

COPY



RAINSHIELD ENGINEERS INC.
PROJECT NO: R23-032

2024 Depreciation Report

At 550 Royal Avenue, New Westminister, BC



PRESENTED TO:

Strata Corporation Plan NW 1592- Harbourview

February 8, 2024



TABLE OF CONTENTS

1.0 FUNDING MODELS 2

2.0 TERMS OF REFERENCE 9

 2.1 SCOPE OF SERVICES.....9

 2.2 QUALIFICATIONS.....9

 2.3 LIMITATIONS.....9

3.0 BACKGROUND INFORMATION 10

 3.1 GENERAL BUILDING DESCRIPTION.....10

4.0 METHODOLOGY 13

 4.1 GLOSSARY13

5.0 PHYSICAL COMPONENTS 16

 5.1 BUILDING STRUCTURE.....16

 5.2 BUILDING EXTERIOR- ROOFS AND BALCONIES.....18

 5.3 BUILDING EXTERIOR- WALLS, WINDOWS, AND EXTERIOR DOORS22

 5.4 PARKING GARAGE27

 5.5 ELECTRICAL SYSTEMS.....35

 5.6 HVAC.....39

 5.7 PLUMBING42

 5.8 NATURAL GAS.....46

 5.9 FIRE SAFETY48

 5.10 CONVEYANCE52

 5.11 COMMON AMENITIES54

 5.12 INTERIOR FINISHES.....58

 5.13 LANDSCAPING.....62

 5.14 MISCELLANEOUS65

6.0 FINANCIAL FORECASTING 68

 30 YEAR CASH-FLOW TABLE (8 PAGES)

APPENDIX

APPENDIX A INTERPRETATION AND USE OF RAINSHIELD REPORT

1.0 FUNDING MODELS

A depreciation report is prepared to assist the Strata Corporation to financially prepare themselves for future expenditures. In our opinion, prudent financial planning requires that contributions to the reserve fund be calculated on the basis of firstly the life expectancies of the common building components and secondly the expected repair or renewal costs of the components.

A depreciation report is not intended to accurately predict the future repair timing and costs of the major building components but rather, a planning tool intended to facilitate the provision of reasonable funds required to address predictable capital replacements.

This section includes funding models to the contingency reserve fund for the Corporation's consideration on the following pages.

Regular updates of the report every 3 years are required to ascertain current information relating to component condition and repair costs.

Finally, before any major program of repair or renewal is carried out, it is recommended that a suitably thorough engineering study be carried out and that specifications be prepared for the proposed work.

This report was prepared for the exclusive use of our client, and cannot be used for any other purpose without the written consent of RainShield Engineers Inc.

If you have any questions regarding the contents of this report, please contact the undersigned.

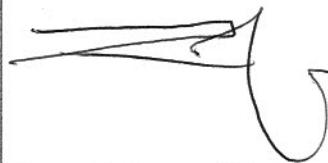
Yours truly,

RainShield
Engineers Inc.

PERMIT#: 1001238

Suite 501- 3292
Production Way,
Burnaby, BC V5A 4R4
www.rainshield.ca

Per:


Jeongsik Jeong, P.Eng.
Building Envelope Engineer



Funding Model A

Current CRF contribution with 3% annual increase

Assumptions

Fiscal Year End	December 31	Start of Projection Period	2025
Number of Strata Lots	55	Interest Rate	1.64%
Opening Reserve Fund Balance	\$259,412.00	Expenditure Inflation Rate	2.00%
Current Annual Contribution to CRF	\$29,500.00 / year	Minimum Reserve Fund Balance	\$50,000
Recommended Annual Contribution to CRF	N/A	Critical Years	All years after 2026
Suggested Special Levies	N/A		
Loans	N/A		
Notes	This scenario shows the implication of contributing to the current contribution level with a 3% annual increase. Significant funding shortfalls after 2026 are noted.		

Figure A: Cash Flow Graphic Representation

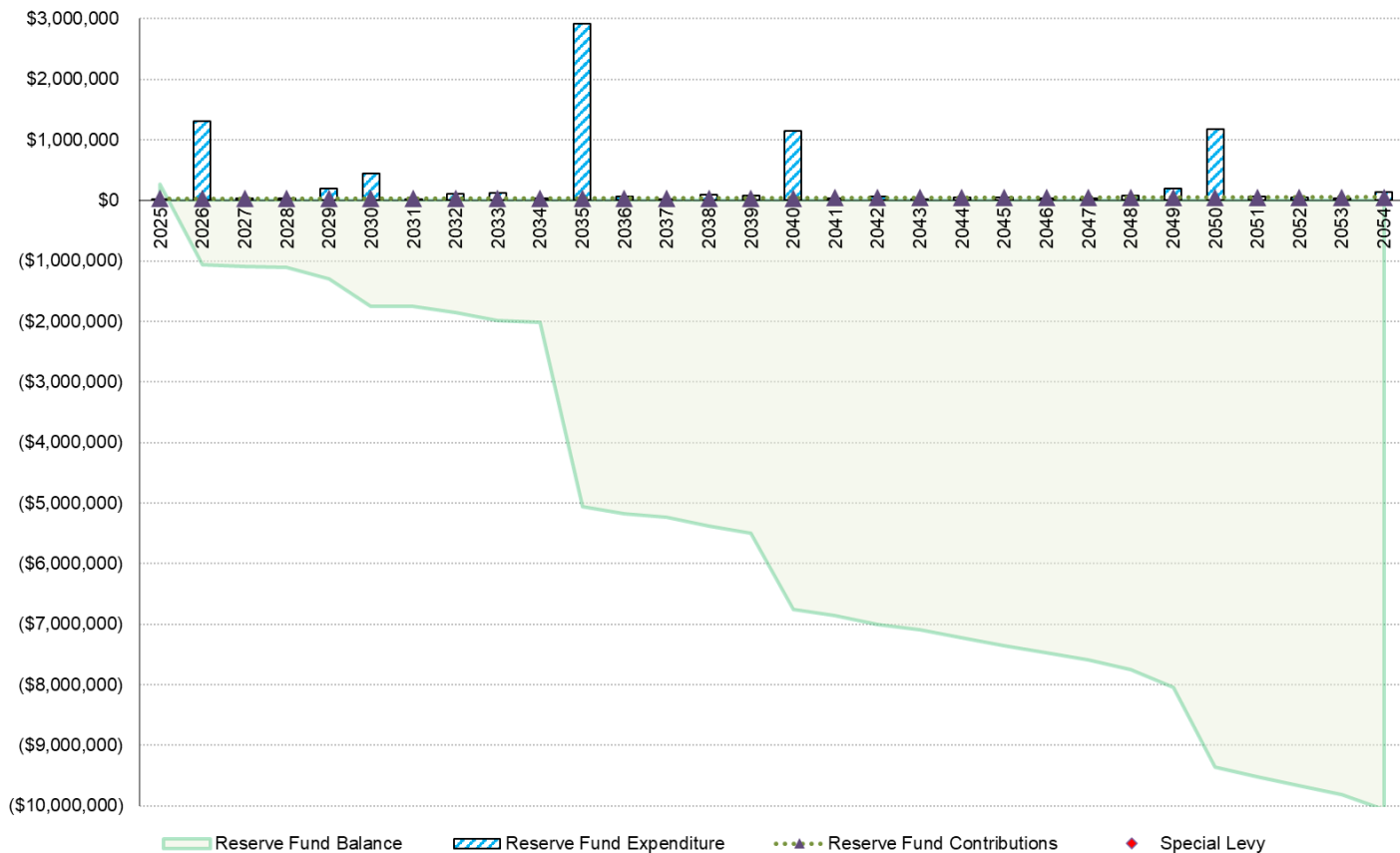




Table A: Cash Flow Table

Year	Estimated Expenditures	Annual Contribution	Monthly Contribution per Suite	Special Levy	Special Levy per Suite	% Increase	Closing Balance
2025	\$24,970	\$29,500	\$45	\$0	\$0	0%	\$266,948
2026	\$1,306,120	\$30,385	\$46	\$0	\$0	3%	(\$1,069,715)
2027	\$37,883	\$31,297	\$47	\$0	\$0	3%	(\$1,095,739)
2028	\$26,500	\$32,235	\$49	\$0	\$0	3%	(\$1,109,298)
2029	\$190,322	\$33,203	\$50	\$0	\$0	3%	(\$1,294,126)
2030	\$438,804	\$34,199	\$52	\$0	\$0	3%	(\$1,741,895)
2031	\$15,239	\$35,225	\$53	\$0	\$0	3%	(\$1,751,238)
2032	\$100,388	\$36,281	\$55	\$0	\$0	3%	(\$1,849,085)
2033	\$122,502	\$37,370	\$57	\$0	\$0	3%	(\$1,970,668)
2034	\$29,845	\$38,491	\$58	\$0	\$0	3%	(\$1,995,833)
2035	\$2,910,346	\$39,646	\$60	\$0	\$0	3%	(\$5,044,782)
2036	\$60,160	\$40,835	\$62	\$0	\$0	3%	(\$5,149,849)
2037	\$19,135	\$42,060	\$64	\$0	\$0	3%	(\$5,212,339)
2038	\$84,640	\$43,322	\$66	\$0	\$0	3%	(\$5,343,371)
2039	\$70,145	\$44,621	\$68	\$0	\$0	3%	(\$5,460,034)
2040	\$1,151,692	\$45,960	\$70	\$0	\$0	3%	(\$6,712,895)
2041	\$29,845	\$47,339	\$72	\$0	\$0	3%	(\$6,806,985)
2042	\$67,738	\$48,759	\$74	\$0	\$0	3%	(\$6,940,986)
2043	\$19,309	\$50,222	\$76	\$0	\$0	3%	(\$7,024,870)
2044	\$48,358	\$51,728	\$78	\$0	\$0	3%	(\$7,139,126)
2045	\$54,101	\$53,280	\$81	\$0	\$0	3%	(\$7,259,733)
2046	\$37,852	\$54,879	\$83	\$0	\$0	3%	(\$7,363,659)
2047	\$36,037	\$56,525	\$86	\$0	\$0	3%	(\$7,465,736)
2048	\$82,855	\$58,221	\$88	\$0	\$0	3%	(\$7,616,951)
2049	\$199,645	\$59,967	\$91	\$0	\$0	3%	(\$7,891,528)
2050	\$1,176,050	\$61,766	\$94	\$0	\$0	3%	(\$9,194,035)
2051	\$58,324	\$63,619	\$96	\$0	\$0	3%	(\$9,342,437)
2052	\$45,278	\$65,528	\$99	\$0	\$0	3%	(\$9,477,667)
2053	\$29,886	\$67,494	\$102	\$0	\$0	3%	(\$9,596,987)
2054	\$135,966	\$69,519	\$105	\$0	\$0	3%	(\$9,827,623)

¹ Adjusted for inflation
² Average (not based on a unit entitlement)
³ Contribution increase applies to the following year

Funding Model B

Fully funded with special levies in 2026 and 2035

Assumptions

Fiscal Year End	December 31	Start of Projection Period	2025
Number of Strata Lots	55	Interest Rate	1.64%
Opening Reserve Fund Balance	\$259,412.00	Expenditure Inflation Rate	2.00%
Current Annual Contribution to CRF	\$29,500.00 / year	Minimum Reserve Fund Balance	\$50,000
Recommended Annual Contribution to CRF	\$128,687 / year and 3% annual increase	Critical Years	2040
Suggested Special Levies	\$1,175,650 in 2026; \$2,806,650 in 2035		
Loans	N/A		
Notes			

