
STRUCTURAL ASSESSMENT REPORT

Date: September 17, 2025

No. of Pages: 4 + Encl.

Project: Moore Cottage Structural Assessment

Project No.: LE-0579-25

Address: 694 Birchview Road, Douro-Dummer, ON

Client: Scott Moore

Distribution: Scott Moore Owner

Background

Jacob R. Lean Engineering has been retained by Scott Moore to provide a structural assessment of the existing cottage located at 694 Birchview Road, Douro-Dummer, ON. The cottage owner is proposing to renovate or rebuild the existing cottage to make it usable year-round. The purpose of this report is to provide insight on the structural condition of the building and its suitability for repair and re-use vs. removal and reconstruction.

No specifications or drawings have been prepared for the cottage; our review is intended to act only as a first step in determining areas of structural concern.

The undersigned attended the site on August 27, 2025, accompanied by the cottage owner, Scott Moore.

This report is based on a visual inspection only and does not include any destructive testing. Where no concerns were noted, the structure is assumed to be performing adequately. The structure is assumed to have been constructed in accordance with best building practices common at the time of construction. No further structural analysis or building code analysis has been carried out as part of this report unless specifically noted.



Photo 1 - Existing Cottage

Observations

The existing 1.5 storey wood-framed cottage had an approximate plan area of 1000 sq. ft. The age of the main cottage is approximately 75 years old with an addition built on 42 years ago.

The general construction of the cottage structure reviewed was as follows:

- **Foundation system:** 6"x16" concrete strip footings with 2 rows of hollow 8" concrete block bearing just below grade. No frost cover or protection provided.
- **Exterior Walls:** wood stud walls clad with vertical wood siding. No insulation or vapor barrier was observed.
- **Floor Framing:** mixture of 2x6 & 2x8 wood floor joists.
- **Roof Framing:** steel roof on wood rafters.

Comments

The existing cottage structure was in overall poor condition with portions in fair condition. The primary areas of concern are noted below:

1. The concrete block foundation under the cottage is deteriorating. Lack of a frost protected foundation has led to shifting and settlement of the building which was evident inside and outside the cottage. Refer to Photo 2. The sill plates along the top of the foundation also showed extensive rot along the driveway side of the cottage where grade was highest.
2. The main floor framing over the 16'x24' shop in the basement was structurally inadequate for current occupancy loads as specified in the Ontario Building Code due to over spanned floor beams and floor joists. Refer to Photo 3.
3. The floor framing supporting the second-floor area was also structurally deficient with 2x6 at 24" on center spacing spanning 12'-6" and a built-up 2x8 flush beam spanning 16'-0" while supporting 12'-0" of floor area. Refer to photo 4.
4. The lakeside deck was improperly framed using a single ply beam nailed to face of deck posts.
5. The building envelope of the cottage was in very poor condition. Lack of vapor barrier, inconsistent insulation, and old windows make any cold weather use unfeasible without moisture accumulating in the wall and ceiling cavities. Refer to Photo 5.

Based on our site observations, it is our opinion that the existing cottage, especially the foundation and building envelope cannot be repaired or renovated to a 4-season level of performance consistent with the Ontario Building Code without lifting the existing cottage and rebuilding large portions of the building. We therefore recommend removing and reconstructing the building instead of attempting to renovate or repair.

Please contact the undersigned if you have any questions regarding the contents of this report.

Per



Jacob Lean, P.Eng.
Structural Engineer
Jacob R. Lean Engineering Ltd.



Encl. Site Photographs – 2 pages



Photo 2 – Existing Non-frost Protected Foundation



Photo 3 – Condition of Main Floor Framing



Photo 4 – Over spanned 2nd Floor Framing



Photo 5 – Lack of Building Envelope