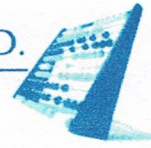


## DOBRI ENGINEERING LTD.

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October 25, 2021

LeBlanc Enterprises  
387 Parkview Hills Drive  
Cobourg, Ont.  
K9A 5S6  
Attn: Mr. Mike Clarke

Re: 93 Albert Street  
Building Demolition  
Cobourg

Dear Mr. Clarke:

Thank you for forwarding a copy of the comments from Town of Cobourg and the Letourneau Heritage Consulting. In response and further to the Structural Assessment Report dated May 25, 2020 I provide the following.

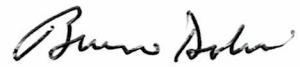
The report included numerous photos taken outside and throughout the building. The windows and doors on the building have been replaced and have little or no value. The exterior brick is comprised of a mixture of bricks, cracked bricks and spalding brick. It may be possible to reclaim some of the brick to be used for repair work on other buildings in the area. The local Historic Brick Company may have a project requiring the brick.

The building foundation is a rubble foundation with significant water infiltration through the foundation wall and into the basement. The building perimeter beams and the internal basement beams supporting the first floor have deteriorated (water damage and decay). Numerous columns have been added throughout the basement to support the main beams and the first floor joists along the foundation perimeter. A number of joist have also deteriorated and will need replacement. In my opinion, the entire foundation and first floor support structure needs replacement. Completing the necessary work in a safe manor would be challenging. Furthermore, it is not likely that any of the timber/lumber is salvageable.

Structural alterations have also been made throughout the building on the first and second floor, and the roof. In my opinion it would be necessary to thoroughly inspect the entire structure and repair/replace structural members including roof rafters and perimeter wall plates. The rear addition is in very poor condition, with the existing rafters split, roof boards rotted and temporary rafters in place supporting the roof.

If you have any questions or you wish to discuss this further please contact me.

Yours Truly,

A handwritten signature in cursive script, appearing to read "Bruno Dobri".

Bruno Dobri, P. Eng.