



Building Assessment

Assessment performed by:

TN Trenholm Construction Inc.

13 West Pleasant Street

Amherst, N.S.

B4H 2R2

(902) 694-5433

Dear Emily Wainwright (Dangerous and Unsightly Premises Administrator),

As requested, I have conducted an initial walkthrough of the building located at **19 Spring Street, Amherst N.S., B4H 1R6** to assess what would be required to bring the structure up to livable standards, including addressing code violations.

Please refer to the findings detailed below. Additionally, you will find related images attached at the end of this report.

Date of Assessment: **September 18, 2024**

Review Items	Observations
FOUNDATION	Our assessment of the foundation revealed several critical issues, including, but not limited to, loose rocks, holes, and broken jack posts and supports. Additionally, we observed caved-in sections of the floor structure above. These conditions indicate significant structural concerns.
STRUCTURE	Our evaluation of the building's structure revealed several serious issues, including, but not limited to, extensive rot, caved-in sections, mold growth, and the presence of mushrooms. We also noted collapsed walls and bowed and broken structural elements. These findings indicate that the building is experiencing significant and active structural failure.
EXTERIOR	Our inspection of the building's exterior identified several issues, including, but not limited to, the need for replacement of all windows and doors to meet code standards. We also found the majority of the siding is damaged and rotting, with compromised sheathing on both the walls and roof and multiple holes in the roof. Additionally, there is significant damage to some of the roof shingles, along with extensive deterioration of the second-floor deck and stairs.

CHIMNEYS	The structural condition of both chimneys reveals signs of deterioration and the presence of holes, rendering them unsuitable for use.
INSULATION	We did not observe any signs of insulation in the building. Therefore, complete replacement with new insulation will be necessary to meet current standards and improve energy efficiency.
INTERIOR FINISHES	The interior finishes of the building are significantly damaged in most areas, with some areas lacking finishes altogether. Additionally, we noted the presence of mold and encountered obstructive amounts of garbage and debris that hindered our ability to conduct a thorough inspection in certain locations.
HEATING	During our inspection of the oil furnaces, we determined that one unit seems to be functioning adequately, while the other is beyond repair and will require replacement
ELECTRICAL	All electrical needs to be replaced to meet current code standards.
PLUMBING	All plumbing needs to be replaced to meet current code standards.
PERSONAL BELONGINGS & DEBRIS	There is a significant amount of personal belongings and debris within the building, some of which appear to be supporting collapsed walls and structural elements. We are concerned that the removal of this material may trigger further structural instability and potential collapse of the surrounding areas.
FIRE SEPARATIONS	We did not observe adequate fire separations between tenant spaces. Additionally, the build-up of personal belongings and debris in some areas causes a significant risk of fire which can easily spread between units.

Summary of Current Conditions:

The building is in a state of severe disrepair, with structural instability that poses significant safety risks. The property is filled with personal belongings and debris, which, in many areas, appear to be the only elements preventing further collapse of the structure. This debris makes it extremely difficult to assess the full extent of the structural and system failures that need to be addressed.

Observations:

1. Structural Integrity:

- The building shows signs of active movement, with several parts on the verge of collapse. In some areas, sections have already failed. The structure is visibly unstable, with deterioration from the foundation to the attic due to prolonged water exposure and poor maintenance over several decades.

2. Obstruction of Access:

- The amount of personal belongings and debris within the property hinders a thorough assessment of the building's structure and systems. This material, in some cases, supports the structure itself, complicating any efforts to inspect or make repairs.

3. Safety Concerns:

- There are significant biohazards present, including animal and rodent infestations, which pose health risks to anyone entering the building. The potential for structural collapse during any inspection or removal of debris adds to the dangers faced by those on-site.

Recommendations:

Before a complete list of necessary repairs and code compliance issues can be developed, the following steps must be taken:

1. Safe Debris Removal:

- Personal belongings and debris must be carefully removed while mitigating the risk of structural collapse. Extreme caution will be necessary to ensure the safety of personnel involved in this process.

2. Comprehensive Assessment Post-Debris Removal:

- Once the property is clear, a thorough evaluation of the building's structure, foundation, roofing, electrical, plumbing, and other essential systems can be conducted to determine the extent of repairs or replacements required.

