

APPENDIX A: MH Proposal April 2, 2008



April 2, 2008

MH Ref: 5085220.99

Strata Corporation LMS 3853

c/o Mr Chris Kyle, President
Kyle Properties Ltd.
108-1537 West 8th Ave.
Vancouver, BC V6J 1T5

Dear Mr. Kyle and members of the Strata:

**Re: Building Envelope Review Proposal - "The Avanti" Strata Corp. LMS 3853
3150-3188 West 4th Ave. and 2018-2028 Trutch St., Vancouver**

Thank you for the opportunity to provide a proposal for our services to meet the requirements of Strata Corp. LMS 3853 for a review of the building envelope. This review will focus on the observable deficiencies and the general performance of the assemblies. This proposal is for a visual review only; however, if additional investigative work is warranted (e.g., moisture probes or destructive exploratory openings), a separate scope of services and budget can be determined and negotiated.

Background Information

We understand that The Avanti is comprised of a 3-storey wood frame apartment building with 50 units and 10 townhouses built partially over a concrete parking structure. The complex was built circa 1999.

The buildings are clad in a combination of cedar shake, plywood board, vinyl and aluminum. Roofs are mainly flat SBS systems with some secondary sloped asphalt areas. There are no amenity rooms.

Scope of Work

The purpose of this proposal is to identify building envelope deficiencies. We will identify the building envelope components (where accessible) to determine current condition, "as-built" variations from design, and deficiencies related to general assembly performance.

We propose the following scope of services:

1. Review the original architectural drawings and the building envelope maintenance manual prior to visiting the site. We will issue a questionnaire for the occupants to record any incidences of water ingress as related to building envelope. We will also review copies of any maintenance records or incidents of water ingress, as related to building envelope, and any other building envelope issues, as provided. We will require this documentation prior to commencing our fieldwork.

2. A general visual review (from ground, roof and podium levels, if accessible) of the building complex, including the following components:
 - Wall cladding and wall assembly components
 - Window and door elements
 - Balconies, if applicable
 - Roofing and associated tie-ins with wall systems
 - Podium waterproofing where visible (test pits not included)
 - Parking Garage
3. Conduct a visual of balconies and exterior walls on four sample suites (a minimum of one townhouse), which will be selected upon review of completed questionnaires. Assistance will be required for access to specific suites.
4. Prepare and submit two copies of a professional signed and stamped letter report, which summarizes the review. The letter report will list existing conditions (with sample photographic examples) and recommended actions to correct any identified deficiencies.

Fees and Expenses

For the above scope of work to prepare a **Building Envelope Review** we propose a lump sum fee of **\$5,200.00** for the review and report (+GST), including all expenses. We have not included for any meetings to discuss our findings. Our billing terms are enclosed for your information.

We have assumed for the purposes of this proposal that drawings are available from the Strata. If we are required to obtain the drawings from the City, we will charge the Strata on a time and material basis (budget approximately \$600). These drawings would then become the property of the Strata.

Schedule

We will start the review within four (4) weeks of receiving written authorization to proceed and we will complete our report within four (4) weeks of completing our fieldwork. This proposal is valid for 60 days.

Kindly indicate acceptance of this proposal by signing and returning the enclosed authorization to proceed.

Please do not hesitate to contact the writer if you require additional information or if you have any questions regarding our proposal.

Yours very truly,
Morrison Hershfield Limited

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Jacquelyn White, P.Eng.
Project Engineer

