



DougLes Consulting Services Incorporated

667 Beaver Lake Rd. (250) 479-8050 Victoria BC V8Z-5N9

June 29, 2009

Owners of Strata #2720

c/o Roger Taylor
#417 545 Manchester Rd.
Victoria, BC

Attention: Roger Taylor

Dear: Owners of Strata #2720,

Re: Annual Inspection - November 2008 - 545 Manchester and 520 Dunedin St. Victoria, BC.

We have completed the annual review of the building envelope. In addition to a visual review of the building's exterior we gained access to most of the balconies for a closer review of the cladding, windows, vinyl membrane, soffit, flashing, and railings.

The maintenance program is continuing to perform as expected. Several areas have been identified for inclusion in our next inspection. I have listed these in the body of the report with a summary in the conclusion.

General Overview

Stucco

The stucco is in fair to good overall condition for its age, design and construction. There are many stains due to water being allowed to flow onto the stucco from flashings and other building details. These stains are for the most part cosmetic and not an indication of a larger concern. There are many hairline cracks and some more significant cracks. There appears to be an increase of stucco cracks appearing in the last few years. This is typical for a building of this age with this type of stucco system. There are some unsealed cracks particularly on corners; both the inside and outside corners. I recommend going over each wall and sealing the larger cracks with a good quality polyurethane caulking. I do realize that the caulking will not match the stucco and could have a negative effect on the building's appearance however it is important to caulk the larger cracks leaving the smaller and hairline cracks to prevent the spider web result. At this point in the maintenance program it may be advantageous to seal some or all of the walls with an elastomeric coating (paint). The advantage would be to seal the smaller cracks without the negative spider web appearance.

During the inspection I found indications of potential water ingress. Four units showed stucco staining that could indicate water ingress. In order to determine if this is a concern we need to remove some stucco to assess the wall system. I recommend opening the area and checking the wall system in all four units. The units are 210HC, 214HC, 207CP, & 407CP

Five of the units have staining below the beam supporting the balcony above. The staining does not appear to be simply a wetting from weather or run off. Given the location of the stain and that it is below a structural member I recommend removing stucco in these areas as well to get a better indication of any possible water ingress. The units are 205HC, 309HC, 210CP, 211CP, & 212CP

Twenty-one of the units show bad staining in an area of the corner stucco cracks. Some of these appear to be perpetually wet. The design of the railing causes water to shed in this area and the staining may not be an indication of a larger concern however an excessive amount combined with cracking of the stucco could be a point of water ingress. I recommend opening a random sample of the corners to determine if the water is into the structure or just surface staining.



Windows

The windows appear to be in good condition for their age and design. Some of the weather stripping is showing signs of deterioration. This is typical for windows of this age. The weather stripping minimizes water getting into the window system and air travelling in and out of the closed window. If the drains in the windows are open this is mostly an efficiency concern and not a water ingress concern. The weather stripping can be replaced if this becomes a comfort issue for the owners

The opening vent on the windows are sliders and are designed to allow water to travel through them. I have had water ingress reports that are simply the water running through the drainage system of the window. I talked to one owner on site who was unaware that the window's design allows for water to travel through the tracks. These reports should not be considered a waste of time as it proves the owners are being diligent with reporting any water issues. The owners should be made aware that the drains need to be kept clean so that the water does not back up onto the windowsill.

Given the age of the windows and the design it is recommended to randomly test five to ten percent of the windows to determine how well they are performing and assess the remaining life expectancy.

Sealant

The sealant or caulking is in good shape for its age and responding well in most areas of the building. It is near the end of its life expectancy. It continues to exhibit elasticity and is maintaining its bond. Given the age of the sealant it has performed as better than the manufacture's guarantees. I would expect the sealant in its current condition to perform for a few more years. I recommend a continuation of the close monitoring annually.

Flashings

The flashings are performing well with some concerns of back slopping towards the building. There are a number of areas where the Belzona sealant is showing its age and where building settlement and movement has affected the seal. I recommend an inspection of all the flashing joints protected with the Belzona in the next year or two. Please note this would be best completed after a power washing of the building.

There was water ingress to unit #304HC. This was traced back to the flashing below the window. The windows are so close to the band detail on the building that the flashing was cut down and only extended up one eighth of an inch instead of an inch and one half. Movement of the building and or expansion and contraction caused the sealant to fail. The area prevents an assessment of the sealant bond without removing it fully. I recommend that if the random testing of the windows is completed then this detail should be checked at each window that is representative of this concern.

Doors

The exterior doors of the building are in good condition and performing well. There still some maintenance required to keep all doors working properly.

Deck Membrane

For the most part the deck membrane appears to be in holding up well for its age. I did note that there are a couple of drains that are becoming blocked and some ponding related to settlement of the balconies. There are some cuts, damage, wrinkles and other concerns that should be addressed in the not too distant future. The advantage of the building design is that the vinyl balconies have vented aluminum soffit below them. This allows good ventilation and the ability to see failures, as the water usually will drip through the soffit. I will discuss some of the individual concerns later in this report. Overall the vinyl is appears to be performing well given that it is near the end of its life expectancy.



