



Email only:

November 28, 2025

Our file: 18196-2507

ANDREA HORWATH

Attention: Ms. Andrea Horwath

Dear Andrea,

Re: 76 West Avenue North, Hamilton – Structural Condition Assessment

Further to your request, we have assessed the conditions of the structure at 76 West Avenue North in Hamilton. The primary concern is the structural integrity of the overall framing. A site inspection was completed by Kalos Engineering Inc. on November 25, 2025.

No existing drawings were available for review.

The original structure was constructed circa early 1900s with additions and modifications over the years.

The structure is comprised of conventional wood framing.

Our review focused exclusively on the visible structure, with the focus on the structural integrity of the existing structure. No other portions of the structure were examined unless explicitly noted. Please refer to the attached limits of liability.

Observations

Overall, the general structure was in very poor condition.

- Evidence of moisture/water ingress was throughout the structure,
- Cracking observed in the front entrance slab (Photo 1),
- Recently replaced sanitary line at front yard (Photo 2),
- Undersized/deteriorated structure at front deck (Photo 3),
- Collapsed block wall at front entrance basement walkout (Photo 4)

Kalos Engineering Inc.

300 York Boulevard, Hamilton Ontario L8R 3K6

Tel.: (905) 333-9119, E-mail: info@kaloseng.ca

Andrea Horwath
76 West Avenue North, Hamilton
Structural Condition Assessment
November 28, 2025

- Non-code compliant and compromised stair at basement walkout (Photo 5)
- Spoils of excavation stockpiled in the basement (Photo 6),
- Compromised wood floor structure bearing directly on soils below at basement floor. Open sanitary line with pooling of sanitary discharge (Photo 7 & 8),
- Deterioration in foundation wall at south (Photo 9),
- Basement concrete slab at former bathroom (Photo 10 & 11),
- Typical floor joists with moisture staining / damage (Photo 12),
- Rotted floor joists above basement bathroom (Photo 13)
- Compromised load bearing studs in basement, rotted through (Photo 14)
- Infill wood basement floor framing with no isolation to soils below (Photo 15 – 17) complete with organics and vegetation growth,
- Collapsing floor structure at mechanical room (Photo 18),
- Typical floor joists (Photo 19–20),
- Collapsing brick wall with make shift shoring at rear brick addition (Photo 21),
- Compromised/rotted rear deck framing (Photo 22 & 24)
- Collapsing concrete walkout wall at rear (Photo 23),
- Cracked/settling brick wall at rear addition (Photo 25–29),
- Significant rotting of wood rear deck structure (Photo 30–32),
- Rotted roof structure at 3 season room at rear of building (Photo 34 & 36),
- Collapsing brick wall with make shift shoring at rear brick addition at second floor (Photo 37)
- Moisture throughout ceiling finishes (Photo 38, 39, 49 & 51),
- Significant sloping in main floor structure at corridor (Photo 40),
- Significant sloping in main floor structure at kitchen (Photo 44),
- Moisture evidence and poor drainage throughout the exterior walls with poorly configured/constructed eavestroughs and downspouts contributed to the water ingress (Photo 54 & 55),
- Significant sagging/bowing of the front roof structure above the front deck (Photo 56),
- Deterioration of the parapets were observed,

These observations were of only the structure exposed.

Recommendations

The overall structure is in very poor condition and is not suitable for human occupancy. There are several areas of significant concern where the structure has been compromised or rotted and given the moisture ingress throughout the building, there is likely further deterioration that could not be observed.

Andrea Horwath
76 West Avenue North, Hamilton
Structural Condition Assessment
November 28, 2025

We recommend the house be vacated immediately. It will be possible to retrieve some personal items from the house, with a strategic plan complete with supervision of the structure during this process by an engineer.

We also recommend fencing and hoarding be placed around the structure to protect the public in the interim. This structure should be demolished imminently given its very poor condition as well as the upcoming winter conditions.

This report should be forwarded to the City of Hamilton Chief Building Official, immediately.

We trust that this is acceptable to you. Please do not hesitate to call if you have any questions.