Figure B: Cash Flow Graphic Representation

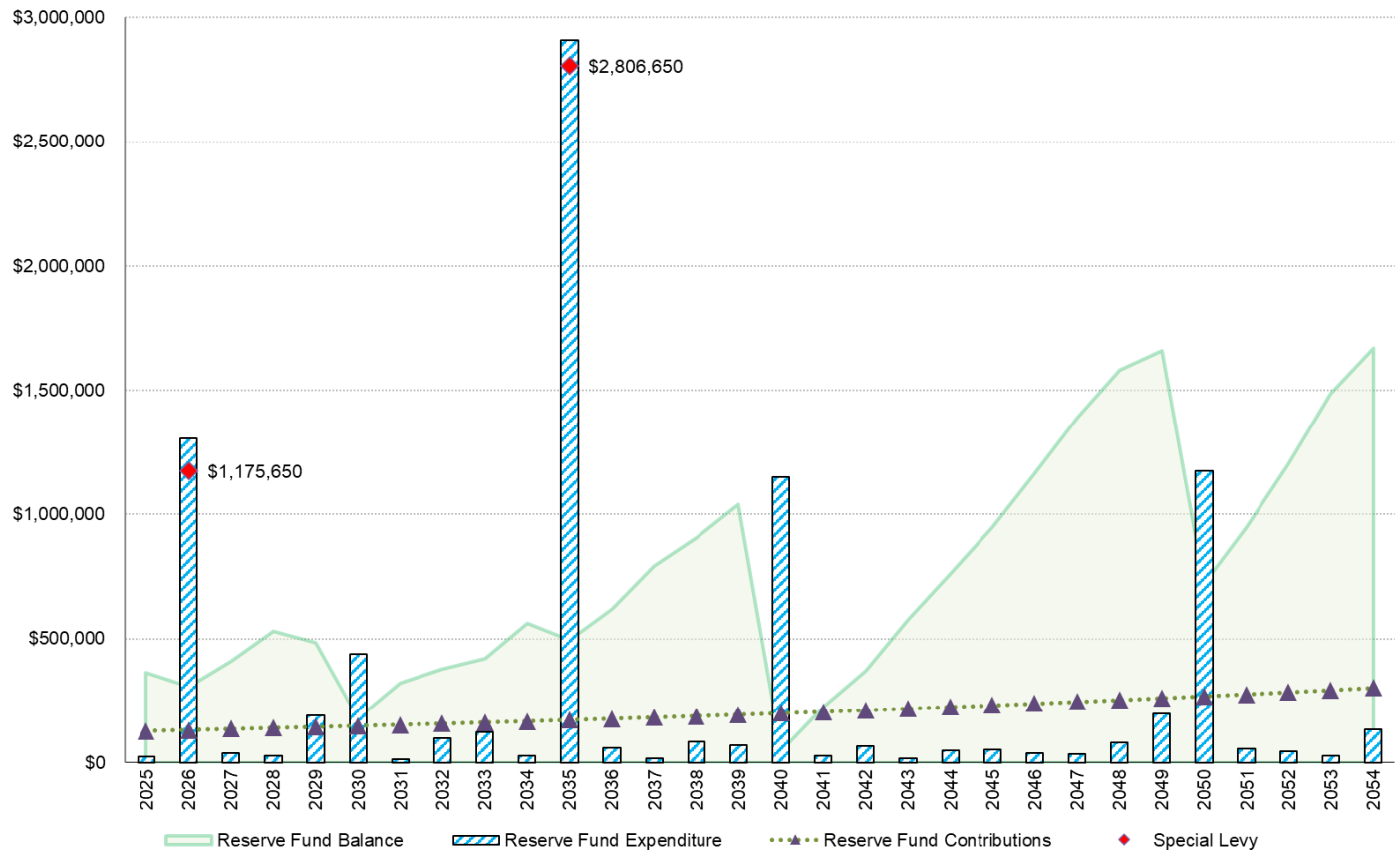




Table B: Cash Flow Table

Year	Estimated Expenditures	Annual Contribution	Monthly Contribution per Suite	Special Levy	Special Levy per Suite	% Increase	Closing Balance
2025	\$24,970	\$128,687	\$195	\$0	\$0	336%	\$366,135
2026	\$1,306,120	\$132,548	\$201	\$1,175,650	\$21,375	3%	\$308,912
2027	\$37,883	\$136,524	\$207	\$0	\$0	3%	\$410,725
2028	\$26,500	\$140,620	\$213	\$0	\$0	3%	\$530,256
2029	\$190,322	\$144,839	\$219	\$0	\$0	3%	\$483,953
2030	\$438,804	\$149,184	\$226	\$0	\$0	3%	\$180,329
2031	\$15,239	\$153,659	\$233	\$0	\$0	3%	\$320,945
2032	\$100,388	\$158,269	\$240	\$0	\$0	3%	\$379,070
2033	\$122,502	\$163,017	\$247	\$0	\$0	3%	\$419,676
2034	\$29,845	\$167,908	\$254	\$0	\$0	3%	\$563,129
2035	\$2,910,346	\$172,945	\$262	\$2,806,650	\$51,030	3%	\$496,096
2036	\$60,160	\$178,133	\$270	\$0	\$0	3%	\$619,198
2037	\$19,135	\$183,477	\$278	\$0	\$0	3%	\$792,738
2038	\$84,640	\$188,981	\$286	\$0	\$0	3%	\$905,848
2039	\$70,145	\$194,651	\$295	\$0	\$0	3%	\$1,041,703
2040	\$1,151,692	\$200,490	\$304	\$0	\$0	3%	\$50,000
2041	\$29,845	\$206,505	\$313	\$0	\$0	3%	\$225,988
2042	\$67,738	\$212,700	\$322	\$0	\$0	3%	\$371,269
2043	\$19,309	\$219,081	\$332	\$0	\$0	3%	\$576,165
2044	\$48,358	\$225,654	\$342	\$0	\$0	3%	\$760,492
2045	\$54,101	\$232,423	\$352	\$0	\$0	3%	\$948,581
2046	\$37,852	\$239,396	\$363	\$0	\$0	3%	\$1,163,789
2047	\$36,037	\$246,578	\$374	\$0	\$0	3%	\$1,391,615
2048	\$82,855	\$253,975	\$385	\$0	\$0	3%	\$1,581,415
2049	\$199,645	\$261,594	\$396	\$0	\$0	3%	\$1,659,318
2050	\$1,176,050	\$269,442	\$408	\$0	\$0	3%	\$721,120
2051	\$58,324	\$277,526	\$420	\$0	\$0	3%	\$949,233
2052	\$45,278	\$285,851	\$433	\$0	\$0	3%	\$1,203,110
2053	\$29,886	\$294,427	\$446	\$0	\$0	3%	\$1,485,887
2054	\$135,966	\$303,260	\$459	\$0	\$0	3%	\$1,670,751

- ¹ Adjusted for inflation
- ² Average (not based on a unit entitlement)
- ³ Contribution increase applies to the following year

Funding Model C

Optimized with special levies and work delay

Assumptions

Fiscal Year End	December 31	Start of Projection Period	2025
Number of Strata Lots	55	Interest Rate	1.64%
Opening Reserve Fund Balance	\$259,412.00	Expenditure Inflation Rate	2.00%
Current Annual Contribution to CRF	\$29,500.00 / year	Minimum Reserve Fund Balance	\$50,000
Recommended Annual Contribution to CRF	\$75,941 / year and 3% annual increase	Critical Years	2040
Suggested Special Levies	\$1,175,650 in 2026; \$371,630 in 2030; \$2,806,650 in 2035; \$755,030 in 2040; \$803,230 in 2050		
Loans	N/A		
Notes	The parking garage roof slab re-waterproofing is delayed to 2035.		

