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January 10, 2019

Brocam Properties Ltd.
11 Marshview Drive
Amherst, Nova Scotia
B4H 4B3

Attention: Justin Cameron

Dear Mr. Cameron:

Re: Building Review, Corner of Church & Prince Arthur St., Amherst, NS/J49-07819

At your request, I met with you on site at the building located on the corner of Church Street and Prince Arthur Street in Amherst on January 9, 2019 to review the basement and the main floor structure. It is my understanding the purpose of the review is to assess the structural condition of the floor framing and comment on the feasibility of repair.

The floor is framed with rough sawn 2x6 joists supported on the exterior stone foundation and on a center line wood beam. The wood beam is supported by stone pilasters. Based on my review, the condition of the floor framing is very poor. Many of the joists show signs of rot and some have been cut or notched. The centerline beam is in poor condition with some sections showing signs of rot due to moisture. The exterior wood sill is, in some locations, completely rotted and crushed, which has allowed the ends of the joists to drop as much as 6-8 inches. In addition, the tongue and groove decking is in poor condition with areas of moisture rot.

Given the extent of the deterioration and deficiencies, complete replacement of the floor system would be required including the wood sills as well as foundation upgrades. With the poor condition of the overall building, it is my opinion, this level of investment would not be justified.

I trust this addresses your requirements at this time. Please contact me anytime if you require anything further.

Yours very truly,

J. M. GIFFIN ENGINEERING INC.

Per:

B. JOHN GREEN, P.Eng.

BJG/dgr

Joist cut

Rotted center beam

01/09/2019 11:19





Joist notched

inadequate bearing

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sill completely deteriorated

end of joist rotted and dropped

foundation poor condition

01/09/2019 11:20





notched joist

rotted center beam

01/09/2019 11:20



crushed at bearing.

rotted beam

01/09/2019 11:20