

Building Condition Report

Project: Foundation Investigation

Project No. xxx-xx

Location: xxxxx

Date: xxxx

Client: xxxxx

Report No. x

Reported by: xxxxx

Distribution: xxxxx

1. Introduction:

LEEKOR Engineering Inc. has been retained by xxxxx to conduct an investigation of the basement foundation following the flash flood which occurred on xxxx located at xxxxx.

2. Structural Investigation:

A visual investigation was carried out on xxxxx and has been addressed in the following pictures and comments:

The building is constructed of cast-in-place reinforced concrete floors with cantilevered slab balconies. There are 6 floors above grade with steel railings along the north and south facades. The north balconies have approximately 45 feet of railings and the south balconies have approximately 101 feet of railings on each floor.

The concrete balcony slabs appear to be in fair condition with some visible chipping at the corners. A thorough inspection of the condition of the balconies was not carried out as this investigation was viewed only from the street and parking lot levels.

The brickwork on the west elevation appears to be in good condition with some mortar missing at brick joints near windows and the first-floor corners.

The brickwork on the east elevation is in fair condition with loose bricks at the north/east and south/east corners near grade. The brickwork near the parapet including the metal flashing is in poor condition.

The following photographs and comments address the condition of the brickwork:

Photograph 1

- View of the south façade.
- The rainwater leader is directing water onto the side of the building.
- Add an extension to the end of the leader to direct water away from the foundation.



Photograph 2

- The upper eaves trough is draining into the leader and directing water onto the side of the building.



Photograph 3

- A sink hole at the foundation allows water and soil to penetrate through the foundation into the basement.
- As a temporary repair fill the void with a lean mix concrete.



Photograph 4

- The trench drain has debris below the grating.
- Clean all debris from the drain and ensure there is proper drainage.



Photograph 5

- View of the debris in the drainage trench.



Photograph 6

- The city drain to the right of the sidewalk is covered with a filter cloth preventing it from capturing any runoff.



Photograph 7

- View of the sink hole at the foundation wall.



Photograph 8

- There are gaps along the length of the foundation wall.



Photograph 9

- Water and soil have infiltrated into the basement at the bottom of the stairs.
- The foundation walls are constructed of rubble.



Photograph 10

- The sump is filled up with soil rendering the pump from operating.
- Clean out all debris from the sump.



3. Recommendations:

1. As a temporary measure fill the sink hole with lean-mix concrete.
2. Clean all debris from the exterior trench drain.
3. Clean all debris from the basement sump and ensure that the pump is operating.
4. Add an extension to the end of the leader to direct water away from the foundation.
5. It is recommended to excavate along the south foundation wall in order to investigate the condition of the basement wall and provide a solution to repair and waterproof the wall.

Should you have any questions regarding this report please contact the undersigned.

LEEKOR Engineering Inc.,