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APPENDIX B: Photographs

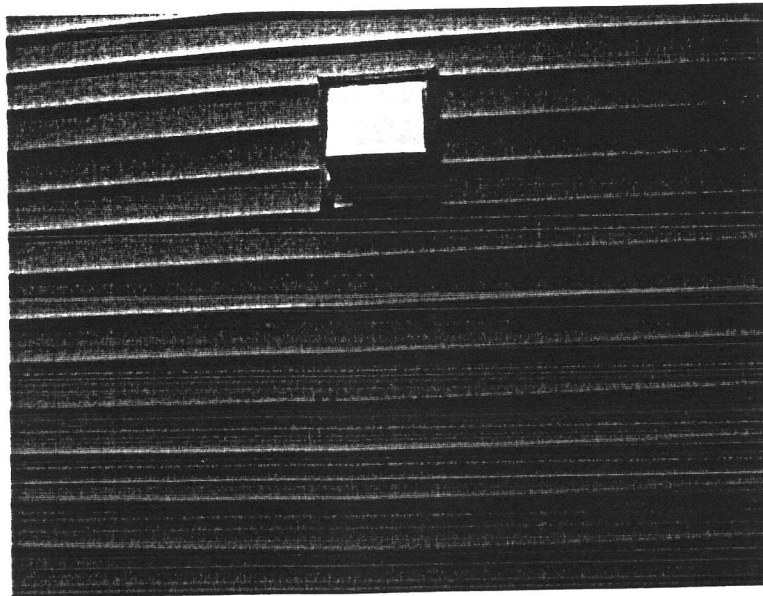


Photo 1.
Staining on cladding from vent

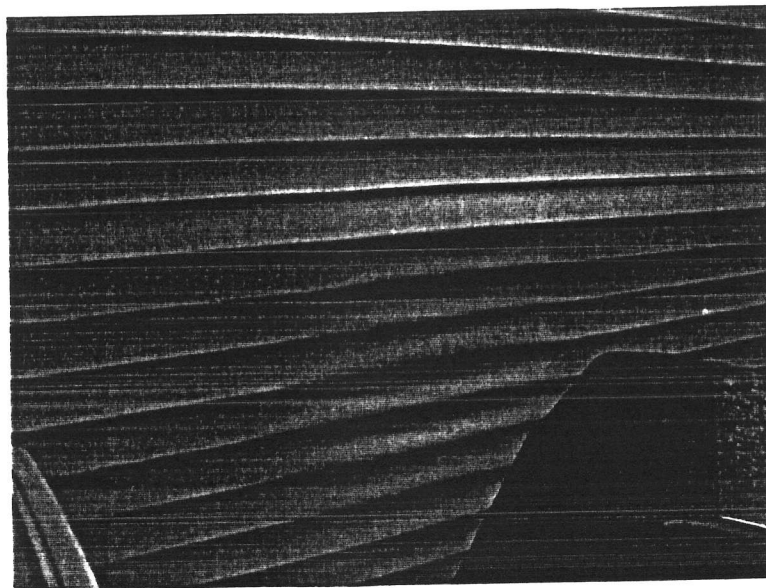


Photo 2.
Deformed vinyl siding from heat of barbeque

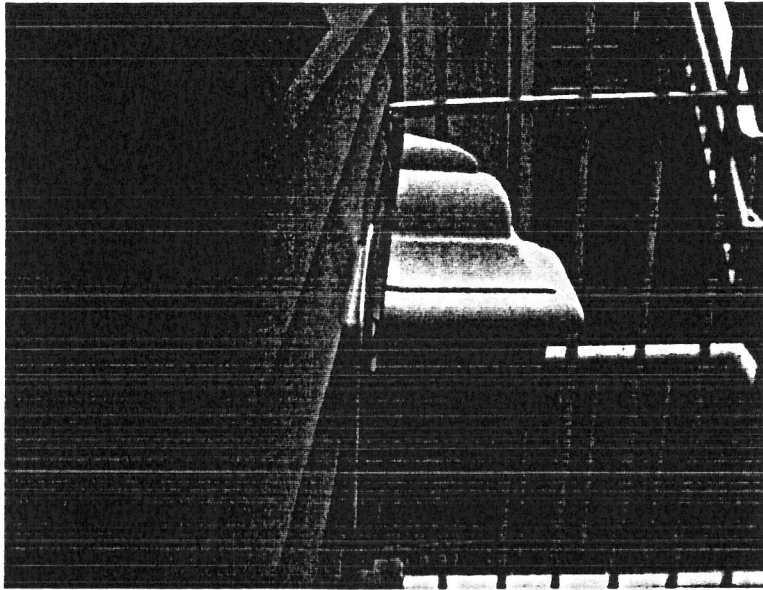


Photo 3.
Loose light fixture, not sealed to cladding

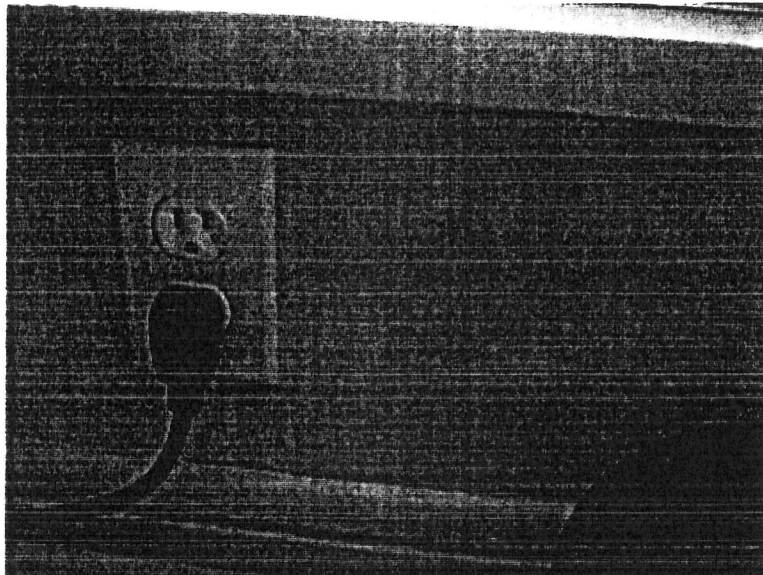


Photo 4.
Interior door sill staining (unit 307)

