



TAHAMI engineering and construction
266 Maplehurst Ave
Toronto, ON M2N 3C4
Tel. 416 227 1328

DATE: June 29th 2010

SITE VISIT REPORT STRUCTURAL EVALUATION

Reference: 79 Dawlish Ave

To: Mr. Michael Rozenblit

At your request, a site inspection was performed at 79 Dawlish Ave. Scope of review was structural evaluation of existing building. Inspection was performed on June 28th 2010 at 12:30 pm.

Executive summary:

Building shows signs of an active settlement in the west side. Major cracks are observed at several locations especially at the rear-west portion of the building.

The house was not found structurally stable and therefore it is recommended to demolish the house.

Findings:

- Building is a single family two storey dwelling house.
- Exterior walls are masonry (brick).
- House has a partial basement.
- Integral-at grade garage is located at west side of the house and one story living space is constructed above the garage.
- Westerly exterior wall is settled more than other parts of the building.
- Garage door's frame is sloped toward the west side (Pic. 1).
- Major cracks are visible on masonry walls around the garage (Pic. 2).
- Major Cracks are measured from 5 mm to 25 mm (Pic. 3).
- The storey above the garage is sunken due to west wall settlement and interior door frames are skewed and sloped toward the west side (Pic. 4).
- Masonry bricks around windows in the basement and second floor are cracked and lintels are damaged (Pics. 5 and 6).

Recommendations:

- West wall and rear west wall shall be shored as per SK1 details.
- Safety fence and signs shall be installed to keep peoples away from the settled corner of the house.
- Cracks shall be monitored periodically and any sudden change shall be reported to the engineer promptly.
- Space above garage shall be vacant and no extra load be applied to the floor.



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- Garage's temporary ceiling shall be removed and shoring be installed under second floor joists.
- The structure is not stable and safe to be used as dwelling unit. Municipal authorities shall be consulted to grant a demolition permit.
- As a result of partial basement location, Garage's footing (west side of the building) is not at the same level of the rest of the building's footing. The un-even settlement is expected to be a continuous issue and we can not provide any repair solution for the current condition of the house. Cracks in the masonry wall have caused structural failure and a patch – repair methods will not solve the problem.
- We propose to demolition and rebuild the house. New house shall be founded on natural undisturbed soil with a minimum bearing capacity of 100 KPa for 24" strip footing. A soil report by a geotechnical engineer is required to prevent similar problems for the future structures.

Disclaimer:

This report is not intended to cover all applicable codes and shall be used in conjunction with an approved building permit.

This report is prepared for **Mr Rozenblit** only. TAHAMI is not liable for third parties loss due to use of the contents of this report or TORT or in any other means.

Hossein Tahami, M.A.Sc., M. Eng., P.Eng.





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Picture 1:



Picture 2:





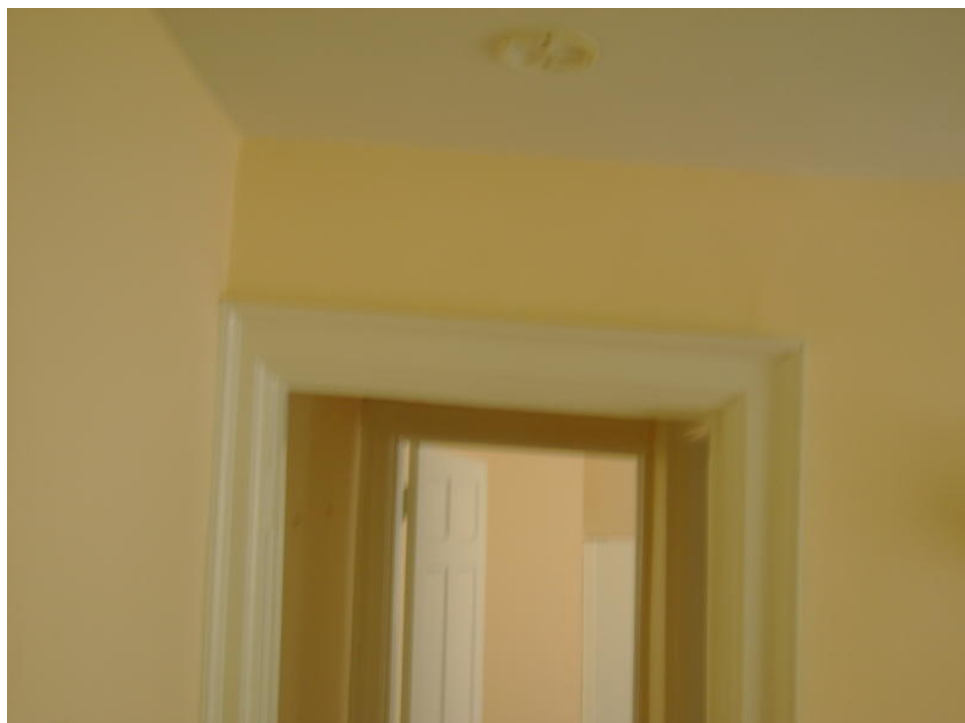
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Picture 3:



Picture 4:





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Picture 5:



Picture 6:

