

Philips Engineering Ltd.

Landor Investments Ltd.

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- Reinstatement of support due to compromised wood beams, joists, etc. This may include replacement of the affected member and/or incorporation of new columns and suitably sized footings.
- Repair of the roof framing and the roofing systems. There is considerable water ingress into the building and these must be arrested as soon as possible to prevent further deterioration of this wood framed structure.
- Reinstatement of masonry foundation wall, primarily in the boiler room at openings and doors that have been created over time.


The following are based on visual observations only. Due to the unknown future for this building and the uncertainty as to proposed use, detailed recommendations and calculations have not been completed. Once the buildings use has been ascertained, a full structural review of all affected numbers in conjunction with the proposed use and loading for the facility is recommended. It is our understanding that this building is to be restored and as such engineered drawings showing repair and reinstatement of structure to deal with the compromised structure noted within this report as well as the intended loading and use of this building must be made.

We trust that this report addresses the immediate concerns but stress that this is only a visual assessment. Full structural analysis of many items identified within this report are required and is suggested as your plans proceed to complete the remedial work and ultimate restoration of this facility.

Please do not hesitate to call us if you have any questions.

Sincerely submitted,

PHILIPS ENGINEERING LTD.



Per: Hank H. Huitema, M. Eng., P. Eng.

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