3. Safety Protocols:

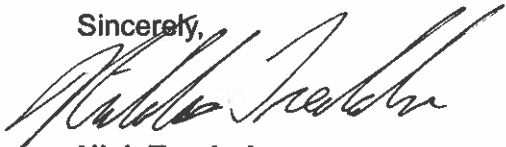
- All future site visits must incorporate safety protocols due to the presence of biohazards and the risk of structural collapse.
- During the removal of debris and construction, it is recommended that no tenants remain on-site for safety and compliance reasons.

Consulting and Project Management:

Should the Town of Amherst require, I am prepared to act as a consultant or project manager for this undertaking. However, it is important to note that this will be an extremely complex and costly project, with no guarantee that the structure will survive the remediation process given its current state.

I appreciate your attention to this matter and am available to discuss the findings and next steps at your earliest convenience.

Sincerely,



Nick Trenholm

TN Trenholm Construction Inc.
(902) 694-5433



Robin Stone

Stone Studio, Drafting & Design Services
(902) 664-1887



Damaged & missing roof shingles

Damaged and missing siding

Rotting members at entryways

Necessary replacement of all doors and windows to meet code standards

Roof and walls are bowed with many broken structural elements indicating that the building is experiencing significant and active structural failure



Deteriorating chimney

Damaged roof shingles

Damaged and missing siding





**Damaged eaves
and soffits**

**Damaged and
missing siding**



**Extensive
deterioration of
the second-floor
deck and stairs**



Outdated knob and tube wiring

Significant amount of holes & loose rocks throughout foundation

Broken open window, rotten beyond repair





All three images show large section of floor above has collapsed into basement causing significant structural damage, damage to mechanical and electrical services and leaves structure above highly unstable.

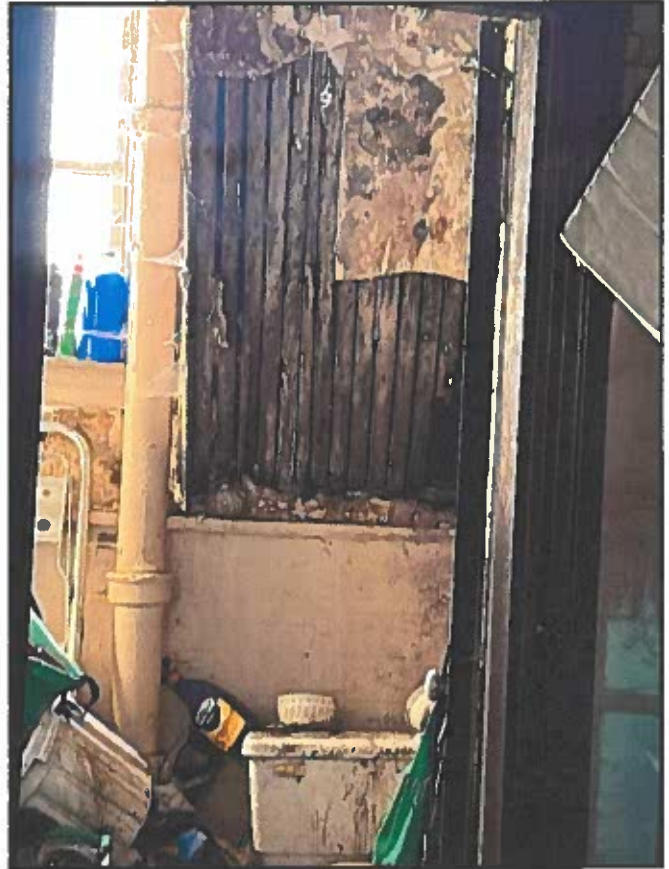


10"x10" Main support beam broken and rotten



Significant amount of personal belongings and debris, some of which appear to be supporting collapsed floor and structural elements. Removal of this material may trigger further structural instability and potential collapse of the surrounding areas.

Outdated main power entrance, all electrical needs to be replaced to meet current code standards.