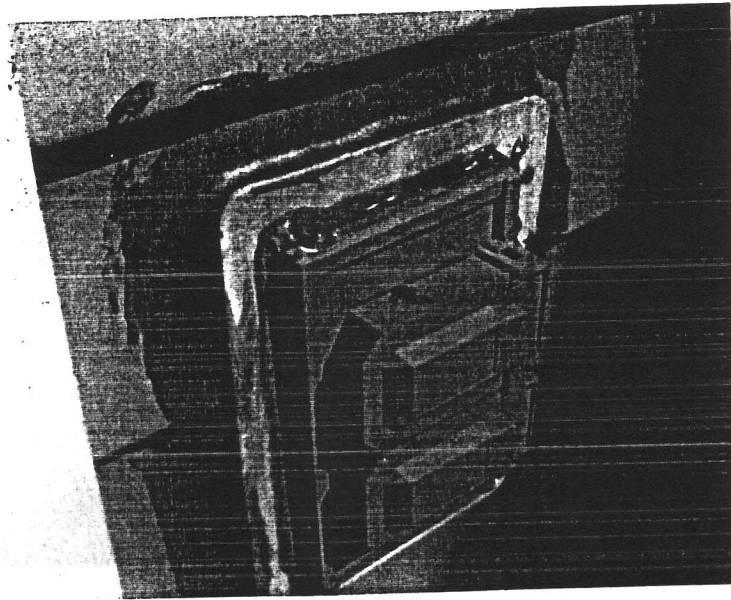


Photo 5.
Sealed exterior receptacle box (unit 307)

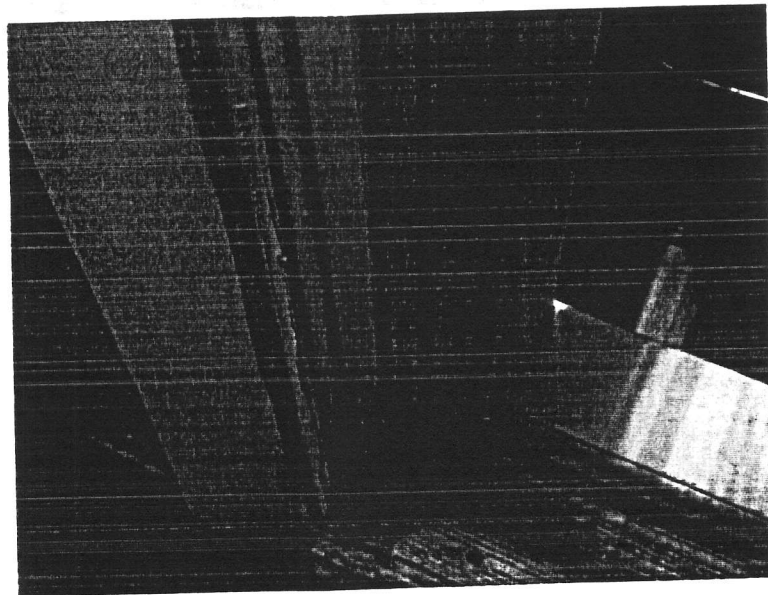


Photo 6.
Deteriorated wood at door jamb (unit 304)

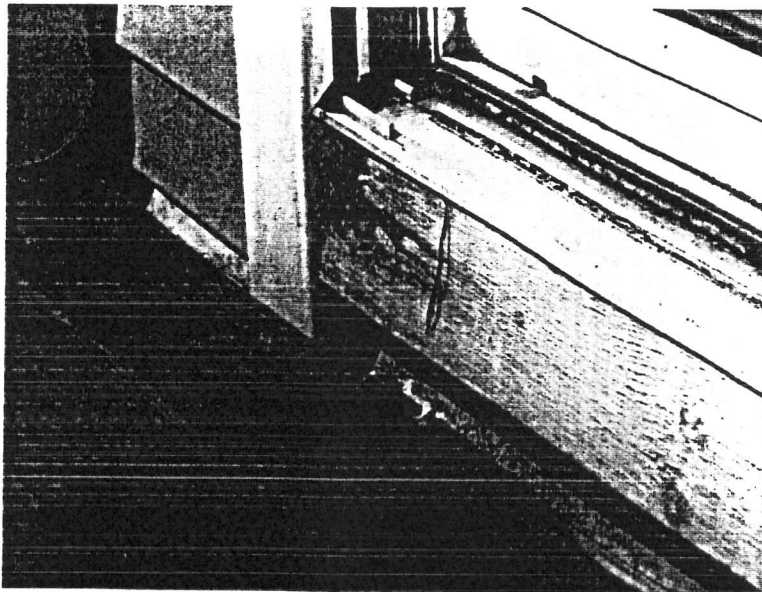


Photo 7.
Deteriorated wood trim at patio slider door (unit 304)