Figure C: Cash Flow Graphic Representation

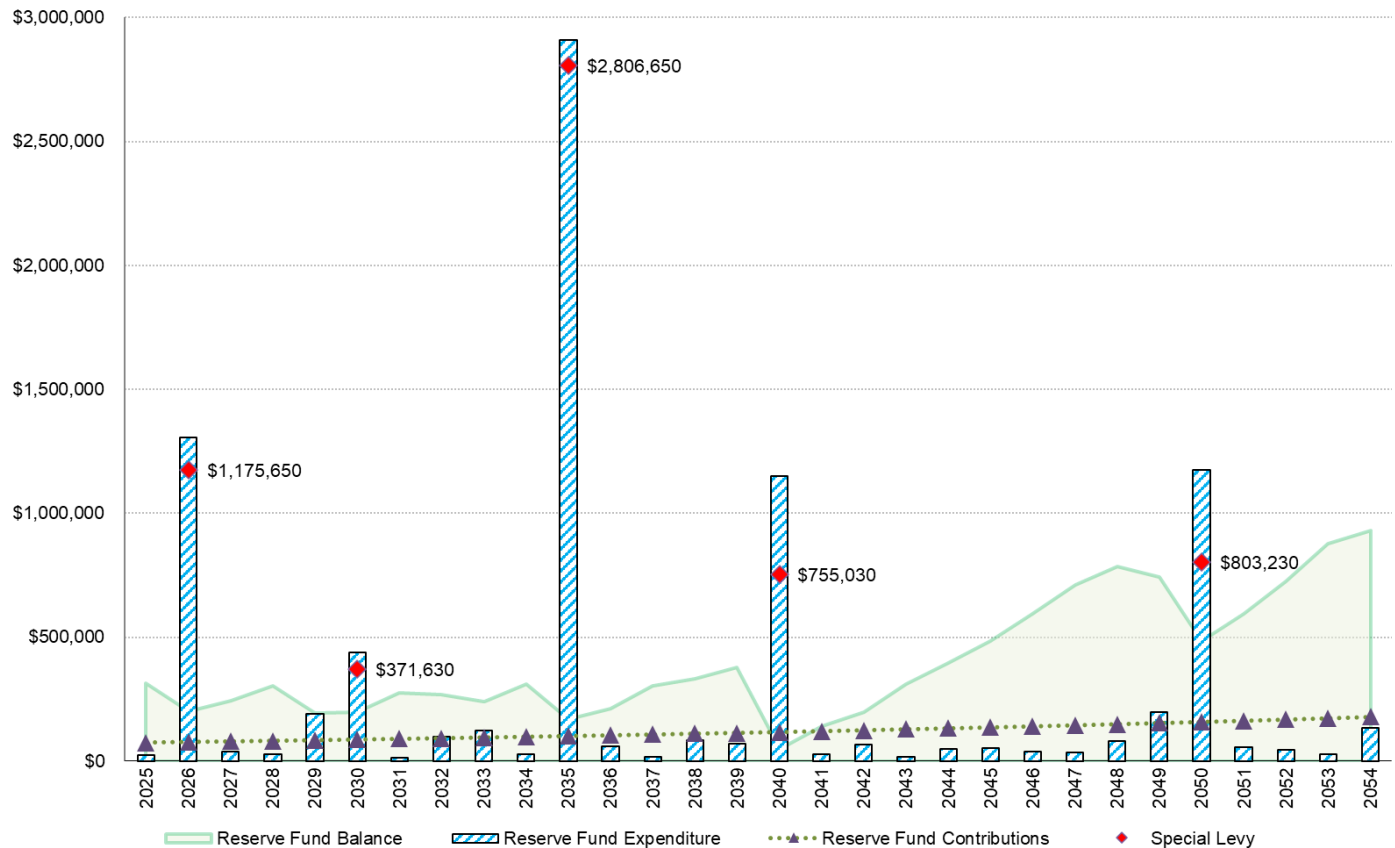




Table C: Cash Flow Table

Year	Estimated Expenditures	Annual Contribution	Monthly Contribution per Suite	Special Levy	Special Levy per Suite	% Increase	Closing Balance
2025	\$24,970	\$75,941	\$115	\$0	\$0	157%	\$313,389
2026	\$1,306,120	\$78,219	\$119	\$1,175,650	\$21,375	3%	\$200,972
2027	\$37,883	\$80,566	\$122	\$0	\$0	3%	\$245,057
2028	\$26,500	\$82,983	\$126	\$0	\$0	3%	\$304,234
2029	\$190,322	\$85,472	\$130	\$0	\$0	3%	\$194,858
2030	\$438,804	\$88,037	\$133	\$371,630	\$6,757	3%	\$196,977
2031	\$15,239	\$90,678	\$137	\$0	\$0	3%	\$274,884
2032	\$100,388	\$93,398	\$142	\$0	\$0	3%	\$267,382
2033	\$122,502	\$96,200	\$146	\$0	\$0	3%	\$239,340
2034	\$29,845	\$99,086	\$150	\$0	\$0	3%	\$311,014
2035	\$2,910,346	\$102,059	\$155	\$2,806,650	\$51,030	3%	\$168,960
2036	\$60,160	\$105,120	\$159	\$0	\$0	3%	\$213,684
2037	\$19,135	\$108,274	\$164	\$0	\$0	3%	\$305,370
2038	\$84,640	\$111,522	\$169	\$0	\$0	3%	\$333,029
2039	\$70,145	\$114,868	\$174	\$0	\$0	3%	\$379,706
2040	\$1,151,692	\$118,314	\$179	\$755,030	\$13,728	3%	\$50,000
2041	\$29,845	\$121,863	\$185	\$0	\$0	3%	\$141,346
2042	\$67,738	\$125,519	\$190	\$0	\$0	3%	\$198,058
2043	\$19,309	\$129,285	\$196	\$0	\$0	3%	\$310,317
2044	\$48,358	\$133,163	\$202	\$0	\$0	3%	\$397,793
2045	\$54,101	\$137,158	\$208	\$0	\$0	3%	\$484,669
2046	\$37,852	\$141,273	\$214	\$0	\$0	3%	\$594,146
2047	\$36,037	\$145,511	\$220	\$0	\$0	3%	\$711,563
2048	\$82,855	\$149,876	\$227	\$0	\$0	3%	\$786,111
2049	\$199,645	\$154,373	\$234	\$0	\$0	3%	\$743,750
2050	\$1,176,050	\$159,004	\$241	\$803,230	\$14,604	3%	\$483,329
2051	\$58,324	\$163,774	\$248	\$0	\$0	3%	\$593,789
2052	\$45,278	\$168,687	\$256	\$0	\$0	3%	\$724,673
2053	\$29,886	\$173,748	\$263	\$0	\$0	3%	\$878,925
2054	\$135,966	\$178,960	\$271	\$0	\$0	3%	\$929,536

- ¹ Adjusted for inflation
- ² Average (not based on a unit entitlement)
- ³ Contribution increase applies to the following year

2.0 TERMS OF REFERENCE

2.1 SCOPE OF SERVICES

This depreciation report (“Report”) was prepared at the request of the Owners, Strata Plan NW 1592 (“Owners”) in accordance with our proposal.

The site visual observation was conducted on November 30, 2024.

2.2 QUALIFICATIONS

This depreciation report is prepared by Jeongsik Jeong, P.Eng., of RainShield Engineers Inc. He has a degree in building science engineering and over 22 years of experience in BC. RainShield Engineers Inc. carries the errors & omissions liability insurances at the time of this report submission.

At the time of this report preparation, no employee of RainShield carries any ownership in the Strata, thereby providing independent 3rd party consulting services to the Strata.

2.3 LIMITATIONS

This depreciation report (“Report”) is designed to assist the owners to financially prepare themselves for future expenditures next 30 years. A cursory visual review is intended to estimate the expected remaining service life of the major building components. Findings in the Report are based on random sampling and a cursory visual review of the surface conditions. The Report does not intend to record existing deficiencies. It is likely that these deficiencies—or conditions not uncovered during the visual review—may affect the costs, timing or effectiveness of the provided recommendations.

No building envelope condition assessment, testing, legal survey, soil tests, assessment for environmental contaminants, engineering investigations, detailed quantity survey compilations, nor exhaustive physical examinations have been made, as these are not within the scope of the Report. While we were not made aware of any environmental issues, we have not reviewed life-safety or environmental issues, as these areas are outside the scope of the Report as well.

The recommendations in this Report are based on our experience and on generally accepted practice. The long-term effectiveness of these recommendations cannot be assessed beyond present knowledge and experience. The recommendations in this Report are based primarily on technical considerations. A detailed assessment of previous financial records, studies and reports has not been made to substantiate the Strata Corporation’s current financial position. The recommendations in this Report are based on the information available at the time of carrying out the Report. Should associated repair and renewal work reveal additional information, the recommendations may have to be revisited.

Cost estimates presented in this Report are based on approximate quantities and the Consultant's judgment and experience with similar projects. The cost estimates are preliminary and meant as an order of magnitude budget estimates only and are subject to confirmation by competitive tendering when the repairs/renewal work is carried out. The cost estimates are also subject to change and are dependent upon factors over which the Consultant has no control, including but not limited to: market condition, contractor availability, methods and bidding practices, and the cost of labour, materials, and equipment.

The Client to whom this Report is addressed may use it in deliberations affecting the subject property only, and in doing so, the report must not be extracted—it must be read and used in its entirety for the specific property.

In issuing this Report, the Consultant does not assume any of the duties or liabilities of the designers, builders, or past or present owners of the subject property. The Consultant cannot be held liable for damages they may suffer in respect to the purchases, ownership, or use of the subject property.

The “Standard Interpretation and Use of RainShield Report” is included in Appendix A. These instructions form an integral part of this report and must be included with any copies of this report.

3.0 BACKGROUND INFORMATION

3.1 GENERAL BUILDING DESCRIPTION

A general description is presented in Table 3.1.

Table 3.1: Brief Building Description

Construction	One 3-storey low-rise wood-frame residential building over a below-grade concrete parking garage structure.
Date of Construction	Constructed in 1982. Currently approximately 42 years old.
Number of Buildings	1
Number of Strata Lots	55
Strata Fiscal Year End	December 31 *
Current Annual Reserve Fund Contribution	\$29,500.00 *
Anticipated Year End Reserve Fund Balance	\$259,412.00 *

* SOURCE: Property management company email confirmation on February 5, 2024.

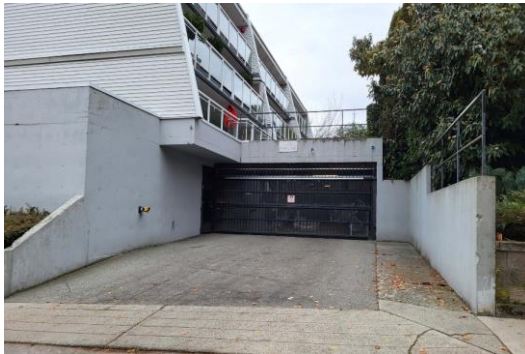
The general building views are shown in Figure 3.1.



Main entrance



South and west elevations



Residential parkade driveway, East elevation



Parkade driveway & commercial loading zone,
South elevation



North elevation



West elevation

Figure 3.1: General Building Views

We understand that the following building components are common elements:

- ✓ Building structure
- ✓ Building exterior
- ✓ Parking garage
- ✓ Building systems (outside of the liveable space of each unit)
- ✓ Common amenities and facilities
- ✓ Elevator
- ✓ Landscaping
- ✓ Interior finishes (outside of the liveable space of each unit)

We understand that the components, which are not common elements and are the responsibility of the individual owner(s), include:

- × Interior unit finishes;
- × Pipes, wires, cables, conduits, ducts, shafts or similar apparatus that provide any service within a particular unit;
- × Cooling and heating equipment located within the units;
- × Kitchen and bathroom equipment; and,
- × Interior electrical fixtures and equipment.

We understand that the following components are not common and therefore the service providers' responsibilities:

- Electrical supply transformer;
- Gas supply meter and regulator;
- TV, telephone, internet cables outside of the units; and,
- Common laundry washers and dryers.

We understand that the following annual maintenance items are managed from the operation fund; they are not included in the Report:

- Roofs and balconies review and maintenance
- Drain, trench, and gutter cleaning
- Exhaust vent lint cleaning
- Broken glass unit replacement
- Landscaping
- Walkway and pavement maintenance
- Pest control
- Security
- Site features
- Fire safety review
- Sump and drain cleaning
- Thermographic scanning
- Periodic electrical connection tightening
- Vandalism
- Emergency
- Upgrades
- Insurances, appraisals, studies, engineering reviews and reports, etc.

Commercial units:

The building has two commercial units at P1 west section. We understand that the following building components are shared with the residential units.

Components shared and paid with the residential units:

- ✓ Building envelope.
- ✓ Exterior glazing.
- ✓ P2 south parking garage and gate.
- ✓ Walkways and roofs.
- ✓ Electrical power supply.
- ✓ Emergency generator.
- ✓ Landscaping.

Components owned and maintained by the commercial unit:

- × Unit interior.
- × P2 loading zone gate.
- × NW cooling tower.
- × Electrical, HVAC, and plumbing components within the P1 commercial units.



4.0 METHODOLOGY

The subsequent sections of this Report provide a description of the current general conditions of the major building components. Ballpark planning cost estimates are provided at the end of each section.

The following glossary details a few of the terms in the preparation of this Report.

4.1 GLOSSARY

1. **Building Component:** refers to the various parts of the building under discussion—such as a roof, a balcony, or a hot water tank.

2. **Life Cycle:** the anticipated life span of a component, starting from the date of original construction/installation or the date of replacement of the component. The life cycle is usually discussed in terms of frequency. The life cycle is based on the assumption that regular service and maintenance is carried out on a particular building to ensure anticipated life cycles are achieved.
3. **Life Remaining:** a measure of duration or the estimate of how long from the present the renewal work will be required. This estimate is based on apparent conditions and not limited to the time remaining for the component's "standard" or expected life.

The actual life achieved—or Service Life—of a building component is dependent on a number of factors and assumes that regular maintenance is carried out. Issues of a non-technical nature will also often influence the timing of some repair and renewal work.

Anticipating life expectancies is subjective. Actual terms of service will vary significantly from that predicted.

4. **Estimated Repair / Renewal Costs:** The costs provided in this Report are ballpark estimates of the cost of the related repair or renewal works as described. The estimates typically are calculated by either a unit rate or lump sum basis, based on our experience with work of a similar nature. All costs are preliminary in current dollars. Costs are based on repairing or replacing the components with similar materials to the existing.

Please note that RainShield is not a professional cost estimator or construction contractor, and the ballpark cost estimates shall not be considered equivalent to the nature and extent of service a cost estimator or construction contractor would provide. Prior to any repair work, the owners must retain qualified engineers to conduct a detailed evaluation, design, tender, and construction field reviews to provide the actual costs. Once the repairs are complete, update the Report to reflect the actual repair costs.

Actual costs will vary from the estimated costs.

5. **Operation Fund:** Regular repair and maintenance costs are difficult to predict accurately on a cost-by-cost basis and are usually ascertained as part of the operating budget. We have not included an allowance for any such item in the calculation of the Reserve Fund contributions. We have also assumed that any item that costs less than \$5,000 to carry out will be managed out of the operation fund.
6. **Opening Balance:** the balance in the Reserve Fund at the start of the current fiscal year.
7. **Minimum Balance:** the present value of the minimum allowable Reserve Fund balance. A minimum Reserve Fund balance should be maintained for emergency work and budget overruns. We recognize that arriving at a suitable minimum balance is subject to many considerations, some of which are subjective and often particular to different management "styles". Reserve funds are needed to provide for future capital expenditures that are both scheduled and become necessary through unexpected equipment breakdown and unexpected budget overages. We recommend sufficient funds be allotted for the unexpected breakdowns that would require immediate attention. Examples would be boilers, elevators, roofs, etc. It is difficult to determine a suitable amount for these items without an in-depth evaluation and/or statistical analysis. Even with such analysis, a review of this type may appear subjective, such that practical experience and intuition may also be suitable methods in arriving at a decision for an appropriate minimum balance.