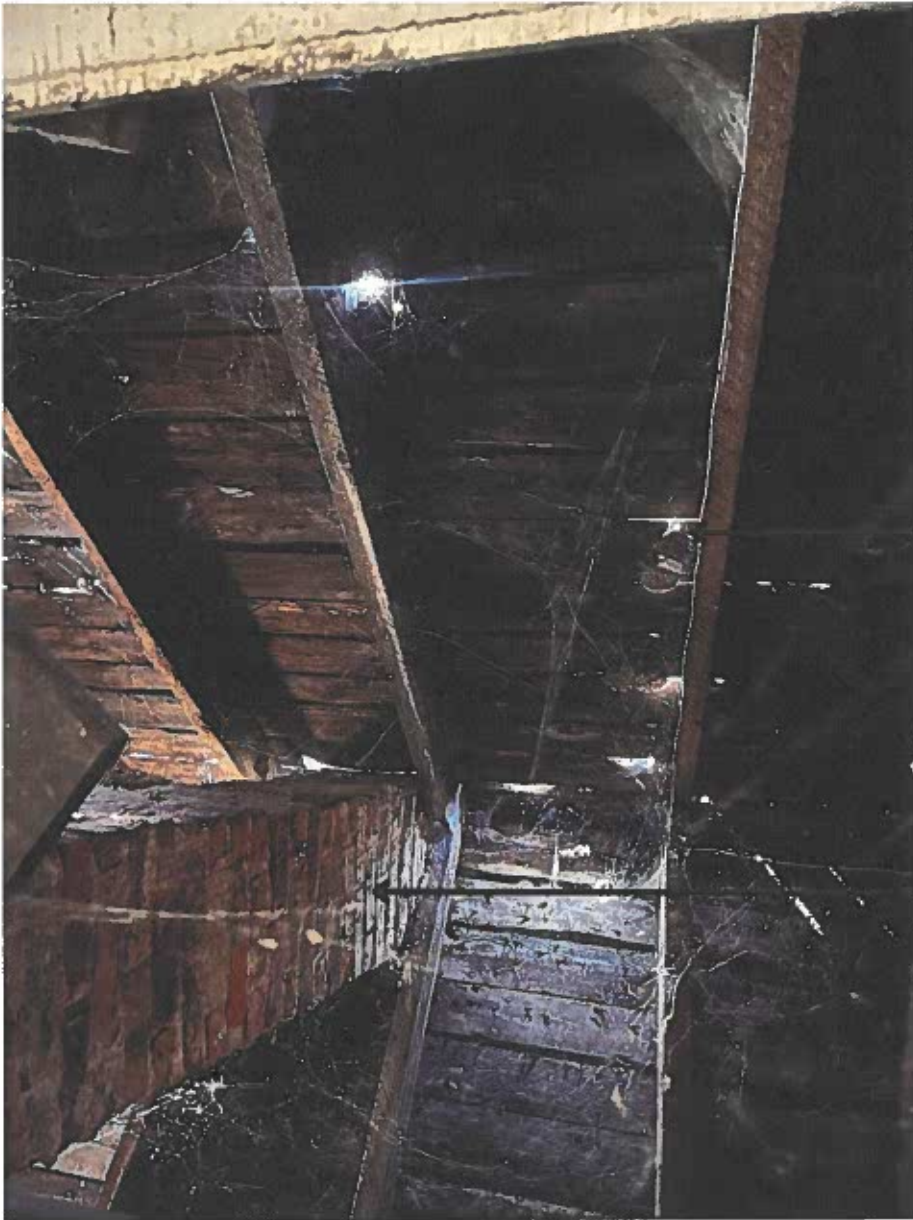
Failed plumbing and plumbing fixtures. All plumbing needs to be replaced to meet current code standards.



Leaking water heater

Collapsed structure beyond

Damaged oil barrel



**Visible holes
through majority
of roof**

**Deteriorating
chimney**



Slanted door frame due to active settlement. Approximately 3 1/2" of settlement in a 3'-0" run



Wall actively pulling away from adjacent wall due to extreme settlement

Slanted door frame due to active settlement



Significant amount of personal belongings and debris, some of which appear to be supporting collapsed walls and structural elements. Removal of this material may trigger further structural instability and potential collapse of the surrounding areas.



Years of unaddressed water damage in walls and ceilings

Numerous cracks in walls due to settlement

mold



All images show extensive damage to interior finishes due to prolonged water damage, structural settlement, prolonged mold issues and the build up of personal belongings and debris causing multiple bio hazards. All interior walls, ceilings, floors, moldings, finishes, etc. will need to be replaced.



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Multiple Bio Hazards



Significant amounts of personal belongings and debris on floors



Mold present in various areas throughout the house

Outdated plumbing

Various bio hazards and mushroom growth