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Deck Membrane cont.

The vinyl membrane will wear on the top. The wear can cause small holes in the vinyl that are either hard to be seen or can't be seen. A liquid applied deck coating can further protect the vinyl and extend the life by increasing the wear layer and sealing any small holes in the vinyl.

Exhaust Vents

The exhaust vents remain in relatively good condition. They appear to be working properly. As I have previously reported the detail of the dryer vents is not good and causes some concern. Recently there was a problem with the dryer vent for unit #104CP. The problem was not fully the vent cover that I have identified in the past but combined with a large run and a number of bends. It did bring to my attention the distance of some of the dryers from the vent outlet. A longer distance will result in more concerns when the vents become blocked or partially blocked. I recommend both keeping the dryer vents clean and asking the owner to report any concerns with delayed drying, poor efficiency of the dryers, or any requirement to prematurely replace the dryer elements.

Drains:

I have cleared some of the drains while completing my review. There needs to be some communication with the owners to prevent an accumulation of debris, garbage, and plant soil from collecting and blocking the balconies drains. I recommend budgeting to clean all of the drains in the next two years. This would include a flush of the perimeter drains, roof drains, balcony drains, and all catch basins.

Roofs

The roof membrane (modified bitumen) is performing well. Given its age it is in need of some minor maintenance. There is some debris that should be removed from the roof, some re-granulation work, and one or more seams that should be sealed. I recommend having this work completed in September before the rainy season.

Soffit:

The soffit for the building is in relatively good condition. I did note a couple of deficiencies that could be addressed. My real concern is the soffit under the balconies. I recommend cleaning this soffit and having the owners monitor it through the rainy season for any sign of water that would indicate a concern from the balcony above.

Ten units had water staining on the soffit that may be related to water ingress from the balcony above. I recommend checking all ten. The units are 206HC 208HC, 210HC, 308HC, 310HC, 312HC, 404HC, 412HC, 209CP, & 304CP



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Railing & Fasteners

The balcony guard railings are composed of four products. The framed wall clad with stucco, the sheet metal flashing, the aluminum and glass railing, and the lag bolts that secure the railings to the building. The design of the balcony guards is poor and have always been a concern. As a system the balcony structures are subject to more building settlement and movement than the main building. This affects all four components in a negative way. The design makes it difficult to stop water ingress in the best conditions let alone after settlement and age has had its affects. Had it not been for the work completed at the onset of the maintenance program the balconies would have required extensive repairs prior to now. I have discussed the stucco above and it should be noted that due to settlement the balconies have more issues than the main portion of the building. The aluminum and glass railings are in good condition for their age. The fasteners are a concern due to their placement however the sealant appears to be responding well (see notes above). The sheet metal appears to be holding up well for its age and the installation.

Conclusion

The overall condition of the building remains stable. The aggressive maintenance appears to have extended the life expectancy of many building components and products. It is likely that the maintenance program could be continued for an additional five to seven years with the same diligence.

The maintenance has increased over the years as expected. It should be noted that all buildings require maintenance and a portion of the work completed would be expected. Some of the work is due to the face seal system installed on the building during construction and some of the work is due to the aggressive maintenance to ensure the success of the maintenance program. The maintenance program has been adhered to well in a time when most Strata's do the bare minimum. In my 2001 report I stated "Following this review I am more optimistic that the installation of the drain screen system will be able to be postponed at least eight to ten more years without significant additional structural deterioration." The Owners through diligence in the maintenance program have reached those expectations. In 2005 it was reported that the owners could go another five years on the maintenance program but to plan an extensive review of the windows and other components in 2010 to give us a better assessment and to set estimated life expectancy of the windows, vinyl deck membrane, flashings, and balcony railings.

The recommendations in this report combined with the inspection this year would complete an extensive review referred to in 2005. Completion of the recommendations will place us in a better position to confirm the estimated years the maintenance program should be both effective and cost efficient.

Recommended areas to include in the next inspection would be as follow:

Stucco

1. Removal of cladding in site specific wall areas of units are 210HC, 214HC, 207CP, & 407CP
2. Removal of cladding under beams in units 205HC, 309HC, 210CP, 211CP, & 212CP
3. Removal cladding to a random sampling of corners identified at the time of the inspection.

Windows

1. Random testing of five to ten percent of the windows to be identified at the time of the inspection



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Flashings

1. Visual inspection of all flashing joints protected with the Belzona product.
2. Removal of sealant to view flashing detail below any of windows chosen for testing that include the detail in question.

Soffit:

1. Removal of soffit in unit numbers 206HC 208HC, 21HC, 308HC, 310HC, 312HC, 404HC, 412HC, 209CP, & 304CP above the decks to view deck structure.

General Maintenance

1. I recommend having a qualified roofing company go over both roofs and remove all debris and complete all maintenance required.
2. I recommend having all roof, deck, rainwater, and perimeter drains cleaned and flushed.

For further information or clarification please feel free to contact me at 479-8050 or alternatively at 858-9161.

Yours truly,

D. A. Downs
Per DougLes Consulting Services Inc.