8. **Reference Year:** For the purpose of this study, all reference to life remaining in years is based on the current reference fiscal year.
9. **Critical Years:** Critical year(s) occur, by definition, when the Reserve Fund Balance approaches the Minimum Balance. The First Critical Year generally governs the minimum level of contributions to the Reserve Fund required up to the first critical year. Subsequent Critical Years govern the contributions required beyond the First Critical Year.
10. **Interest Rate:** refers to the assumed annual interest earned on the Reserve Fund balance. Any interest gained must be added to the Reserve Fund. It is not possible to reflect future actual interest rate fluctuations in our Reserve Fund calculations. As a result, we have used a figure representative of current rates. Minor variations in the assumed rate of interest and actual interest rates will not, in our experience, have a significant impact on the accuracy of this Report. While experience has shown that this difference is not subject to frequent significant fluctuations, sensitivity analysis shows that variations in the difference between the rate of inflation and interest rates are more significant to the accuracy of this Report.
11. **Inflation Rate:** refers to the annual inflation rate, assumed to increase current cost estimates, to arrive at future expenditure predictions. Interest is applied at the end of the fiscal year for simplicity. Expenses are increased by the inflation rate.
12. **Initial Contribution Increment:** the percentage rate at which the Reserve Fund contribution is increased each year prior to the First Critical Year. Ideally, contributions should be increased to match inflationary increases, although this may not accommodate increases required to address current or future shortfalls.
13. **Post-Critical Contribution Increment:** the percentage at which contributions are increased after the First Critical Year. Contribution requirements often drop after the First Critical Year and therefore related increases need not generally exceed inflation.

The best method for improving the precision of the Report process is to update the Report periodically, to account for the complete repairs and renewals, and to track the fluctuations of the local construction market, inflation, and interest. BC Strata Property Act and Regulations require to update the Report every 3 years.

5.0 PHYSICAL COMPONENTS

5.1 BUILDING STRUCTURE

DESCRIPTION

The building is of low-rise wood-frame structure over a below-grade concrete parking garage structure.

The Report does not include any structural analysis to check the ability of this building to comply with current codes regarding earthquake resistance. No allowance to seismically update the structure has been included as it is not required in this Report.

REMARKS

At the time of the visit, no evidence of building structure distress was observed.

With periodic maintenance, the renewal of the building structure is not anticipated for the building over the duration of this Report.

In general, water ingress from the roofs, the parkade roof slab, and other building envelope components can compromise the building structure. Structural repairs are usual during the waterproofing membrane replacement work. The presence or extent of such damage is unknown; structural repair costs are not included in this Report.

<input type="checkbox"/> Was there any visual indication of reasonable maintenance?	n/a
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	n/a



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------



Service Life Status

	YEARS
Typical service life	+80
Present age	42
Estimated remaining life	Beyond next 30 years

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.



A) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.1: Summary of Estimated Remaining Lives and Costs of Building Structure

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Building structure	-	+80	42	Beyond next 30 years

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: *n/a*

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.2 BUILDING EXTERIOR- ROOFS AND BALCONIES

A) MAIN ROOF

DESCRIPTION

The main roof is divided into 4 sections. All the roofs are flat roofs.
 There are 2 small roofs for the elevator machine room and stair shafts.
 The roofs are waterproofed with 2-ply SBS modified bituminous sheet membrane system.

REMARKS

We observed the following roofing-related concerns in November 2023:

- a) Aging and blisters/bubbling of the waterproofing membrane at many areas throughout the roofs;
- b) Ridging of the membrane at many areas throughout the roofs;
- c) Heavy water ponding on many roof sections.

The waterproofing membrane had aged and reached beyond the service life. Replacement is required.

<input type="checkbox"/> Was there any visual indication of reasonable maintenance?	no
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input checked="" type="checkbox"/> Is further review or testing required?	yes
✓ <i>Roofing condition assessment</i>	



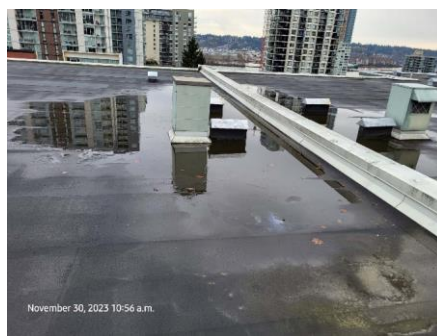
General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

(SBS membrane system)	YEARS
Typical service life	20 ~ 25
Present age	Appeared +20
Estimated remaining life	1

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

B) BALCONIES

DESCRIPTION

The building has 36 balconies on Levels 2 and 3.

The balcony floor is waterproofed with a PVC vinyl sheet membrane.

The balcony guards are of the aluminum railing with tempered glass infill. The aluminum railings are side-mounted to the balcony fascia. Gutters were installed at the balcony fascia for rainwater drainage.

REMARKS

No water ingress was reported at the time of this report preparation.

- Was there any visual indication of reasonable maintenance?
- Did the Strata or the residents' record related concern(s) before the visit?
- Is further review or testing required?

yes

no

no



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

(Waterproofing membrane)	YEARS
Typical service life	15 ~ 20
Present age	19
Estimated remaining life	Delay 5 years with maintenance

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

C) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.2: Summary of Estimated Remaining Lives and Costs of Roofs and Balconies

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Does estimate include a soft budget?	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Roof condition assessment	\$4,000	n/a	-	-	1
Roofing membrane replacement	\$630,000	Yes, 10% decay repair contingency + 10% soft costs	20 ~ 25	Appears +20	2
Allowance for roof drainage sloping improvement	\$300,000	10%	-	-	At re-roofing. Strata's discretion.
Balcony membrane replacement (excl. guard railing)	\$200,000	10%	15 ~ 20	19	Delay to 6 years with maintenance
Balconies- aluminum guards, glass infills, gutters	\$150,000	20% localized repair contingency	+30	19	26, at next balcony membrane work.

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: *Roofing condition assessment*

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.3 BUILDING EXTERIOR- WALLS, WINDOWS, AND EXTERIOR DOORS

A) EXTERIOR WALLS

DESCRIPTION

The exterior walls have a rainscreen cladding system with vinyl siding.
 There is Tyvek sheathing membrane on the wall structure sheathing.
 Strapping provides drainage and ventilation cavity between the cladding and the sheathing membrane.

REMARKS

The Strata advised that the new rainscreen cladding was installed around 2005.
 The exterior walls are in reasonable condition for their age.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents’ record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	no



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

	YEARS
Typical service life	+30
Present age	19
Estimated remaining life	Beyond next 30 years with maintenance and localized repairs

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

B) WINDOWS

DESCRIPTION

The windows are made of vinyl frame windows with insulated glass units.
 It is probable that the rough-opening waterproofing detailing was provided at the window installation.

REMARKS

The Strata advised that the window installation was done around 2005 during the building envelope repair work.

No water ingress through the windows was reported and observed at the time of this report preparation.

The windows are in reasonable condition for their age.

<input type="checkbox"/> Was there any visual indication of reasonable maintenance?	n/a
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	no



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

	YEARS
Typical service life	+30
Present age	19
Estimated remaining life	Beyond next 30 years with maintenance and localized repairs

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

C) EXTERIOR DOORS

DESCRIPTION

Exterior doors include the following:

- Balconies and patios: Vinyl framed sliding doors with insulated glass units.

- Main entrance: Storefront glass doors in aluminum frame. This is of the original construction, approximately 42 years old.
- East ground commercial units: Storefront glass doors in aluminum frame. This is of the original construction, approximately 42 years old.
- Emergency exits: Fire-rated steel doors in steel frames. This is of the original construction, approximately 42 years old.

REMARKS

The balcony and patio vinyl sliding doors were replaced around 2005 in conjunction with the building envelope repair work.

Balcony and patio vinyl siding doors

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	no



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

	YEARS
Typical service life	+30
Present age	19
Estimated remaining life	Beyond next 30 years with maintenance and localized repairs

Estimated remaining life is typically, but not always, the typical service life minus the present age.



Commercial storefront glazing

The storefront glazing product is not designed watertight. The storefront glazing is partially protected under the overhang. Adequate waterproofing detailing at the rough openings is critical to safely drain rainwater away from the building interior.

It was reported that approximately 30% of the existing insulated glass units have failed and condensation has occurred in the insulated glass units.

<input type="checkbox"/>	Was there any visual indication of reasonable maintenance?	no
<input checked="" type="checkbox"/>	Did the Strata or the residents' record related concern(s) before the visit? <i>Moisture in many insulated glass units.</i>	yes
<input checked="" type="checkbox"/>	Is further review or testing required?	yes



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

	YEARS
Typical service life	+30
Present age	42
Estimated remaining life	2

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

D) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.3: Summary of Estimated Remaining Lives and Costs of Exterior Walls, Windows, and Doors

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Does estimate include a soft budget?	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Exterior walls	-	-	+30	19	Beyond next 30 years with maintenance and localized repairs
Exterior wall- periodic sealant replacement and repainting	\$130,000	no	20	19	Delay to 6, 26
Windows	-	-	+30	19	Beyond next 30 years with maintenance and localized repairs
Balcony & patio doors	-	-	+30	19	Beyond next 30 years with maintenance and localized repairs
Entrance storefront glazing & exit steel doors from stairwells	\$43,000	no	+30	42	At Strata's discretion
West and SW storefront glazing at the ground level commercial units	\$200,000	20%	+30	42	2
Steel doors at utility rooms and parkade	\$44,000	no	+40	42	At Strata's discretion

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: *n/a*

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component.

- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%), ballpark to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.4 PARKING GARAGE

There is a below-grade concrete parking garage structure. Vehicle access is via concrete ramps accessed from the south laneway.

A) PARKING GARAGE ROOF SLAB

DESCRIPTION

The parking garage roof slab is conventionally reinforced and supported by the perimeter foundation walls and interior concrete columns. The parking garage extends beyond the footprint of the building creating a buried concrete slab deck.

The waterproofing membrane is covered with overburden materials including a combination of soft and hard landscaping.

REMARKS

P1 east parking garage roof slabs

At the time of the visit, concrete cracks and associated water staining were noted at many locations.

There were many locations of the past localized repairs with epoxy injection and crystalline concrete. Note that the past repairs are temporary, and the primary waterproofing membrane will eventually have to be replaced. Keep monitoring.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	Past temporary repairs
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input checked="" type="checkbox"/> Is further review or testing required? ✓ <i>Parking garage condition assessment</i>	yes



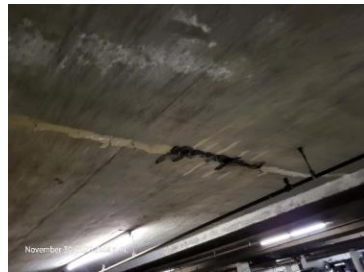
General Present Condition (waterproofing membrane)

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status (waterproofing membrane)

	YEARS
Typical service life	25 ~ 35
Present age	Varies
Estimated remaining life	5 ~ 10 with ongoing maintenance and localized repairs

Estimated remaining life is typically, but not always, the typical service life minus the present age.



P2 parking garage roof slabs (under the commercial unit west and south walkways and planters)

It is probable that the waterproofing membranes on the west and SW walkways were replaced during the building envelope repair work in 2005.

