



**FDL DESIGN & CONSTRUCTION INC.**

# STRUCTURAL ASSESSMENT REPORT OF THE TWO-STORY HOUSE

at 26 Church Street South, Richmond Hill,  
Ontario





**FDL DESIGN & CONSTRUCTION INC.**

September 12, 2024

2558748 Ontario Inc.

Attention to Mr. Farhad, Property Owner

**Re: Structural Assessment Report of The Two-story House at 26 Church Street, Richmond Hill ON**

FDL Design and construction Inc. has been retained by the property owner Mr. Farhad and conducted inspections on September 6 and September 11, 2024. The inspections included virtual inspections and removing some surface materials to expose structural elements of above mentioned house.

The following are our observations, conclusions and recommendations:

Yours faithfully,

Yan Qing Zhang P. Eng.



## FDL DESIGN & CONSTRUCTION INC.

### 1. General Description

The existing house is vacant at present and recently experienced a serious fire damage, it located on south side of Church street South, close to a set of commercial stores and a ground parking lot.

It is a two-story wood house with a basement. The structure includes: exposed rubble foundations, wood loadbearing walls, wood floor joists and wood roof truss. The approximate footprint of the building is 22 feet by 42 feet with a shorter dimension in the north-south direction.

### 2. Observations:

We summarize our observation and the types of deficiencies as below.

- a. Loadbearing walls were damaged by fire, including large areas of damaged wood studs and wood sheathing





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- b. Large areas of floor joists were damaged by fire and decayed.







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c. Cement in stone foundation walls is loose and wood plates are decayed.







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d. Nonstructural damages caused by fire, like damaged cladding and ceiling





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### **3. Conclusion and Recommendations:**

Based on our observations: the most parts of foundations have serious deterioration, and a large areas of the structures of loadbearing walls and floors have been damaged by fire. The house structure can not take its original design loads. It is our opinion that the house is not stable, not safe and not possible to be repaired. We recommend to demolish entire house, including foundations and superstructure.

End of the Report

Prepared and Reviewed by Yan Qing Zhang P. Eng