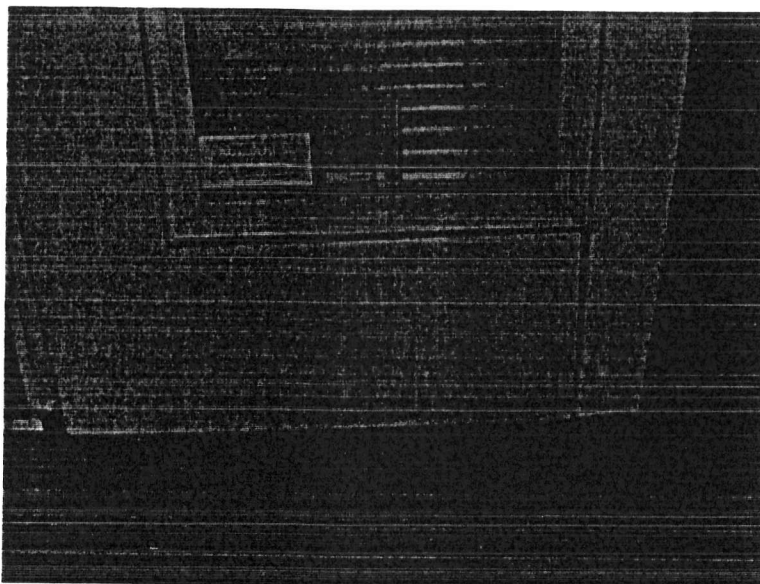


Photo 8.
Unsealed and uneven joint

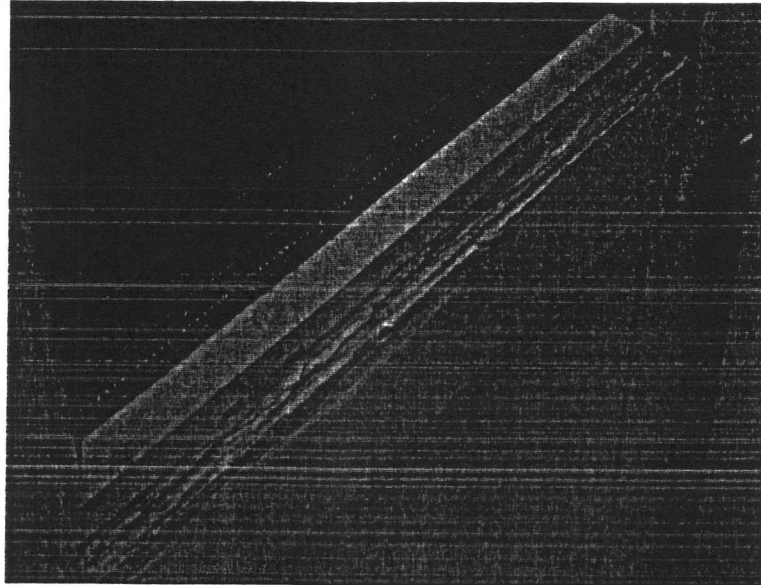


Photo 9.
Failed sealant at 3rd floor window

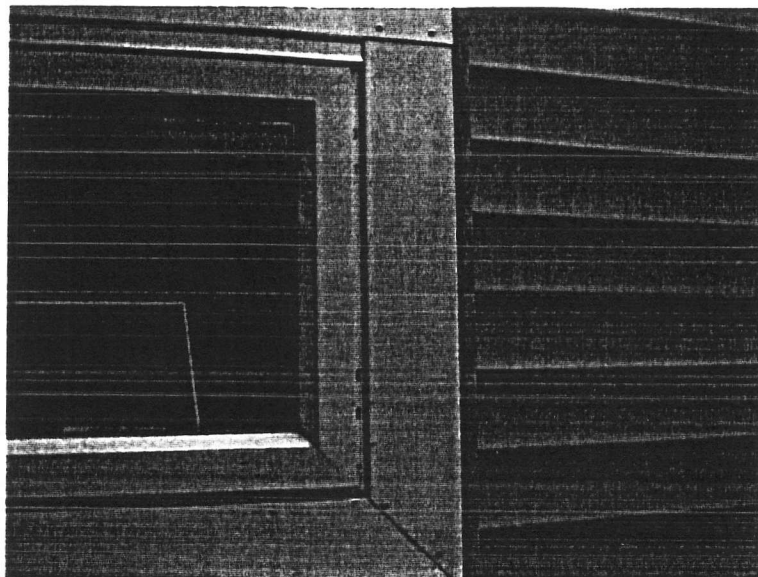


Photo 10.
Incorrectly installed window – 3170 W. 4th

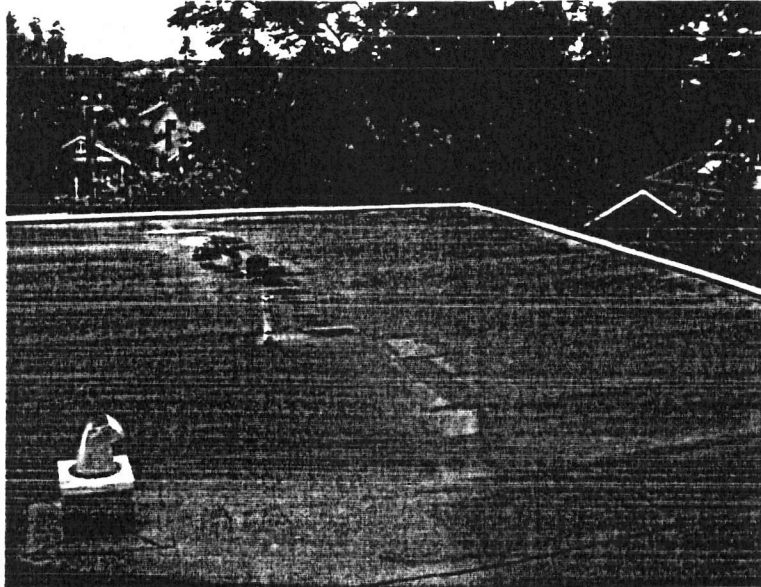


Photo 11.
Well-sloped flat SBS roof

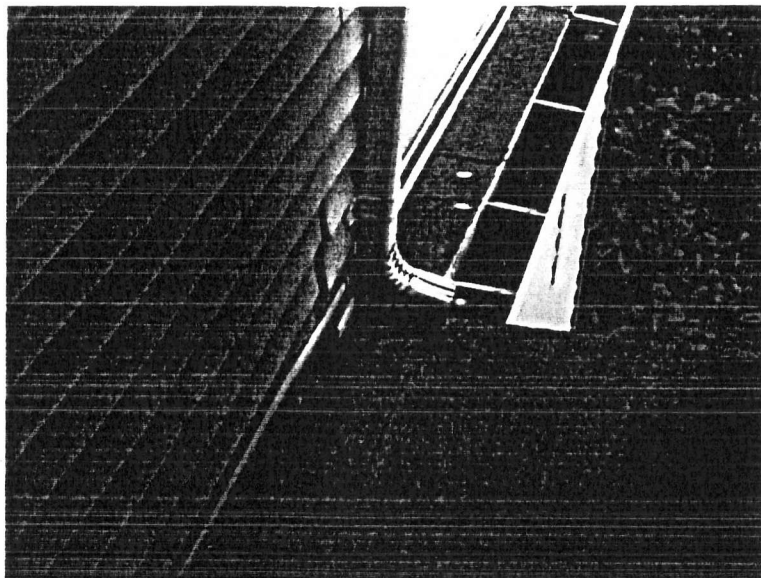


Photo 12.
Downspout running directly onto roof

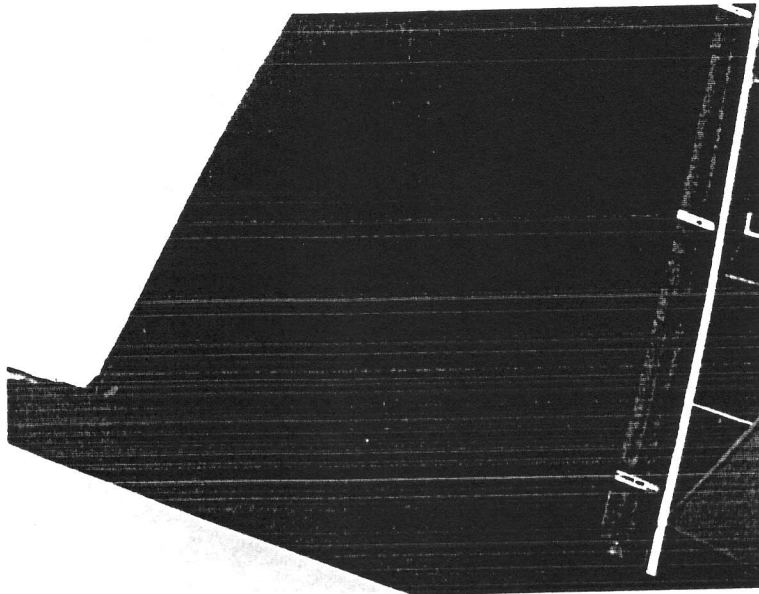


Photo 13.
Flat asphalt sheet; wrinkles

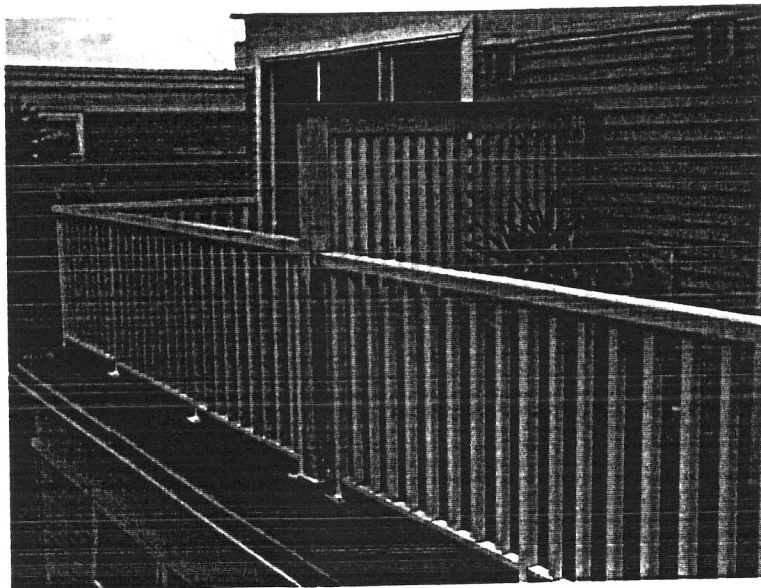


Photo 14.
South-facing patio, guardrail attached to privacy fence

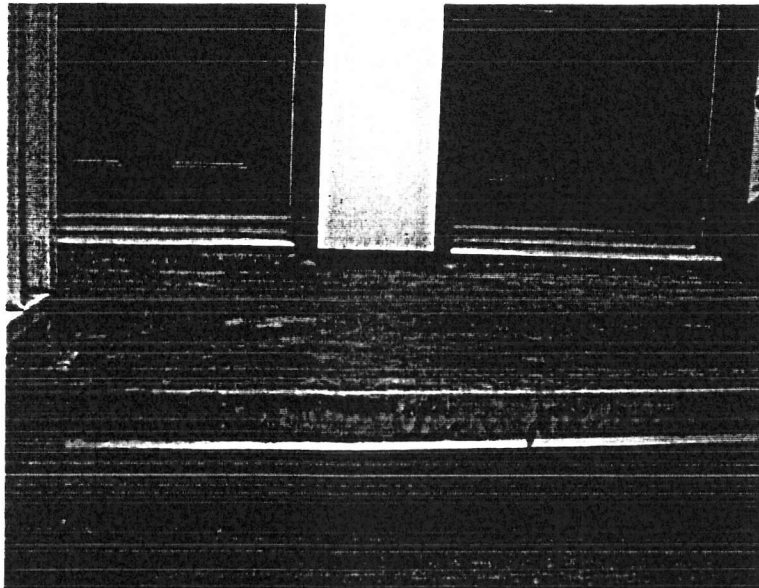


Photo 15.
Staining and ponding water at landing

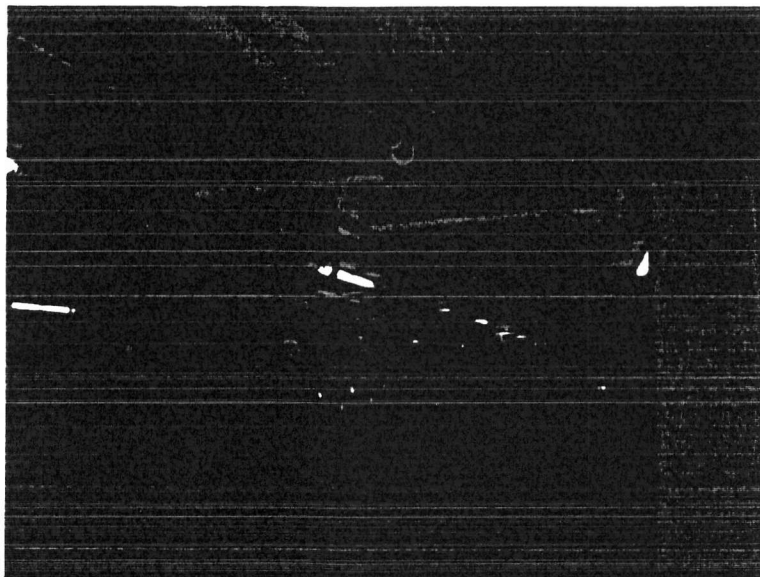


Photo 16.
No insulation/fire stopping at garage ceiling

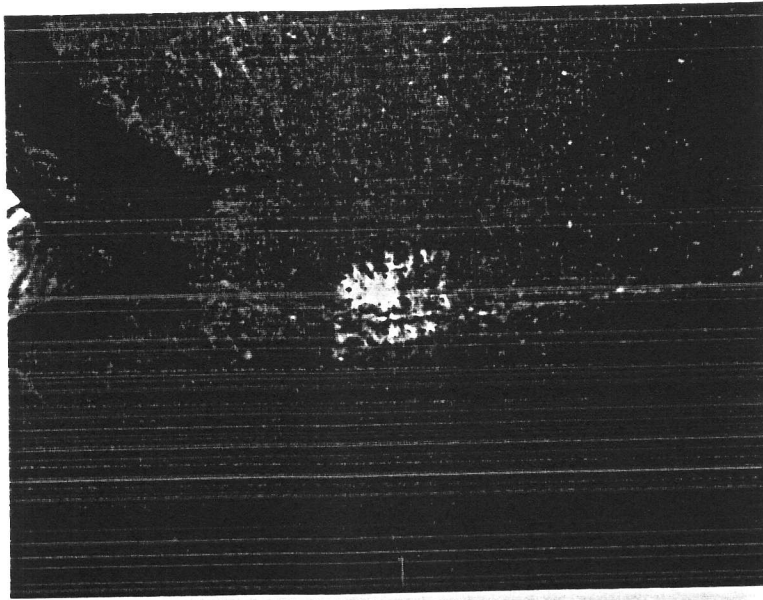