At the time of the visit, concrete cracks and associated water staining and reinforcing steel corrosion were noted at some locations.

It is advised that the insulation was applied on the underside of the slab areas where there are living spaces above in March 2023.

- Was there any visual indication of reasonable maintenance?
- Did the Strata or the residents' record related concern(s) before the visit?
- Is further review or testing required?
 ✓ *Parking garage condition assessment*

unknown
no
yes



General Present Condition
(waterproofing membrane)

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

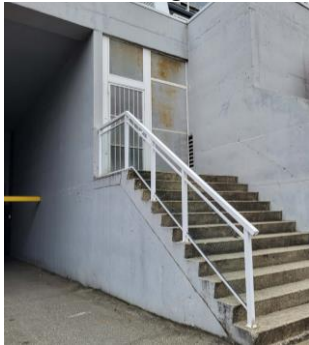
Service Life Status
(waterproofing membrane)

	YEARS
Typical service life	25 ~ 30
Present age	Possibly 19
Estimated remaining life	11 with localized repairs and maintenance

Estimated remaining life is typically, but not always, the typical service life minus the present age.



Considerable water ingress was noted on the walkway beside the loading area.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

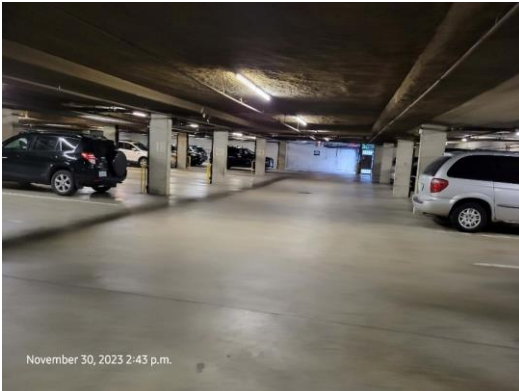
B) CONCRETE SLAB ON GRADE

DESCRIPTION

The parking garage slab is a concrete slab on grade. The slab is not structurally reinforced.

REMARKS

<input type="checkbox"/> Was there any visual indication of reasonable maintenance?	n/a
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	no



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	---------------	------	-----------------	---------

Service Life Status

	YEARS
Typical service life	+50
Present age	42
Estimated remaining life	Requires ongoing maintenance from operation fund

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

C) PARKING GARAGE PERIMETER FOUNDATION WALLS

DESCRIPTION

The foundations are of conventionally reinforced concrete walls, bearing on strip footings and supporting the roof slab.

It is probable that a dampproofing membrane and drainage mat was installed on the outside of the foundation walls. Drain tiles are at the foundation footing level to release groundwater pressure to the foundation walls.

REMARKS

Considerable efflorescence was noted at the base of the foundation walls, which is a sign of poor building perimeter drainage.

At the time of the visit, concrete cracks and water stains were observed at many foundation wall areas.

- Was there any visual indication of reasonable maintenance? no
 - Did the Strata or the residents' record related concern(s) before the visit? no
 - Is further review or testing required? yes
- ✓ *Parking garage condition assessment*



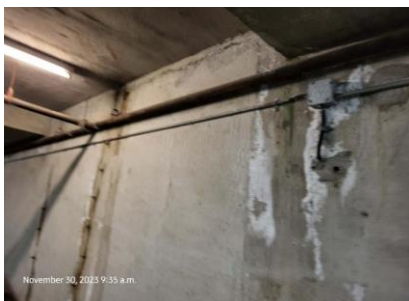
General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN

Service Life Status

	YEARS
Typical service life	+30
Present age	42
Estimated remaining life	Requires ongoing maintenance from operation fund

Estimated remaining life is typically, but not always, the typical service life minus the present age.





GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

D) PARKING GARAGE DOORS

DESCRIPTION

The building has 3 overhead garage doors. The doors are prefinished metal, open picket style door with torsion spring operators, and chain-driven electric power openers.

The system is maintained by Versatile Door Service.

The utility rooms, exits, and lobby entrance steel doors are in steel frames.

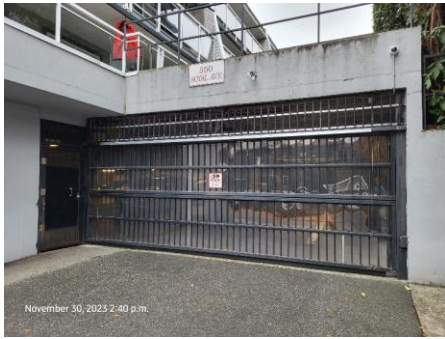
REMARKS

The parking garage doors were operated as intended at the time of the visit.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	no

General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------



Service Life Status
 (overhead door motors and chains)

	YEARS
Typical service life	15 ~ 20
Present age	Appeared 10 ~ 15
Estimated remaining life	10

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

E) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.4: Summary of Estimated Remaining Lives and Costs of Parking Garage

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Does estimate include a soft budget?	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Parking garage condition assessment	\$5,500	n/a	-	-	1, 9
Parking garage roof slabs- L1 north & east sections- Allowance for replacement of waterproofing membrane & landscape	\$1,340,000	10% contingency + 10% soft costs	25 ~ 35	Varies	Delay to 11 with ongoing maintenance and localized repairs
Parking garage roof slabs- P1 west and SW sections- Allowance for replacement of waterproofing membrane & landscape	\$280,000	10% contingency + 10% soft costs	25 ~ 30	Possibly 19	11 with ongoing maintenance and localized repairs
Parking garage roof slabs- L1 south decks & planters-	\$600,000	10% contingency	25 ~ 30	19	11 with ongoing



Allowance for replacement of waterproofing membrane & landscape		+ 10% soft costs			maintenance and localized repairs
Allowance for foundation wall maintenance- crack repairs, injection, drainage improvement, etc. (not permanent repair) ¹⁾	\$70,000	10%	-	-	2
Periodic foundation wall crack repairs ¹⁾	From allowance	-	-	-	As needed
Parking garage doors- frames (3 locations)	\$55,000	no	+50	42	25
Parking garage doors- motors, chains, controllers (3 locations)	\$26,000	no	15 ~ 20	Appeared 10 ~15	5, 25
Line painting	\$2,200	no	15 ~ 20	Varies	5, 25
Periodic major maintenance repair allowance (assumed 1 event every 2 years)	\$11,000	-	-	-	Every 2 years

¹⁾ Permanent repair of the leak at the foundation wall cracks requires the excavation of the fill materials from the foundation walls, application of waterproofing materials on the outside surface of the walls and then backfilling with sufficient drainage materials. This solution is unfortunately very costly and extensive excavations for the full height of the wall may not be feasible, because excavation will encroach the city properties. Possible short-term maintenance repair that would be much less expensive than the permanent repair is the injection of suitable material into the cracks and joints from the inside and improving drainage by installing drains through the base of the walls from the inside where there are adjacent floor drains. The implementation of the maintenance repair should be considered on a trial basis as there can be no guarantee of complete performance at this building.

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: *Parking garage condition assessment including testing and mapping*

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.5 ELECTRICAL SYSTEMS

A) ELECTRIC SUPPLY AND DISTRIBUTION

DESCRIPTION

BC Hydro supplies electricity to the electrical room. There is a separate transformer room containing 3 transformers. The electrical room and transformer room are located in the south section of the building, P1.

In the P1 electrical room, there are switchgear units, distribution panels, meter center, disconnects, and breaker panels.

Power is distributed to 4 electrical closets in the L1 corridor before being supplied to the suites.

The suites have individual house panels.

Meters, breaker panels, communication hubs, camera panels, and controllers for the common lights and the rooftop fans are in the L1 corridor electrical closets.

REMARKS

The electrical systems within the building were in working order at the time of visit and should be maintained on an as-needed basis from the operation fund.

- | | |
|---|-----|
| <input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance? | yes |
| <input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit? | no |
| <input checked="" type="checkbox"/> Is further review or testing required? <i>Investigate water staining on the south wall of the P1 electrical transformer room.</i> | yes |



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

	YEARS
Typical service life	+70
Present age	42
Estimated remaining life	Beyond next 30 years with maintenance

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

B) LIGHTING

DESCRIPTION

Lighting systems include the following:

- ✓ Corridors and hallways: Ceiling-mounted lights.
- ✓ Stairwells: Ceiling-mounted lights.
- ✓ Parking garages: Ceiling-mounted strip fluorescent fixtures.
- ✓ P1 laundry room: Ceiling-mounted strip fluorescent fixtures.
- ✓ Utility rooms: Ceiling lamp-holder type lights.
- ✓ P1 garbage room and washroom: Ceiling lights.
- ✓ Elevator: Ceiling pot lights.
- ✓ Balconies, patios, exit doors: Wall-mounted lights.
- ✓ North main entrance and lobby: 4 exterior ceiling pot lights; 12 interior ceiling pot lights.
- ✓ East P1 commercial unit: Soffit pot lights.
- ✓ Landscape: Pole lights.

REMARKS

Several lights and bulbs were not functioning at the time of the visit. We have not included a budget for the replacement of the light fixtures and bulbs, as they are not expected to fail all at once. We assume they will be replaced, as needed, out of the operation fund.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	no

General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------



Service Life Status

	YEARS
Typical service life	15 ~ 30
Present age	Varies
Estimated remaining life	Varies

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

C) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.5: Summary of Estimated Remaining Lives and Costs of Electrical Components



Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Elec. service cable, switches, distribution panels, house panels, & meters	-	+70	42	Beyond next 30 years
Common area baseboard heaters	From operation fund	25 ~ 35	Varies	As needed
Interior common area light fixtures ¹⁾	From operation fund	20 ~ 30	Varies	As needed
Parking garage lighting fixtures ¹⁾	\$26,500	20 ~ 30	Varies	5
Fluorescent light ballast replacement	From operation fund	10	Varies	As needed
Exterior wall and balcony lighting fixtures ¹⁾	From operation fund	20 ~ 30	19	As needed
Commercial unit soffit lights ¹⁾	\$6,600	20 ~ 30	Unknown	11
Landscape pole lights ¹⁾	\$22,000	30 ~ 40	42	At the parking garage roof slab re-waterproofing
Lighting controllers	\$3,300	30	Unknown	11
Periodic electrical maintenance allowance	\$2,000	-	-	Every year

¹⁾ Permit, re-wiring, covering materials removal & repair, and unknowns are not included.

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: n/a

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.6 HVAC

A) MAKE-UP AIR UNIT

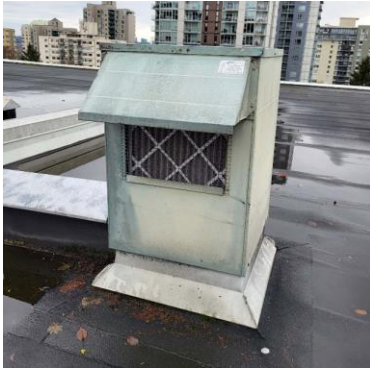
DESCRIPTION

The make-up air units ventilate and pressurize the corridors.
 They are located on the roof. The type and age of the units are unknown.

REMARKS

They are maintained by Trotter & Morton Facility Services Inc.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	n/a



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

	YEARS
Typical service life	30 ~ 40
Present age	42
Estimated remaining life	5

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

B) EXHAUST FANS

DESCRIPTION

Two exhaust fans are in the parking garage ceiling.

There are individual fans for some of the service rooms.

Suite bathrooms, kitchens, and dryers are ventilated by individual exhaust fan units, which vent through the exterior walls or underside of the balcony slabs.

We have not included a budget for the replacement of the smaller suite and service room exhaust fans as they are not expected to fail all at once. We assume they will be replaced, as needed, out of the operation fund.

REMARKS

The exhaust fans are maintained by Trotter & Morton Facility Services Inc.

