

M.J. Davenport & Associates Ltd.

CONSULTING ENGINEERS AND PLANNERS

MURRAY J. DAVENPORT, P.Eng.

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March 25, 2025

Township of Douro Dummer
P.O. Box 92,
894 South Street,
Warsaw, ON
K0M 3A0

Attention: Mr. Shane E. Smith
Building Official

Re: 2121 White Lake Road West
Township of Douro Dummer
Project No. 25-D-6494

Dear Shane,

We completed an onsite inspection of the house at 2121 White Lake Road West, Clarina on Monday, March 24, 2025 and have prepared the following comments for your information:

1. An enclosed insulated addition (sunroom) had been constructed on the lake side of the original cottage (currently a house) in the 1970s. The current owners, Rob & Jeanette Porteous, purchased the property in the Year 2020. We understand that the municipality deemed the sunroom to be "grandfathered in" at the time of their purchase.
2. The house has a walkout basement facing the lake. The enclosed sunroom is constructed at the main floor level of the house above the walkout basement.
3. The 10'-8" x 24'-2" addition is supported by four 4"x4" wood post columns along the lakeside edge of the addition and four 4"x4" wood post columns adjacent to the concrete foundation wall of the main portion of the house each sitting on 6 inch diameter sonotubes. The sonotubes on the lakeside of the

sunroom have shifted over time and are no longer aligned vertically.

4. The sunroom floor noticeably slopes from the main house towards the lake and in a direction sloping from the patio doorway towards the northeasterly corner of the sunroom. We conclude that the sunroom foundation has settled over time causing the sunroom to pull away from the main house.
5. Copies of pictures taken during our site inspection are attached for your reference.

In our professional opinion, the 4"x4" wood post columns and the 6 inch diameter concrete sonotube footings do not meet the minimum standards specified by the Ontario Building Code, 2024. The sunroom must be reconstructed with a proper foundation that meets or exceeds the minimum standards of the Ontario Building Code, 2024.

We are available to discuss this project at your convenience.

Yours truly,

M.J. DAVENPORT & ASSOCIATES LTD.

Murray J. Davenport, P. Eng.

c.c.: Mr. Rob & Jeanette Porteous
Mr. Greg Conlon

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**PICTURES TAKEN
DURING ONSITE INSPECTION
ON MARCH 24, 2025**





