Yours very truly,

Kalos Engineering Inc

Project No. 18196-2507



Per J Campana, P. Eng.
President, Designated Consulting Engineer

JP //vdm

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Enclosures

Appendix A: Photos 1 to 56
Appendix B: Limitations

Appendix A



Photo 1 – Slab At Front Entrance



Photo 3 – Second Floor Front Deck Framing



Photo 2 – Front Yard



Photo 4 – Collapsed Walkout Wall

76 West Avenue North, Hamilton
Structural Condition Assessment

A-2



Photo 5 – Front Entrance Basement Stairs



Photo 7 – Compromised Wood Floor with Open Sanitary Drain

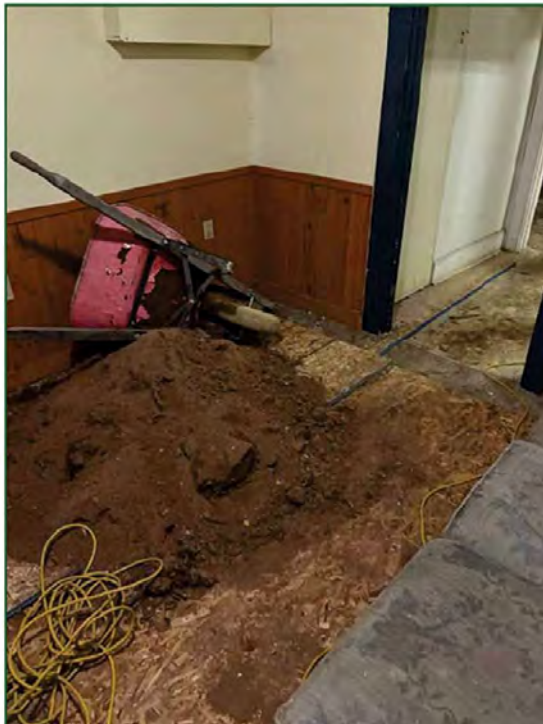


Photo 6 – Spoils From Basement Excavation



Photo 8 – Compromised Wood Floor with Open Sanitary Drain

76 West Avenue North, Hamilton
Structural Condition Assessment

A-3

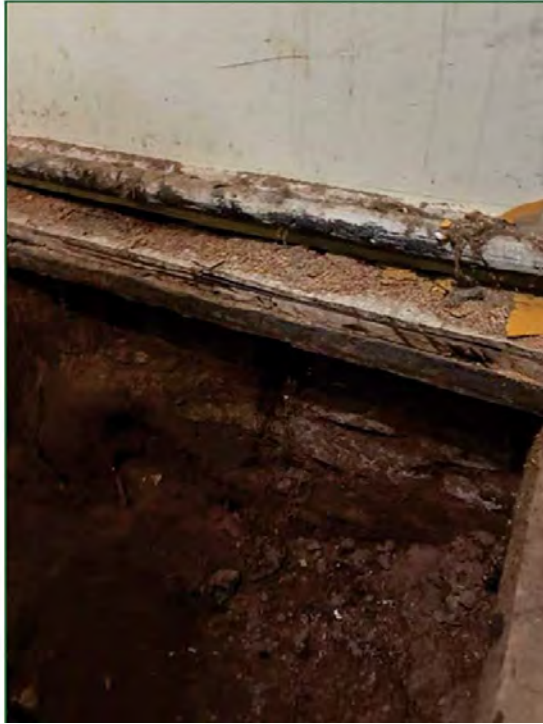


Photo 9 -Deteriorated Foundation Wall



Photo 11 – Basement Slab



Photo 10



Photo 12 – Moisture Damaged Floor Joists

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Structural Condition Assessment

