

Project No. 2020-134

November 17, 2020

Roca Homes
24 George Street West
Ottawa, ON K1S 3J2

Attn: Mr. Roberto Campagna

**Re: 1 Maple Lane and 1112 Lisgar Road – Ottawa, ON
Field Inspection Report**

Dear Mr. Campagna,

As requested by Roca Homes, REMISZ Consulting Engineers personnel Robert Papiez performed a site inspection of the residential building located at 1 Maple Lane and 1112 Lisgar Road in Ottawa (photo 1), on October 20, 2020. We were accompanied by house owner and representative from Paterson Group who did their own environmental check.

The existing house is a three-storey duplex with a basement. The structure of the building is a wood frame supported on the concrete foundation wall with a stucco and wood finish and a sloped shingle covered roof. The building exhibits major signs of deterioration. It has been abandoned and left derelict for several years.

Outside of the building observations:

The façade of the building is deteriorating in many areas. The foundation walls collapsed in some places creating holes in exterior walls (photos 2-6). Roof shingles are in a poor condition. (photo 7). We were not able to check the wood framing but the home owner informed us that he replaced some shingles 3 years ago, and wood was found very rotten. We could see outside exposed members, and they are rotten confirming the owner information.

After inspecting the outside part of the building, we entered inside of the house.

Inside of the building observations:

Ground floor and the second floor of both units are in poor condition. There is extensive mould and rot throughout the building (photos 8 - 12). Due to moisture and the freeze-thaw cycle there is continuing damage to all timber structural elements at all different levels (photos 13-16). The ceiling collapsed in numerous spots revealing worn and moulded insulation (photos 17 - 20).

Because of lack of heat and consequently changing temperatures and humidity the wood floor started to bulge in many spots (photos 21, 22). In many areas there are significant deteriorations of structural members due to mould and temperature changes (photos 23 - 27).

Water presence and long-term excessive moisture accelerate deterioration of all the structural members. Lack of heating in the winter season causes frost penetration in the foundations and all other components weakening the building structure.

Based on the observations made during the site visit, this building, as-is, is unstable and poses a major safety concern. Further damage to foundations, walls, floors and roof is a substantial safety concern for anyone entering this property and may lead to overall collapse of the entire structure.

Partial demolition and repairs/renovations are not feasible, there are no salvageable elements remain due to mould accumulation. We recommend full demolition of the existing building. All demolished items must be removed from the site and disposed accordingly. Special care should be taken by the contractor to ensure all works are performed safely within the property lines to not affect adjacent properties.

Sequence of demolition:

1. Remove the roof of the house.
2. Remove all the components above the ground level.
3. Remove all the foundation walls and footings.
4. Fill empty space with Granular 'A' engineered stone fill / clean soil fill in order to prevent any persons from falling into the void. Compaction of the fill is not required as this is a temporary measure.

All existing services to be identified prior to commencing any work. All existing pipes to be capped.

We hope this information is sufficient and meets your requirements at this time. Should you have any questions, please contact the undersigned.

Yours truly,

REMISZ CONSULTING ENGINEERS LTD.