The fans in P1 electrical room and maintenance room were missing.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	no

General Present Condition

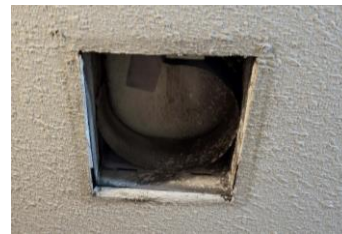
GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------



Service Life Status

(Parking garage exhaust fans)	YEARS
Typical service life	40
Present age	42
Estimated remaining life	1 ~ 5

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

C) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.6: Summary of Estimated Remaining Lives and Costs of HVAC Components

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Make-up air units on roofs (6)	\$51,000	30 ~ 40	42	Delay 5 with maintenance
Major repair to make-up air units	\$16,500	10	-	Every 10
Parking garage exhaust fans	\$18,000	30 ~ 40	42	Delay 5 with maintenance
Major repair to parking garage exhaust fans	\$6,600	10	-	Every 10
Parking garage gas detection	\$8,800	25 ~ 30	n/a	5
Service room exhaust fans	From operation fund	20 ~ 30	Varies	As needed

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: n/a

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.7 PLUMBING

A) DOMESTIC WATER BOILERS

DESCRIPTION

One boiler and two storage tanks are located in the L3 boiler room. We assume that the storage tanks were installed in 2015.

The domestic water heating is provided by 1 gas-fired boiler (manufactured by A.O.Smith).

Two storage tanks were manufactured by A.O.Smith. Each tank has a storage capacity of 119 US gallons.

There is 1 domestic recirculation pump manufactured by Bell & Gossett.

The building has central hot water heating with 1 heating boiler, 2 pumps, sensors, and controllers.

REMARKS

The plumbing system is maintained by J8 Plumbing and Heating.

We have not included a budget for the replacement of the small pumps, plumbing, and parts as they are not expected to fail all at once. We assume they will be replaced, as needed, out of the operation fund.

- | | |
|---|-----|
| <input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance? | yes |
| <input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit? | no |
| <input type="checkbox"/> Is further review or testing required? | n/a |



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

	YEARS
Typical service life	Varies for items
Present age	Varies
Estimated remaining life	Varies

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

B) DOMESTIC WATER PIPING, VALVES, AND PUMPS

DESCRIPTION

The main water service is located in the P2 sprinkler room.

There are the water shut-off valves, water meter, and pressure reduction valve.

Domestic water is distributed through the building through a series of risers and runs.

The Strata advised that the replacement of the cold and hot water distribution pipes was conducted in 2005.

REMARKS

We have not included a budget for the replacement of the small parts and plumbing as they are not expected to fail all at once. We assume they will be replaced, as needed, out of the operation fund.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	n/a



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

(Distribution hot and cold water piping)	YEARS
Typical service life	35
Present age	19
Estimated remaining life	16

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

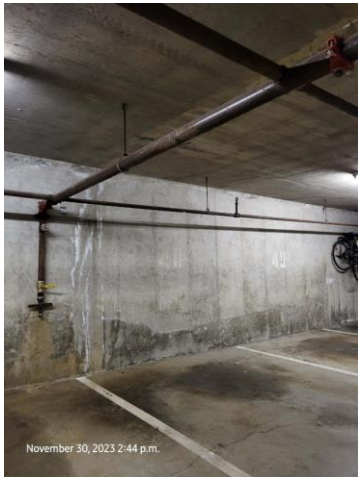
C) DRAINAGE SYSTEMS

DESCRIPTION

Drainage pipes are of black steel and copper and were visible in the garage.
 Roof drainage pipes are located within the building walls.

REMARKS

- | | |
|---|---------|
| <input type="checkbox"/> Was there any visual indication of reasonable maintenance? | unknown |
| <input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit? | no |
| <input type="checkbox"/> Is further review or testing required? | n/a |



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

(Drainage connections and piping)	YEARS
Typical service life	+50
Present age	42
Estimated remaining life	As required

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

D) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.7: Summary of Estimated Remaining Lives and Costs of Plumbing Systems

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Main water supply line from City	-	+60	Varies	Beyond next 30 years
Main water sewer line to City	-	+70	42	Beyond next 30 years
Main storm drain line to City	-	+80	42	Beyond next 30 years
Building incoming water shut-off valves and connections	From periodic maintenance allowance	+30	42	-
Main water meter; pressure reduction valve; backflow preventer	\$15,000	25 ~ 35	Varies	Delay to 16 with maintenance
Boiler (1)	\$25,000	15 ~ 20	Unknown	9
Boiler B-vent exposed on the roof	\$3,300	30	Unknown	At next re-roofing work
Hot water storage tanks (2)	\$35,000	15 ~ 20	9	9
Thermal expansion tank	From allowance	15	-	As needed
Recirc. & booster pumps (Assuming 1 pump per 5 years)	\$1,500 per case	5 ~ 10	-	Every 5 years
Domestic water distribution pipes (Allowance of \$8,000 per unit + 10% contingency)	\$550,000	30 ~ 35	19	16
Drainage connections and piping	From periodic maintenance allowance	+50	42	As required
Pumps, stormwater, and sanitary (assuming 1 pump failure per 5 years)	\$1,500	-	-	Every 5 years
Building drain & sanitary pipes, and sump cleaning	\$6,000	-	-	Every 3 years
Periodic foundation perimeter drain tile camera inspection and cleaning	\$6,000	-	-	Every 6 years
Periodic major maintenance repair allowance (assuming 1 event per year)	\$11,000	-	-	Every year

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: *n/a*

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.8 NATURAL GAS

DESCRIPTION

The gas supply meter and regulator are located near the P1 residential parkade driveway in the southeast side of the property.

They were protected by a wooden fence.

The meter and regulator are owned and maintained by the service provider.

The gas piping system within the building is owned and maintained by the Strata.

REMARKS

- | | |
|---|-----|
| <input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance? | yes |
| <input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit? | no |
| <input type="checkbox"/> Is further review or testing required? | n/a |



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

(Distribution piping)	YEARS
Typical service life	+80
Present age	42
Estimated remaining life	Beyond next 30 years

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.



A) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.8: Summary of Estimated Remaining Lives and Costs of Gas Systems

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Natural gas piping system	-	+80	42	Beyond next 30 years
Gas supply meter and regulator	By Fortis gas	-	-	-

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed, before the next report update. So, their budget and time estimates are included in the next report update.

LIST: *n/a*

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.9 FIRE SAFETY

A) DETECTION/ ALARM

DESCRIPTION

Mircom fire alarm control panel (FA-1000 Series) and a fire safety plan box are located at the L1 lobby.
 Smoke detectors, alarm bells, fire extinguishers, emergency lights, exit signs, and pull stations are throughout the building.
 It is probable that the suites are equipped with smoke detectors, wired to the electrical system for power and connected to the fire alarm system.

REMARKS

Elite Fire Protection maintains the building fire safety system.
 The next maintenance due date is February 7, 2024.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	no



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

(Fire alarm control panel)	YEARS
Typical service life	30
Present age	Appeared 19
Estimated remaining life	11

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

B) SUPPRESSION

DESCRIPTION

The building is protected by a fire sprinkler system. The suppression system is located at the P2 sprinkler room.

Dry fire suppression system services the parking garages.

Siamese connections for the suppression systems are located adjacent to the main entrance along the north side of the property.

Fire extinguishers are located throughout the building.

REMARKS

Elite Fire Protection is maintaining the system in the building.

The next maintenance due date is February 7, 2024.

We have not included a budget for the replacement of the parts as they are not expected to fail all at once. We assume they will be repaired or replaced, as needed, out of the operation fund.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	n/a



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

(Piping)	YEARS
Typical service life	+80
Present age	42
Estimated remaining life	Beyond next 30 years with maintenance

(Pumps and backflow preventer)

Typical service life	30 ~ 40
Present age	Unknown
Estimated remaining life	Budget in 5

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

C) EMERGENCY POWER

DESCRIPTION

An emergency generator room is located at the P2 SW corner.
 Emergency power is provided by a gas-fired generator. It was manufactured by Onan Corp.

REMARKS

Simson-Maxwell maintains the emergency generator system. The next service date is July 19, 2024.
 The generator room entry floor drain is clogged by dirt and leaves. Clean the drain to prevent flood, from the operation fund.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	n/a



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

	YEARS
Typical service life	+50
Present age	42
Estimated remaining life	8

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.



D) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.9: Summary of Estimated Remaining Lives and Costs of Fire Safety Systems

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Fire alarm system wiring	-	+80	42	Beyond next 30 years
Fire alarm panel	\$10,000	30	Appeared 19	11
Fire extinguishers; exit signs; smoke detectors; horns; full station; emergency lights & battery pack; sprinkler heads	By annual fire protection inspection, and replacement from operation fund	-	-	-
Fire sprinkler piping	-	+80	42	Beyond next 30 years with maintenance
Allowance for fire sprinkler pumps and compressor; backflow preventer	\$9,000	30 ~ 40	Unknown	Budget in 5
Fire hydrant and connections	-	+70	42	Beyond next 30 years
Generator and transfer switch replacement	\$55,000	+50	42	8
Periodic major maintenance repair allowance	\$3,300	-	-	Every 3 years

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: *n/a*

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.

- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.10 CONVEYANCE

A) ELEVATORS

DESCRIPTION

The building has 1 hydraulic elevator system. It is manufactured by ThyssenKrupp Elevator.

The elevator room entry is located in the P1 elevator lobby.

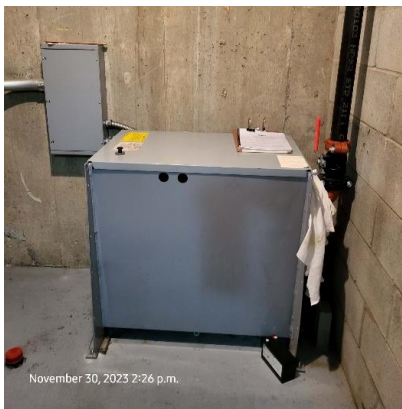
The system includes power switch panel, controller, tank/ pump motor/ valves, cabin, etc.

The elevator cabin has vinyl flooring, panel walls, s.s. guardrails, panel ceiling with s.s. trims with LED lights, and 1 ceiling fan.

REMARKS

ThyssenKrupp Elevator maintains the elevator system in the building.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	no



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

	YEARS
Typical service life	25 ~ 35
Present age	9
Estimated remaining life	26

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

B) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.10: Summary of Estimated Remaining Lives and Costs of Conveyance Systems

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Elevator system update	\$180,000	25 ~ 35	9	26
Periodic major maintenance repair allowance	\$4,400	-	-	Every 3 years after 11 years

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: *n/a*

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.11 COMMON AMENITIES

A) LAUNDRY ROOM

DESCRIPTION

The building has a laundry room in the P1 level including:

- ✓ Vinyl flooring, vinyl baseboard, painted drywall, and T-bar ceiling;
- ✓ 4 washers and 5 dryers;
- ✓ Plumbing pipes;
- ✓ Dryer exhaust ducts;
- ✓ 1 electrical baseboard heater and 1 fire extinguisher;
- ✓ Ceiling-mounted strip fluorescent fixtures; and,
- ✓ 1 vanity set with sink, 3 chairs, and 2 tables.

