

Douglas Consulting Services Incorporated

May 4, 2005

667 Beaver Lake Rd. (250) 380-6396 Victoria, BC V8Z 5N9

Owners of Strata #2720's
C/O Roger Taylor
#417 545 Manchester Rd.
Victoria, BC

Attention: Roger Taylor

Dear: Owners of Strata #2720's,

Re: Annual maintenance review of your buildings located at 545 Manchester and 520 Dunedin St. Victoria, BC.

We have completed the annual review of both the building envelope and the performance of the maintenance program. It has been five years since we first suggested the maintenance program as an option to the full remediation. In hind sight I believe it has worked as well as or better than anticipated. This year we reviewed the building on a different level than in prior years. In prior years we were monitoring and evaluating. This year we increased the review to also focus on the decks and windows.

Decks

We have always identified the decks as one of the weakest areas in the envelope of the building. The construction of the decks and the details dictate that they are the most "at risk" area of the buildings. The membrane on the decks has a life expectancy of between 12 and 17 years depending on the product and the exposure. When the neighboring building on Manchester was remediated most of the damage to the building was related to the deck railings and structure. In my opinion the decks will dictate (through deterioration) when the remediation or partial remediation will be required. In years to come when the decks need to be addressed on a wide scale the work involved will bring up building envelope issues that should be addressed at the same time. The reconstruction of the decks will bring up design issues that in my opinion should be changed to simplify the railings and reduce maintenance. When this becomes an issue the Strata will be faced with considering whether to include partial or full rain screen technology in the redesign. It may also be a time to consider the remainder of the buildings due to the extent of the work involved.

In this light we included a more extensive look into the deck structure to evaluate its condition and get a better idea of when this may become an issue.

Windows

Our next concern was the windows. The aluminum windows are twelve years old and rely on a sealant at the miter joint to stop water ingress behind the cladding. Aluminum window miters have been known to fail and are often tested and or replaced during remediation because of this concern. The life expectancy of the window sealant is dependant on the manufacture. Given the age of the windows I doubt the life expectancy would be more than 15 to 20 years. Most of the good windows were only under warrantee for 10 years.

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Windows cont.

Should the windows start to fail the replacement will again bring up the envelope issue as it would be a good time to change the exterior to a rain screen system while replacing the windows. Failure of the windows sealant or even the likely hood of it failing will make a partial remediation a poor choice due to the area involved if all of the windows require replacement.

Again we included a more extensive review of the window miters to evaluate their condition and help determine what expectations we can have in the future.

Findings:

We conducted the moisture review after extensive rains storms and "wetting" of the building. We identified the areas the morning after a wetting cycle. The areas opened where tested with a protimeter probe style moisture meter. The meter was calibrated and tested on site before commencing the moisture tests.

The testing was completed on a layer by layer approach. The stucco was removed and the building paper tested, the building paper was removed and the back of it tested. The face of the OSB sheathing was tested and then a section of the OSB was removed so that the back could be tested. The wall cavity was accessed and tested. The results ranged from 8% to 25%. There were no indications of mold and no areas with high readings in side of the wall cavity. Wood decay requires extended moisture levels in excess of 18%. We did not record any levels higher than 15% on the inside of the OSB board or in the wall cavities. All wall cavities appeared dry with no visible concerns.

All of the areas tested with readings in excess of 18% could be traced back to a breach in the cladding system. In all cases the break was a crack or movement in the stucco. The cracks found were new (last four years) as they had not been sealed previously. The sealant and caulking applied by in the original work to seal the buildings was inspected and found to have good adhesion and good elasticity. It is performing up to its expectations and should be able to last another five years in most places. We may have some failures in high exposure areas due to the age of the sealant. We recommend adding a review of the caulking to the items inspected in the future.

There were no indications of sealant failure with the window miters although the test in the front of Hampton Court was a little inconclusive. There was a crack close to the corner of the window that most likely resulted in the water at the corner however I could not be one hundred percent sure that it represented all of the water ingress. We recommend opening the corner again next year and reviewing the area after the crack has been sealed for a year.

The deck railings opened showed no signs of concern and again the only water ingress was related to cracks in the stucco.

Future Maintenance

The areas of concern could all be traced to cladding movement and cracking. We recommend allowing the building to dry well and going over each area wall by wall to identify and seal all of the new cracks and openings. This work should be completed in August and early September. We cannot determine the extent of the work as some of the cracks cannot be easily seen until you actually access the areas.

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Future Maintenance cont.

The work involved required access to every area of the building's exterior to inspect and seal. I recommend a budget of \$30,000.00 to \$50,000.00 for this work. At the same time you may wish to consider a more comprehensive inspection of all details to ensure they are still sealed and to paint over old repairs so that they blend better into the walls. The budget should be increased by \$15,000.00 to \$20,000.00 for this work.

Conclusion

The maintenance program has continued to perform as expected. This year we noted more cracks in the exterior of the building that appear to be related to normal building movement and settlement. Review of the decks indicates that they should be able to be maintained at a reasonable cost for the next five to six years. Review of the windows indicates that they have not begun to fail at the miter joints and should also have a life expectancy of at least another five years. All indications are that the Strata could continue the maintenance program for another five years at which time we recommend another extensive evaluation of the decks, deck membrane, and window sealant.

If the Strata chooses to continue the maintenance program we recommend going over the complete building and sealing all of the cracks and openings. In my opinion the current building envelope can be maintained for at least another five years given the current condition, the Strata diligence with maintenance and inspections, and the past performance.

I further recommend a more substantial review in 2010. In 2010 the sealant for the miters of the windows will be at or beyond its life expectancy. The deck membranes will be beyond their life expectancy. The sealant used to seal all of the cracks and joints in the stucco will be at or beyond its life expectancy and the stucco will have been removed and replaced excessively for inspections. Given the age of the various building components the review in 2010 should include specific budgets, time lines for repairs, and options so that the Strata will be in a better position to plan for the years following that review. Until then the maintenance program should be continued with the same diligence as it has for the last five years.

For further information or clarification please feel free to contact me at 380-6396 or alternatively at 384-1390.

Yours truly,



D. A. Downs

Per DougLes Consulting Services Inc.