

## Emily Wainwright

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**From:** David Buell <dbuell@cumberlandcounty.ns.ca>  
**Sent:** January 31, 2018 4:00 PM  
**To:** Marc Buske  
**Cc:** Jason MacDonald  
**Subject:** RE: visit to 196 Victoria St

Marc,

RE: site visit and inspection at 196 Victoria Street, Amherst.

I thought it prudent to address the concerns I have regarding safety and health, after visiting the above noted property, sooner then later.

I have noted the following points:

- 1 - front columns in severe need of attention and in imminent threat of failure.
- 2 - Front portico in severe need of attention and in imminent threat of failure.
- 3 – Side columns and roof in severe need of attention and in imminent threat of failure.
- 4 – front and side steps, stairs, rails and guards, in severe need of attention and in imminent threat of failure.
- 5 – exposed soffit and roofing
- 6 – exposed and compromised foundation at rear and to side of structure.
- 7 – unpermitted work (uncompleted) carried out in the basement, breaching foundation wall.
- 8 – compromised electrical system throughout
- 9 – exposed electrical throughout
- 10 – compromised and modified plumbing throughout
- 11 – evidence of structural rot in the basement
- 12 – structural failure of the attic floor and roof in at least two locations
- 13 – illegal storage throughout the structure posing an imminent fire hazard
- 14 – open flame heaters operating while unoccupied
- 15 – illegal use of extension cords rampant throughout structure to the extent that they are uncountable under current conditions
- 16 – significant signs of possible mould growth.
- 17 – water accumulation and standing water in the basement
- 18 – various signs of possible structural failure throughout the structure.

It is my professional opinion that this structure posses an immediate and real threat to not only the inhabitants of the structure but also to the general public. The outside requires immediate attention and at the very least should be made secure from trespassing in the event of structural failure. The inside shows signs of many fire concerns compounded by the extreme hoarding apparent at the time of the visit.

I would recommend immediate action be taken to secure the public and inhabitants of this property.

Respectfully

**David L Buell, CBO, CFI**  
*Permits & Inspections Supervisor*