REMARKS

The washers and dryers are rented and maintained by Coinomatic.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	n/a



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

(Interior finishes)	YEARS
Typical service life	20 ~ 30
Present age	19
Estimated remaining life	Delay to 16, at next re-piping work

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

B) WASHROOM

DESCRIPTION

The building has 1 washroom in the P1 Level including:

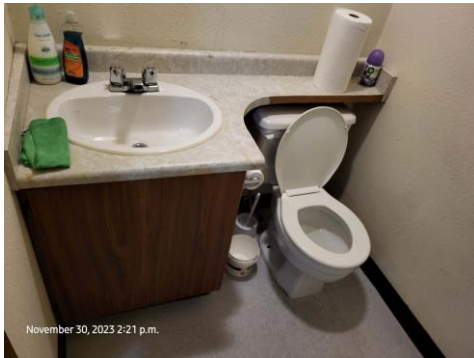
- ✓ Vinyl flooring;
- ✓ Popcorn texture painted walls and ceiling;
- ✓ 1 electrical baseboard heater;
- ✓ 1 toilet;
- ✓ 1 vanity set with sink; and,
- ✓ 1 ceiling exhaust fan and 1 light.

Mirror was missing.

REMARKS

At the time of the visit, the toilet was not flushed properly.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	n/a



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

	YEARS
Typical service life	20 ~ 30
Present age	Varies
Estimated remaining life	Delay to 16, at next re-piping work

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

C) STORAGE AND MAINTENANCE ROOMS

DESCRIPTION

The building has storage rooms and a maintenance room at the P1 level.

REMARKS

We assume that the maintenance of the storage rooms is from the operation fund.

- | | |
|---|-----|
| <input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance? | yes |
| <input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit? | no |
| <input type="checkbox"/> Is further review or testing required? | n/a |



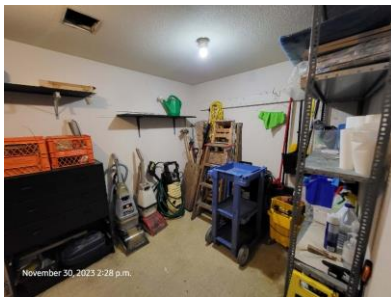
General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

	YEARS
Typical service life	20 ~ 30
Present age	42
Estimated remaining life	At Strata's discretion

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

D) ESTIMATED REMAINING LIVES AND COSTS

Refurbishment timing and costs for common amenities are either required due to loss of serviceability or considered aesthetically necessary by the residents.

Constant repair due to abuse and normal wear and tear should be addressed from the operation fund.

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.11: Summary of Estimated Remaining Lives and Costs of Common Amenities

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Does estimate include 20% soft budget?	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Refurbish laundry room finish	\$13,000	No	20 ~ 30	19	Delay to 16, at re-piping work
Refurbish washroom	\$7,000	No	20 ~ 30	Varies	Delay to 16, at re-piping work
Refurbish storage rooms & maintenance room	From the operation fund	No	-	-	At Strata discretion

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: *n/a*

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.12 INTERIOR FINISHES

A) ENTRANCE LOBBY

DESCRIPTION

Lobby finishes include:

- ✓ Ceramic tile flooring;
- ✓ Painted walls;
- ✓ Popcorn texture painted gypsum ceiling;
- ✓ 12 interior ceiling lights;
- ✓ 2 electrical baseboard heaters;
- ✓ Aluminum storefront and door;
- ✓ Enterphone panel and fob entry sensor;
- ✓ 2 security cameras;
- ✓ 8 mailbox units; Canada post parcel lockers; and,
- ✓ 1 cabinet, 1 information board, 2 doormats, 1 bench, and 2 planters.

REMARKS

- | | |
|---|-----|
| <input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance? | yes |
| <input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit? | no |
| <input type="checkbox"/> Is further review or testing required? | no |



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	-----------------	---------

Service Life Status

(Finishes)	YEARS
Typical service life	20 ~ 30
Present age	19
Estimated remaining life	11

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

B) CORRIDORS

DESCRIPTION

Corridors are including:

- ✓ Carpet flooring;
- ✓ Vinyl flooring at P1 corridor to the service rooms;
- ✓ Rubber wall base;
- ✓ Popcorn texture painted gypsum walls and ceilings;
- ✓ Ceiling lights;
- ✓ Fire-rated steel doors;
- ✓ Unit entrance doors and hardware; and,
- ✓ Unit direction and number signs.

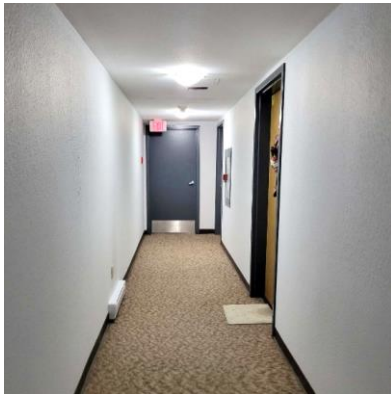
REMARKS

The Strata advised that the interior renovation was done in 2005.

Many unit entrance doors have different types of hardware. It is assumed that the unit owners have changed independently.

Tripping hazard was noted at the corridor fire-rated steel door sills.

- | | |
|---|-----|
| <input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance? | yes |
| <input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit? | no |
| <input checked="" type="checkbox"/> Is further review or testing required? | yes |
| ✓ <i>Corridor tripping hazard review</i> | |



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

	YEARS
Typical service life	20 ~ 30
Present age	19
Estimated remaining life	11

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

C) STAIRWELL AND SERVICE AREAS

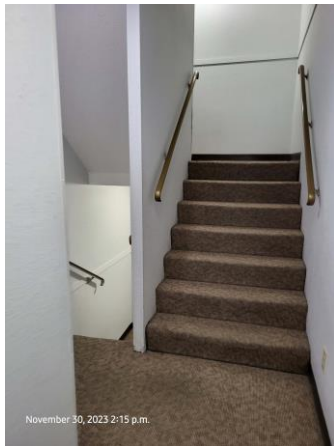
DESCRIPTION

Stairwells: Carpet floors; painted walls and ceilings; metal handrails.
 Parking garage: Bare concrete floors, walls, columns, and ceilings.
 Garbage room: Painted walls and ceiling; liquid-applied polyurethane coating on the floor.
 Electrical and sprinkler room: Bare concrete floor, walls, and ceilings.
 Elevator machine room: Painted concrete floor; bare concrete wall and ceiling.

REMARKS

Several stair handrails do not satisfy the building code requirements.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input checked="" type="checkbox"/> Is further review or testing required?	yes



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

(Stairwells)	YEARS
Typical service life	20 ~ 30
Present age	19
Estimated remaining life	11

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

D) ESTIMATED REMAINING LIVES AND COSTS

Replacement timing and costs for common element finishes are either required due to loss of serviceability or considered aesthetically necessary by the occupants. Constant finish and light replacements due to abuse and normal wear and tear should be addressed from the operation fund.

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.12: Summary of Estimated Remaining Lives and Costs of Interior Finishes

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Does estimate include a soft budget?	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Refurbish lobby	\$17,500	No	20 ~ 30	19	Delay to 16, at re-piping work
Refurbish corridors	\$110,500	No	20 ~ 30	19	Delay to 16, at re-piping work
Replace interior signs and suite door hardware	\$40,000	No	20 ~ 30	-	16
Refurbish stairwells	\$44,000	No	20 ~ 30	19	16
Refurbish parking garage and service areas	-	No	20 ~ 30	Varies	At Strata's discretion

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: *Review of corridor fire door sill tripping*

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.13 LANDSCAPING

DESCRIPTION

- ✓ North entranceway: Pre-cast concrete pavers.
- ✓ L1 level, patios: Pre-cast concrete pavers and aluminum guardrails.
- ✓ L1 level, soft landscaping at the north and east areas: Sod and various shrubbery and trees.
- ✓ L1 level, north and east building perimeters: Landscape gravel fill.
- ✓ L1 level, south and west roofs: Landscape gravel fill.
- ✓ P1 level, west and SW walkways: Pre-cast concrete pavers and aluminum guardrails c/w glass infills.
- ✓ P1 level, planters along the south and west property lines: Various trees and shrubbery.
- ✓ Concrete stairs, concrete ramps, and aluminum handrails.
- ✓ Concrete retaining walls.
- ✓ P1 level, south center, exit way: Aluminum security fence and gate.
- ✓ Gas supply meter and regulator at the SE section: Wooden fence.

REMARKS

The landscaping, paving, and site features over the parking garage slab roofs will be replaced as part of the garage roof slab waterproofing membrane replacement work in the future.

Annual maintenance of site features and landscaping is expected to be covered by the operating fund.

Elevation differences of some pavers were higher than ½" at some locations. This can be considered a tripping hazard. Adjust the pavers and walkways from the operation fund.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	n/a



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

	YEARS
Typical service life	-
Present age	Varies
Estimated remaining life	Replace at parking garage roof slab work

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.



A) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.13: Summary of Estimated Remaining Lives and Costs of Landscaping

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Does estimate include a soft budget?	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Landscape replacement	See the parking garage section	n/a	-	-	Replace at parking garage roof slab work
Landscape irrigation controller and system upgrades <i>(piping and sprinkler heads maintenance from operation fund)</i>	\$12,000	no	25	Possibly 19	Replace at parking garage roof slab work
Periodic landscape major maintenance allowance	\$5,500	n/a	-	-	Every 3 years

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: n/a

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

5.14 MISCELLANEOUS

A) WASTE DISPOSAL / COLLECTION

DESCRIPTION

The waste disposal and collection area are in the P1 garbage room. There are 10 recycling bins and 1 metal garbage bin. The building is not equipped with a garbage chute or compactor.

The P1 garbage room has 1 exhaust fan, 1 security camera, 2 ceiling lights, and 1 floor drain. Polyurethane coating is applied on the floor.

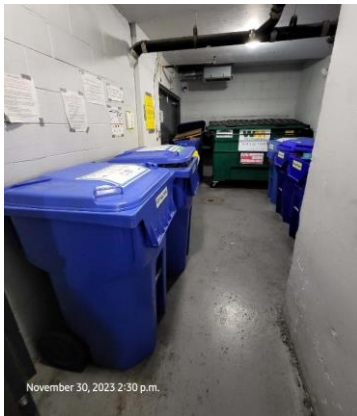
There is another waste collection area in the east section of the P2 parking garage.

REMARKS

Periodic repairs and replacement of bins are assumed to be managed as needed out of the operation fund.

The floor polyurethane coating was worn out at many locations. Repair from the operation fund.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	no



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

	YEARS
Typical service life	n/a
Present age	n/a
Estimated remaining life	n/a

Estimated remaining life is typically, but not always, the typical service life minus the present age.



GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

B) SECURITY SYSTEMS

DESCRIPTION

Linear telephone entry system is located at the L1 north entrance.
 Security cameras were installed throughout the building.

REMARKS

The fob access control system was installed in the residential areas in 2018.

<input checked="" type="checkbox"/> Was there any visual indication of reasonable maintenance?	yes
<input type="checkbox"/> Did the Strata or the residents' record related concern(s) before the visit?	no
<input type="checkbox"/> Is further review or testing required?	no



General Present Condition

GOOD	NORMAL	POOR	POSSIBLY FAILED	UNKNOWN
------	--------	------	--------------------	---------

Service Life Status

(Enterphone)	YEARS
Typical service life	25 ~ 30
Present age	19
Estimated remaining life	Delay to 14

Estimated remaining life is typically, but not always, the typical service life minus the present age.

GENERAL NOTES:

- BC Strata Property Act requires to update every 3 years.
- Reference photos were taken at the time of this report preparation.

C) CONSULTING SERVICES

Depreciation Report updates are defined and mandated by the *Strata Property Act* and can be paid from the Contingency Reserve Fund.

D) CONTINGENCIES

An allowance of 2% of the sum of all renewal/ repair costs has been made to cover the costs of items not specifically addressed in this Report.

E) ESTIMATED REMAINING LIVES AND COSTS

The current estimated remaining lives and costs of the components are summarized in the table below. No adjustment is made for interest and inflation in this table.

