

FTD HIGHRISE INSPECTION INC.

Complete building scans using robots.

CASE STUDY 14 SPRUCE ST.



SUMMARY

Weldon Warren, Director of Maintenance at Park Property Management, Inc. wanted to take a closer look at the exterior of one of his properties in Cambridge, ON. Weldon's issue primarily revolved around the masonry brick spalling and deterioration which posed a potential fall hazard and needed quick remediation. With the help of FTD Highrise's SAM robot, we were able to photograph the entire exterior surface of the 9 storey building in just 2 days. It's quite difficult and cumbersome to keep track of the exact location when using binoculars or hanging on a bosun chair. For this reason, the images are coded with located data which allows for easy and accurate review. Once the images were collected, a licensed engineer was able to diagnose issues and properly estimate the costs associated with the remedies without putting humans in dangerous situations.



Zoom detail of crack from above photo.

"14 Spruce St. was one of the most interesting projects we have had the pleasure of working on based on the results we found. We were able to show the client issues that would have without a doubt been missed using the traditional binocular method. We were able to give the client a complete picture of the building without ever setting up a swing stage, saving him thousands of dollars."

Filip Sobotka, Vice-President & Co-Founder, FTD Highrise

"So far its been very informative and helpful with seeing the overall condition of the exterior cladding system. It will also help with the budgeting of the repair cost. Safety is a huge consideration for us and SAM (the robot) gives us a bird's eye view of the exterior, all from the comfort of an office chair."

Weldon Warren, Director of Maintenance, Park Property Management, Inc.

KEY FINDINGS

OUT OF 825 TOTAL IMAGES, 124 IMAGES SHOWED DETAILED DETERIORATIONS AND DEFICIENCIES AS NOTED IN THE SUMMARY OF OBSERVATIONS BY ENGINEERING CONSULTANTS.

Brick Masonry: Localized brick spalling and peeling coating to glazed brick were noted
Flashing: Window sill flashings and signs of corrosion and rust staining were identified



Full Building Scan

Drop 37 Floor 9 Image 356

Comments: - approximately 20 spalled bricks around exhaust vent grills - localized masonry spalling and efflorescence were also noted at other exhaust vents



Drop 38 Floor 9 Image 376

Comments:

- masonry spalling at approximately 4 masonry units



Drop 39 Floor 9 Image 402

Comments:

- vertical cracking close to wall corners and some step cracking at floor slab edges



Drop 40 Floor 9 Image 423

Comments:

- vertical crack below the window corner running through approximately 12 masonry units

Drop 39 Floor 7 Image 406

Comments:

-masonry spalling at approximately one unit, some small step cracking



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