A-4



Photo 13 – Moisture Damaged Floor Joists



Photo 15



Photo 14 – Rotted Stud at Base of Load Bearing Wall



Photo 16 – Re-Framed Wood Floor on Soils with no Isolation

76 West Avenue North, Hamilton
Structural Condition Assessment

A-5



Photo 17 – Vegetation Growth at Floor Infill



Photo 19 – Typical Floor Joists



Photo 18 – Failing Floor at Mech Room



Photo 20

76 West Avenue North, Hamilton
Structural Condition Assessment

A-6



Photo 21 – Collapsing Brick Wall at Rear Entry



Photo 23 – Collapsing Walkout Wall at Rear Entry



Photo 22 – Compromised/Rotted Deck Joists and Plank at Rear Entry



Photo 24 – Compromised/Rotted Deck Joists and Plank at Rear Entry

76 West Avenue North, Hamilton
Structural Condition Assessment

A-7



**Photo 25 – Cracked/Settling Brick Wall at
Rear Addition**



**Photo 27 – Cracked/Settling Brick Wall at
Rear Addition**



Photo 26



Photo 28

76 West Avenue North, Hamilton
Structural Condition Assessment

A-8



Photo 29 – Cracked/Settling Brick Wall at Rear Addition



Photo 31 – Rotted Deck Boards at Rear Stair



Photo 30 – Rear Stair



Photo 32 – Rotted Deck at Rear Stair

Amateur Hardware
76 West Avenue North, Hamilton
Structural Condition Assessment

A-9



Photo 33



Photo 35



Photo 34 – Rotted Roof at 3 Season Room



Photo 36 – Rotted Roof at 3 Season Room

76 West Avenue North, Hamilton
Structural Condition Assessment

A-10



Photo 37 – Poorly Shored/Failing Opening in Brick Wall at Rear Addition



Photo 39 – Moisture Damage in Ceiling



Photo 38 – Moisture Damage in Ceiling

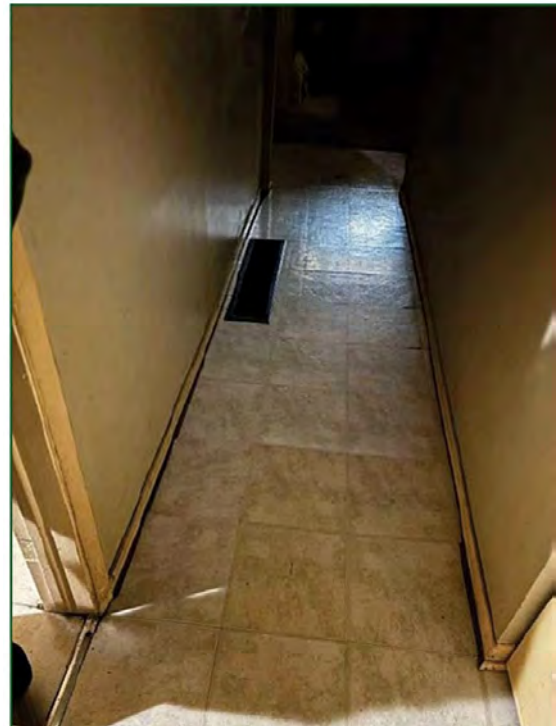


Photo 40 – Significant Sloping in Second Floor

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Structural Condition Assessment

A-11



Photo 41



Photo 43



Photo 42



Photo 44 – Significant Sloping in Second Floor

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A-12



Photo 45



Photo 47



Photo 46

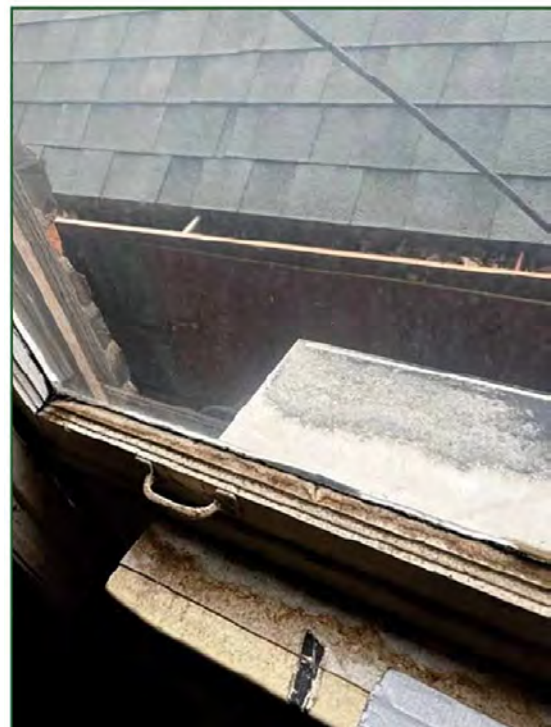


Photo 48

76 West Avenue North, Hamilton
Structural Condition Assessment

A-13



Photo 49



Photo 51 – Moisture Ingress



Photo 50



Photo 52

76 West Avenue North, Hamilton
Structural Condition Assessment

A-14



Photo 53



Photo 55



Photo 54

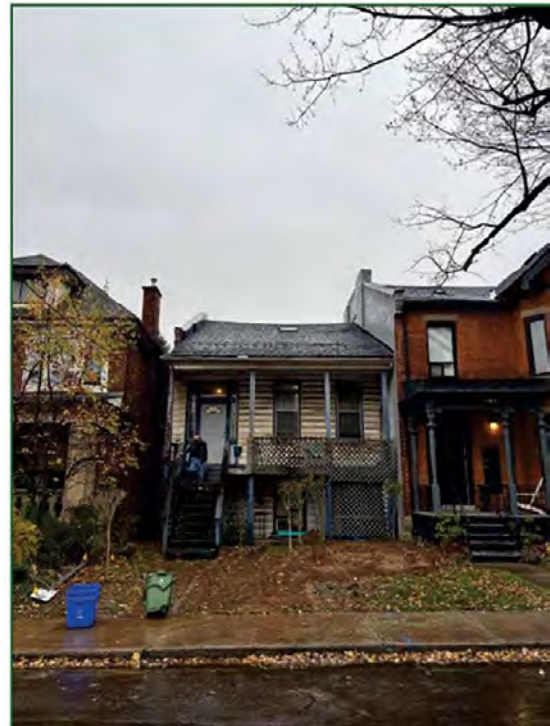


Photo 56 – Significant Deflection in Front
Roof Structure

Appendix B



Limitations

No party other than the Client shall rely on the Consultant's work without the express written consent of the Consultant. The scope of work and related responsibilities are defined in the Conditions of Assignment. Any use which a third party makes of this work, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Decisions made or actions taken as a result of our work shall be the responsibility of the parties directly involved in the decisions or actions. Any third party user of this report specifically denies any right to any claims, whether in contract, tort and/or any other cause of action in law, against the Consultant (including Sub-Consultants, their officers, agents and employees).

