

- c. In the old kitchen area at the north end, approximately ten floor joists have rotted off and the floor has locally collapsed. It represents a safety hazard. This area of the first floor of this section of the building which has collapsed (along the north wall) due to the failure of the ends of the joists should be repaired and/or replaced. Temporary measures should be taken to limit access to this area.
- d. A significant sag has occurred near the centre of the north exterior back wall. The cause of this sag should be identified and repairs should be undertaken (see Photo 21).
- e. The foundation support condition in the crawl space should be inspected and verification should be obtained as to its structural integrity.

3. 3-Storey Central Area

- a. Due to the fact that the floors of the central, interior area of the building have sagged, steps should be taken to provide temporary support to main framing members in the basement or other areas until such time as permanent structural support can be installed.
- b. Temporary support should be installed on the exterior north wall where the foundation has failed until such time as a permanent repair can be undertaken (see Photo 20).
- c. Temporary support should be provided for the main beam in the Rose Tavern area which has been damaged due to the cutting of the beam for the installation of piping, until such time as permanent support can be installed (see Photo 11).
- d. Steps should be taken to correct all roof leaks to guard against damage to the wood structure.
- e. All areas which have been exposed to water damage should be inspected to confirm adequacy of structural members and repair or replacement undertaken as required.

4. Single Storey Dining Area - West Wing

- a. Significant roof leakage has occurred in this area over time. A number of roof leaks were occurring at the time of our inspection. We are aware that the roof in the northeast corner of this area *under exterior wood deck on roof) has failed (see Photo 7). This northeast area will require replacement (area underneath the exterior deck). All other areas undergoing water damage should be inspected and repaired, as required.
- b. Confirmation should be obtained as to the structural adequacy of the roof over the dining area and, in particular, that portion of the roof supporting the exterior deck (see Photo 7).

5. Exterior Walls

- a. Significant masonry deterioration has occurred with respect to the exterior walls, particularly the west walls and the areas under lintels. This does represent a hazard to the public since building elements such as bricks, could fall off the building.