

Shakeside House  
Comox

January 4th 2015

## Report

Project: Shakeside, Comox  
Date of Assessment: Nov 27th 2016  
Attendees: Mrs. Kate Panayotof  
Al Fraser  
Harold Bates

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### 1 General Notes

Cyrill Werlen, with cascadianwoodtech inc, was asked by the Mack Laing House Conservation Committee to complete a visual inspection of the Shakeside House, Comox. No walls were opened at this point, nor where there any samples taken. It was a visual inspection only.

*For further details on the Structural Assessment please see Report 13-30-02 from Bates Engineering.*

### 2 Overall Impression

#### *Main structure*

Overall the structure seems to be in good shape in order to be able to complete a restoration.

The main structure (structure being wall studs) of the home seems to be in good shape, without any major deflections or damages of the main walls. No visible water damage around the windows. To ensure this, it would be necessary to open up the walls. The roof structure is in good structural shape as well, no sign of failure or rot. Siding and wall panelling inside as well floors would have to be replaced.

The focus should lie on the basement first, as there will be some updates necessary as it gets flooded.

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### **3 Scope of work**

Depending on the budget for the Project there would be the option of a full restoration, from basement to roof which would consist of gutting the whole house, and rebuild it within the structure which will be left intact.

The other option would be work to points from the engineer off first to get to the stage of a secure building. Then in Phase two start to refinish the floors and upgrade interior finishes to make the space usable.

### **4.0 Conclusion**

The Shakeside Home can be restored to it's former beauty, if the structural repairs as well the whole building envelope will be repaired in a timely manner to ensure the elements will not damage anything in the meantime. The floor plan should be left as is to not change any bearing points or loads.

### **Final Note**

The report was based on a visual inspection only. For further examination and to be able to put a budget tighter it would be necessary to open up walls and floors.

cascadianwoodtech

Cyrill Werlen