Boris Uriev, M. Sc., P. Eng.,
Senior Civil/Structural Engineer

Arek Antosiak

Arek Antosiak, M.Sc.
Structural Project Designer

APPENDIX A

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



Photo 20



Photo 21

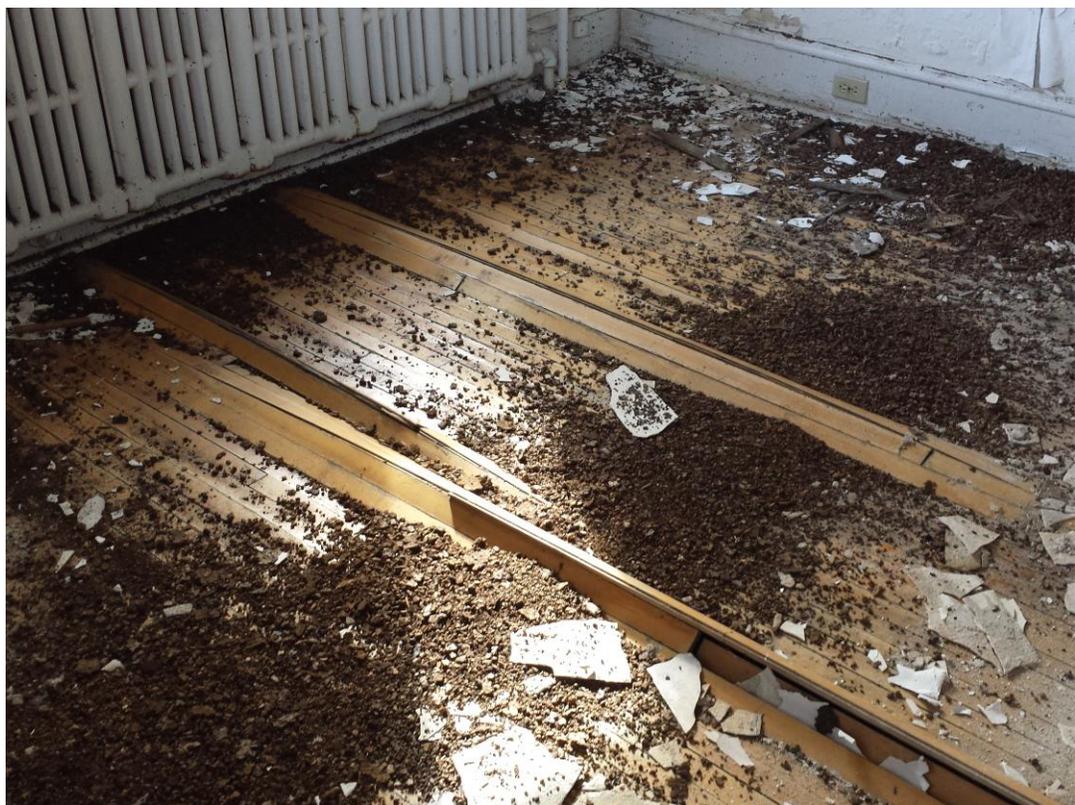


Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

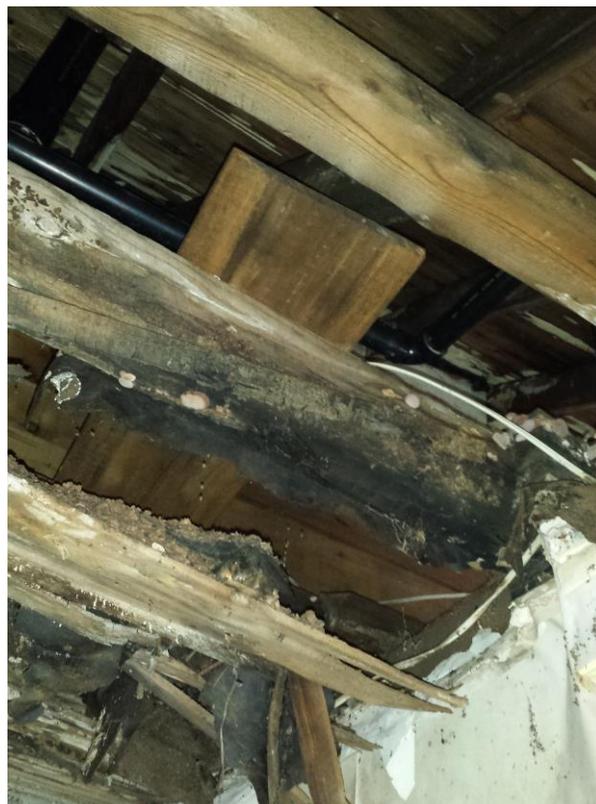


Photo 27