The work reflects the Consultant's best judgement in light of the information reviewed by them at the time of preparation. Unless otherwise agreed in writing by Kalos Engineering Inc., it shall not be used to express or imply warranty as to the fitness of the property for a particular purpose. This is not a certification of compliance with past or present regulations. No portion of this report may be used as a separate entity; it is written to be read in its entirety.

This work does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. No physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing but not recorded were not apparent given the level of study undertaken. Only conditions actually seen during examination of representative samples can be said to have been appraised and comments on the balance of the conditions are assumptions based upon extrapolation. Kalos Engineering Inc. can perform further investigation on items of concern if so required.

Only the specific information identified has been reviewed. The Consultant is not obligated to identify mistakes or insufficiencies in the information obtained from the various sources or to verify the accuracy of the information.

Kalos Engineering Inc. is not investigating or providing advice about pollutants, contaminants or hazardous materials. The Client and other users of this report expressly deny any right to any claim, including personal injury claims which may arise out of pollutants, contaminants or hazardous materials, including but not limited to asbestos, mould, mildew or other fungus.

Applicable codes and design standards may have undergone revision since the subject property was designed and constructed. As a result design loads (particularly loading from occupancy, snow, wind, rain and seismic loads) and the specific methods of calculating capacity of the system to resist these loads may have changed significantly. Unless specifically included in our scope, no calculations or evaluations have been completed to verify compliance with current building codes and design standards.

Budget figures are our opinion of a probable current dollar value of the work and are provided for approximate budget purposes only. Accurate figures can only be obtained by establishing a scope of work and receiving quotes from suitable contractors.

Time frames given for undertaking work represent our opinion of when to budget for the work. Failure of the item, or the optimum repair/replacement process, may vary from our estimate.

Tab 2D

This is **Exhibit "D"** referred to in the Affidavit of ROBERT LALLI affirmed before me by video conference by Robert Lalli at the City of Hamilton, in the Province of Ontario, before me on December 5, 2025, in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

A handwritten signature in black ink, appearing to read 'Kaushik', followed by a horizontal line.

Commissioner for Taking Affidavits (or as may be)

Kaushik Parameswaran LSO No. 63186Q

Outlook

76 West Ave N - Str Condition Assessment

From JP Campana <jpc@kaloseng.ca>

Date Wed 12/3/2025 5:58 PM

To Lalli, Robert <Robert.Lalli@hamilton.ca>

 1 attachment (5 MB)

25-11-28 - 76 West Ave N, Hamilton - Letter.pdf;

 **External Email:** Use caution with links and attachments

Rob,

We understand the City of Hamilton was a not permitted access to review the condition.

Further to our discussion and the attached report we offer these additional comments for context for 76 West Ave N.

Given we are approaching/in winter, we are very concerned about the condition of the roof structure should we receive a significant snow fall.

There is considerable bowing/deflection of the roof over the front porch area, as well as significant water damage/staining observed throughout the ceiling. The current tenant also advised the water issue has been present for 15 yrs. Although the roof structure was not fully accessible, there is a great risk of roof collapse/failure with additional snow loading and the compromised roof structure.

Furthermore, the floor structure was sloping considerably and was deflecting a significant amount.

The load bearing wall in the basement was completely rotted at the base resulting in the floor structure over-spanning its capacity.

The poorly temporarily supported collapsing brick walls are the rear addition are in imminent danger of collapse, especially given the large opening in the roof permitting th elements to further deteriorate the area.

The rear deck is completely rotted and is not safe for use.

With the photos we were able to take, the inspection time we had on site as well as the exposed portions of structure, we can confidently state this structure is not safe for human occupancy.

We are very concerned about the risk of all of the conditions we cannot see but can reasonably assume exist based on experience.

For all of the reasons above, and further to our report, we recommend the house be vacated immediately and demolished to ensure the safety of the current tenant as well as the public adjacent to the subject structure.

Regards,



J.P. Campana, P.Eng.
President & Principal

 jpc@kaloseng.ca

 905-333-9119 x 102 | 905-512-1493

 www.kaloseng.ca