Photo 17.
Efflorescence in garage ceiling

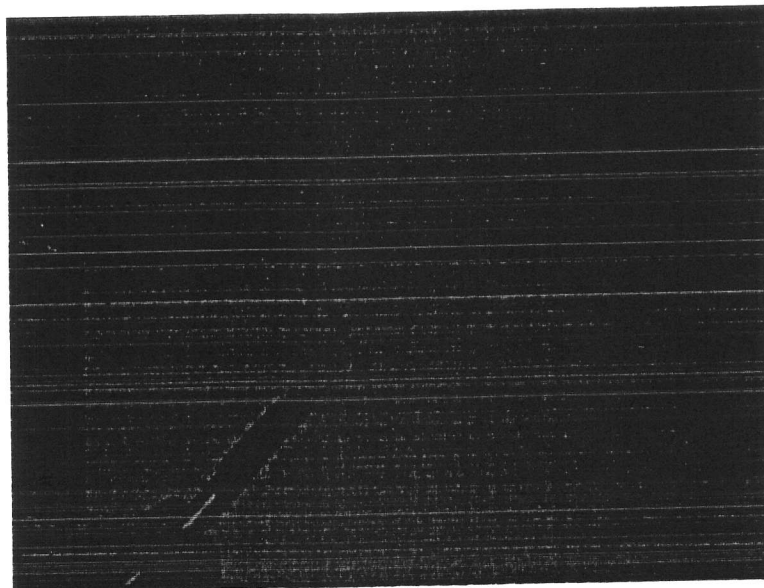


Photo 18.
Crack in garage wall

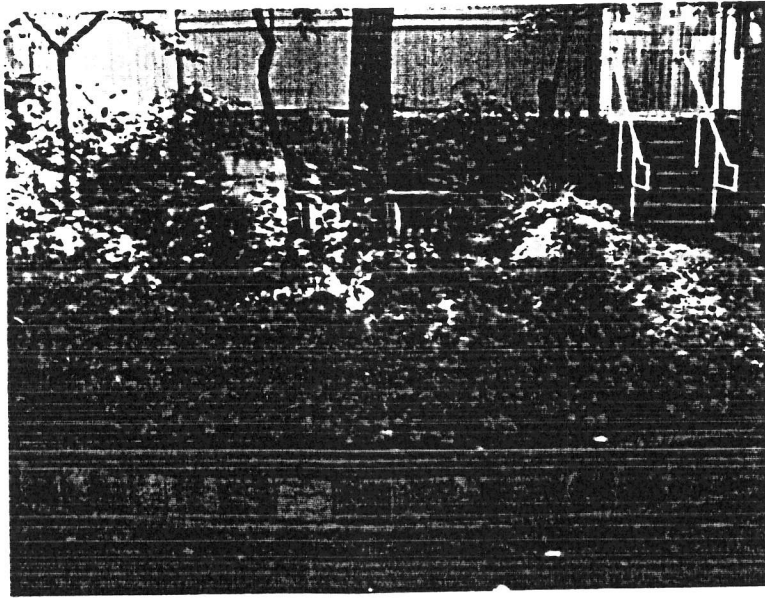


Photo 19.
Tree at central courtyard

APPENDIX C: Occupant Questionnaire Survey Summary Reports

Detailed Balcony Report

Phase	Unit	Exposure	Soft Spots	Pooling	Coating Problems	Ceiling Stains	Wall Stains	Comments
			☐	☐	☐	☐	☐	
			☐	☐	☐	☐	☐	
		NW	☐	☐	☐	☐	☐	
1		NW	☐	☒	☐	☐	☐	
		NW	☐	☐	☐	☐	☐	
3		S	☐	☐	☐	☐	☐	
		S	☐	☐	☐	☐	☐	
304		N, SE	☐	☐	☐	☒	☐	
306		N	☐	☐	☐	☐	☐	Floor (wood) on patio is cracked.
316		N	☐	☐	☐	☐	☐	
318		SW	☒	☐	☐	☐	☒	Roof decks/balconies have debris.
319		NE	☐	☐	☐	☐	☐	
6		N	☐	☐	☐	☐	☐	
ownhou:		N	☐	☐	☐	☐	☐	



Leakage by Location

		Location of Reported Water Leakage:							
Phase	Unit	Expo	Walls	Ceilings	Floors	Windows	Sloped Windows	Doors	
			0	0	0	0	0	0	
			0	0	0	0	0	0	
