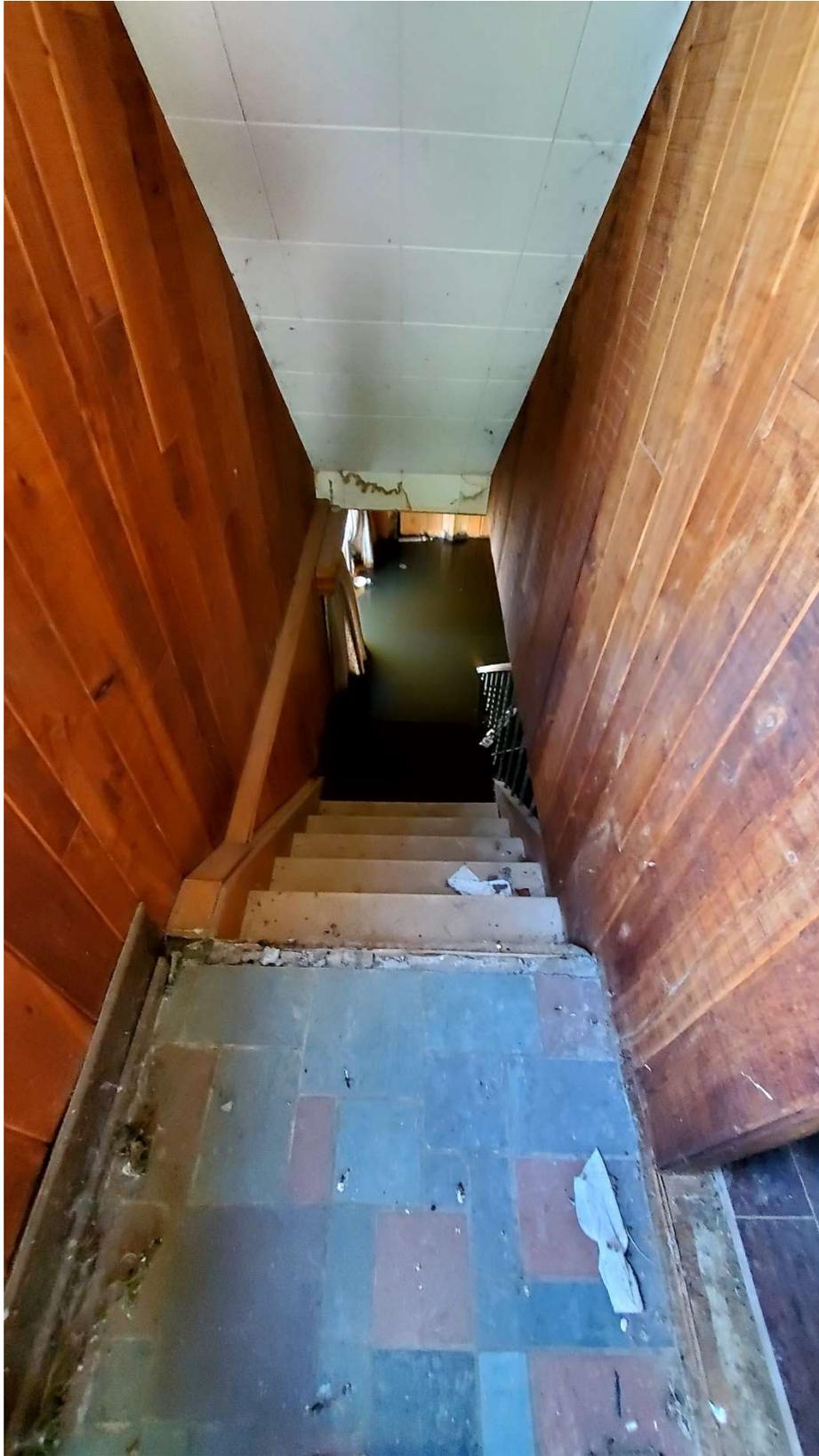
Pic. 8: Eastview showing disintegrated Masonry Wall, Vegetation growth in the Greenhouse with Broken Panes



Pic. 9: House Addition on Northside



Pic. 10: Wide and Long Vertical Crack on the Northside House Addition and Water Pool Outside



Pic. 11: Submerged Basement of the House Addition on the Northside