

# Site Review Report

# Site Review-02

Client: Carvest Properties Limited	Project ID: CEC-19-0776
Project Address: 3303 Westdel Bourne, London, Ontario	Number of Pages: Three (3)
Reviewed By: Darryl Twynstra, P. Eng.	Date Issued: 2019/05/07
Regarding: Structural Site Assessment – Farmhouse	

Date of Site Review: 2019/05/07

Weather Conditions: Mild and Raining (7°C)

Reason for Site Review: As requested by the client, Carvest Properties Limited, Centric Engineering Corporation conducted a site review of the existing farmhouse in order to comment on the structural soundness of the existing structure for future use.

Note: For the purposes of this report, our site review was limited to a visual inspection only.

Observations and Comments:

1. During our review it was noted that the existing porch foundation and slab structure is in poor condition. The concrete within the slab is significantly pitted/spalled/delaminated. The existing embedded reinforcing elements within the concrete slab (structural steel) exhibit signs of severe corrosion as well, see Figure 1.0.
2. As also seen in Figure 1.0, localized cracking within the existing foundation wall was noted.
3. Also noted during our site review were areas of the existing foundation wall structure where the existing mortar joints between the rubble fieldstones within the foundation wall were absent, see Figure 2.0. There was no evidence noted on site of any foundation wall drainage/damp-proofing/waterproofing.
4. The above grade structure of the farmhouse appeared to be in moderate condition overall, localized remedial works would be required to ensure the structural soundness of the existing structure (i.e. roof and floor member reinforcement at damaged/deteriorate locations, repointing of mortar joints).

Recommendations:

1. Based on our review of the existing porch structure, the existing concrete porch slab should be removed and replaced with new structure. The existing concrete slab is deteriorated beyond the point of successful localized remedial repairs. Upon excavation of the existing porch foundation wall the extent of the required remedial repairs could be confirmed.
2. The existing foundation wall of the farmhouse appears to be in moderate condition, it should however be completely excavated, on the exterior side, for further inspection by a professional engineer and architect licensed in the province of Ontario. If it is determined that the existing foundation wall is structurally sound, the existing damaged/deteriorated mortar joints should be routed and sealed/repointed, and foundation wall drainage/damp-proofing/waterproofing should be implemented.

- The above grade structure of the farmhouse should be further investigated (by means of an intrusive investigation) to confirm the overall required structural (and non-structural) remedial works required in order to ensure the overall integrity of the structure.

Attachments/ Pictures:

Refer to Appendix A

End of Site Review Report

Centric Engineering Corporation



Darryl Twynstra, P.Eng.  
President



## Appendix A – Site Photographs



Figure 1.0 – Photo of Existing Porch Slab and Foundation Structure



Figure 2.0 – Photo of Existing Foundation Wall Structure with Deteriorated Mortar Joints