		NW	0	0	0	0	0	0	
1		NW	0	0	0	1	0	0	
1		NW	0	0	0	0	0	0	
3		S	1	1	1	0	0	0	
3		S	0	0	0	0	0	0	
304		N, SE	1	0	0	1	0	0	
306		N	0	0	0	0	0	0	
316		N	0	0	0	0	0	0	
318		SW	0	0	0	0	0	0	
319		NE	0	0	0	0	0	0	
6		N	0	0	0	0	0	0	
Townh		N	0	0	0	0	0	0	
Subtotal:			2	1	1	2	0	0	= 6
% By Location:			33.33%	16.67%	16.67%	33.33%	0.00%	0.00%	= 100%

Total Number of Responses: 14

Total Number of Units: 60

Total Occurances of Water Leakage: 6

21.43% of All Survey Responses Reported At Least One Instance of Water Leakage

Summary Of Comments

Phase	Unit	Comments	Mildew	Doors	Windows
	1	Windows have not been checked past 2 years. Excessive amounts of mold at MB	Along Window sills in MB		
	1	Good condition at this time.			
	3	Believe water leakage in LR floor may come from insufficient patio drainage or leaking pipe.			
	306	Rooftop skylight hinges cracked (now fixed). Hall fan outside door blows freezing air.		Cold air from hall fan.	
	318	Gutters/roof tops full tree debris. When rains water overflows when freezes water turns ice.	Outside Walls.		
	319	Second balcony is open & has wood 2x4, which are cracking & nails popping up.			
	6	Outside façade needs to be washed (mold). Some parking ceiling pipes leaking.			



Parkade Summary

Phase	Unit	Parking_Drips:	Efflorescence	Broken Concrete
			☐	☐
			☐	☐
			☐	☐
	1	Wall, Ceiling	☐	☒
	1		☐	☐
	3		☐	☐
	3		☐	☐
	304	Ceiling	☐	☒
	306		☐	☐
	316		☐	☐
	318		☐	☐
	319		☐	☐
	6		☐	☐
	Townho		☐	☐

Water Leakage Location

Unit	Exposure	Living Area	Dining	Kitchen	Bthrm Main	Bthrm 1	Bdrm Mstr	Bed Rm1	Bed Rm2	Den	Solarium	Other
<i>Phase:</i>												
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
	NW	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
1	NW	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
1	NW	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
3	S	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
3	S	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
304	N, SE	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☒
306	N	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
316	N	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
318	SW	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
319	NE	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
6	N	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Town	N	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐



Window Summary

Water Leakage	2
Air Leakage	0
Condensation	2
Broken Glass	0
Difficulty Using	1
Misaligned Windows	0
Noises	0
Deteriorated Finishes	1

Sloped Window Summary

Water Leaks	0
Air Leaks	0
Condensation	0
Broken Glass	0