Table 5.14: Summary of Estimated Remaining Lives and Costs of Miscellaneous Items

Components	Estimated Repair/ Renewal Cost (in 2024 dollars)	Does Estimate include a soft budget?	Typical Service Life (year)	Present Age (year)	Estimated Remaining Life (year)
Refresh the garbage room with new ventilation, flooring, and painting	\$11,000	no	15 ~ 20	Varies	5
Waste collection components	From operation fund	n/a	10	-	-
Enterphone system	\$10,000	no	25 ~ 30	19	Delay to 14
Fob access control system	\$11,000	no	20	6	14
Security camera system	\$10,000	no	20	Unknown	14
Periodic major garbage room and security system maintenance repair allowance	\$3,500	no	-	-	Every 3 years
Depreciation report update	\$5,700	n/a	-	-	Every 3 years
General contingency	2% of the overall costs	n/a			

List of the components that require further review and/or testing. The estimated budget of these components is not included in this report, because their nature and extent are unknown. Conduct further review and testing of the components listed before the next report update. So, their budget and time estimates are included in the next report update.

LIST: *n/a*

GENERAL NOTES:

- a) Update every three years, as required by the BC Strata Property Act and regulations.
- b) Common and minor expenses are not included in this report and assumed to be paid from the operation fund.
- c) Many factors can affect the longevity and performance of a component. It is not possible to accurately predict the estimated remaining lives and costs over a 30-year period. Actual work timing and costs will vary from the estimated.
- d) Typical Service Life is the estimated typical service life of the component in years, assuming adequate maintenance.
- e) Present Age is the current age of the component, advised by the Strata, recorded in the documents provided, or assumed or estimated at the sample locations at the time of the visit.
- f) Estimated Remaining Life is the estimated time before replacement becomes necessary, in years. This time is typically, but not always, the Typical Life minus the Present Age.
- g) Estimated costs are in the current dollars. No adjustment is made for interest and inflation.
- h) Estimated costs are considered Class 5 estimates (+/-50%) to assist with capital planning.
- i) Contingency for unknowns (e.g., concealed existing structure damages and original construction deficiencies) is not included, because their presence and extent are unknown.
- j) Taxes are not included in the above table. But GST (5%) is included as a line item in the 30-year cash flow tables.
- k) All estimated budget is rough ballpark and will vary from actual costs.

6.0 FINANCIAL FORECASTING

The cash-flow table summarizes the major building components that may require repair or renewal within the next 30 years. The actual economic conditions of a 30-year cash-flow period will significantly vary and the cash flows in this Report must only be used for planning purposes.

Cash flow method (pooling) has been used to calculate the optimal annual contribution to the contingency reserve fund. The following inflation and interest rate assumptions are used in this report.

- **ASSUMED INFLATION RATE: 2.00%**

(based on Bank of Canada, Inflation-Control Target,
<https://www.bankofcanada.ca/rates/indicators/key-variables/inflation-control-target/>)

- **ASSUMED INTEREST RATE: 1.64%**

(based on the Bank of Canada, Bank Rates, 10-year Lookup, February 2014 to February 2024,
<https://www.bankofcanada.ca/rates/interest-rates/canadian-interest-rates/>)

The assumed inflation rate relates to construction labour and materials and is affected by the overall national inflation rate, as well as more sector-specific factors such as labour shortages, market demand, and new construction codes.

It is essential that interests earned from the reserve fund remain in that account and the reserve fund calculations are updated to make adjustments for changes in economic factors.

The owners could consider advancing, delaying, or dividing projects into multiple phases to even out the expenditures or to reduce the value and number of special levies. It is important to note that doing so would likely result in slightly higher costs in the long-term. The timing for some of the repairs, such as refreshing the interior finishes can be adjusted without having to seek professional opinions. Before adjusting the timing for more critical projects, we recommend that the owners seek professional advice closer to the indicated timing shown on the cash flow table.

Some actual work may be carried out in phases or may be postponed because of the good performance of the components. Such variables have not been addressed in this Report, except that in the renewal schedule some repair and renewal dates have been adjusted to reflect the present condition of the component, and work has been phased in some cases to distribute the cash flow requirement over several years.

The actual costs may vary considerably depending on the time of year when tendering is conducted, and the actual detailed scope of work and the economic climate of the construction industry.

Major repair and renewal of the components require separate condition evaluation, design, preparation of tender documents, tendering and quality assurance during construction.

The Owners must be aware that the deferment of recommended repairs and renewals may result in collateral deterioration and/or damage, which can inflate remedial costs considerably.

Reducing standards of renewal/repairs as part of reserve fund items would result in lower required annual contributions, but this would go against our recommendations.

CASH-FLOW TABLE

Harbourview, 550 Royal Avenue, New Westminster, BC

RAINSIELD ENGINEERS INC.
SITE VISIT DATE: NOVEMBER 30, 2023

Components	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
BUILDING STRUCTURE																		
	Beyond next 30 years																	
BUILDING EXTERIOR- ROOFS & BALCONIES																		
Roof condition assessment	\$4,080																	
Roofing membrane replacement		\$655,450																
Allowance for roof drainage sloping improvement		\$312,120																
Balcony membrane replacement (excl. guard railing)						\$225,230												
Balconies- aluminum guards, glass infills, gutters																		
BUILDING EXTERIOR- WALLS, WINDOWS & DOORS																		
Exterior walls	Beyond next 30 years with maintenance and localized repairs																	
Exterior wall- periodic sealant replacement and repainting						\$146,400												
Windows	Beyond next 30 years with maintenance and localized repairs																	
Balcony & patio doors	Beyond next 30 years with maintenance and localized repairs																	
Entrance storefront glazing & exit steel doors from stairwells	At Strata's discretion																	
West and SW storefront glazing at the ground level commercial units		\$208,080																
Steel doors at utility rooms and parkade	At Strata's discretion																	
PARKING GARAGE																		
Parking garage condition assessment	\$5,610								\$6,570									
Parking garage roof slabs- L1 north & east sections- Allowance for replacement of waterproofing membrane & landscape											\$1,666,120							
Parking garage roof slabs- P1 west and SW sections- Allowance for replacement of waterproofing membrane & landscape											\$348,140							
Parking garage roof slabs- L1 south decks & planters- Allowance for replacement of waterproofing membrane & landscape											\$746,020							
Allowance for foundation wall maintenance- crack repairs, injection, drainage improvement, etc. (not permanent repair)		\$72,830																
Periodic foundation wall crack repairs	As needed																	
Parking garage doors- frames																		
Parking garage doors- motors, chains, controllers (3 locations)						\$28,710												

CASH-FLOW TABLE

Components	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Line painting					\$2,430													
Periodic major maintenance repair allowance (assumed 1 event every 2 years)		\$11,440		\$11,910		\$12,390		\$12,890		\$13,410		\$13,950		\$14,510		\$15,100		\$15,710
BUILDING SYSTEMS																		
ELECTRICAL SYSTEMS																		
Elec. service cable, switches, distribution panels, house panels, & meters	Beyond next 30 years																	
Common area baseboard heaters	As needed																	
Interior common area light fixtures	As needed																	
Parking garage lighting fixtures					\$29,260													
Fluorescent light ballast replacement	As needed																	
Exterior wall and balcony lighting fixtures	As needed																	
Commercial unit soffit lights											\$8,210							
Landscape pole lights											\$27,350							
Lighting controllers											\$4,100							
Periodic electrical maintenance allowance	\$2,040	\$2,080	\$2,120	\$2,160	\$2,210	\$2,250	\$2,300	\$2,340	\$2,390	\$2,440	\$2,490	\$2,540	\$2,590	\$2,640	\$2,690	\$2,750	\$2,800	\$2,860
HVAC																		
Make-up air units on roofs (6)					\$56,310													
Major repair to make-up air units															\$22,210			
Parking garage exhaust fans					\$19,870													
Major repair to parking garage exhaust fans															\$8,880			
Parking garage gas detection					\$9,720													
Service room exhaust fans	As needed																	
PLUMBING SYSTEMS																		
Main water supply line from City	Beyond next 30 years																	
Main water sewer line to City	Beyond next 30 years																	
Main storm drain line to City	Beyond next 30 years																	
Building incoming water shut-off valves and connections	From periodic maintenance allowance																	
Main water meter; pressure reduction valve; backflow preventer																\$20,590		
Boiler (1)								\$29,880										

CASH-FLOW TABLE

Harbourview, 550 Royal Avenue, New Westminster, BC

RAINSIELD ENGINEERS INC.
SITE VISIT DATE: NOVEMBER 30, 2023

Components	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Boiler B-vent exposed on the roof		\$3,430																
Hot water storage tanks (2)									\$41,830									
Thermal expansion tank	As needed																	
Recirc. & booster pumps (Assuming 1 pump per 5 years)	\$1,530					\$1,690			\$1,790			\$1,900				\$2,060		
Domestic water distribution pipes (Allowance of \$8,000 per unit + 10% contingency)																\$755,030		
Drainage connections and piping	As required																	
Pumps, stormwater, and sanitary (assuming 1 pump failure per 5 years)			\$1,590					\$1,760					\$1,940					\$2,140
Building drain & sanitary pipes, and sump cleaning			\$6,370			\$6,760			\$7,170			\$7,610			\$8,080			\$8,570
Periodic foundation perimeter drain tile camera inspection and cleaning						\$6,760						\$7,610						\$8,570
Periodic major maintenance repair allowance (assuming 1 event per year)	\$11,220	\$11,440	\$11,670	\$11,910	\$12,140	\$12,390	\$12,640	\$12,890	\$13,150	\$13,410	\$13,680	\$13,950	\$14,230	\$14,510	\$14,800	\$15,100	\$15,400	\$15,710
NATURAL GAS																		
Natural gas piping system	Beyond next 30 years																	
Gas supply meter and regulator	By Fortis gas																	
FIRE SAFETY																		
Fire alarm system wiring	Beyond next 30 years																	
Fire alarm panel											\$12,430							
Fire extinguishers; exit signs; smoke detectors; horns; full station; emergency lights & battery pack; sprinkler heads	By annual fire protection inspection, and replacement from operation fund																	
Fire sprinkler piping	Beyond next 30 years with maintenance																	
Allowance for fire sprinkler pumps and compressor; backflow preventer					\$9,940													
Fire hydrant and connections	Beyond next 30 years																	
Generator and transfer switch replacement								\$64,440										
Periodic major maintenance repair allowance			\$3,500			\$3,720			\$3,940			\$4,190			\$4,440			\$4,710
CONVEYANCE																		
Elevator system update																		
Periodic major maintenance repair allowance											\$5,470			\$5,810			\$6,160	
COMMON AMENITIES																		
Refurbish laundry room finish																\$17,850		

CASH-FLOW TABLE

Harbourview, 550 Royal Avenue, New Westminster, BC

RAINSIELD ENGINEERS INC.
SITE VISIT DATE: NOVEMBER 30, 2023

Components	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Refurbish washroom																\$9,610		
Refurbish storage rooms & maintenance room	At Strata discretion																	
INTERIOR FINISHES																		
Refurbish lobby																\$24,020		
Refurbish corridors																\$151,690		
Replace interior signs and suite door hardware																\$54,910		
Refurbish stairwells																\$60,400		
Refurbish parking garage and service areas	At Strata's discretion																	
LANDSCAPING																		
Landscape replacement	See the parking garage section																	
Landscape irrigation controller and system upgrades											\$14,920							
Periodic landscape major maintenance allowance			\$5,840			\$6,190			\$6,570									
MISCELLANEOUS																		
Refresh the garbage room with new ventilation, flooring, and painting					\$12,140													
Waste collection components	From operation fund																	
Enterphone system														\$13,190				
Fob access control system														\$14,510				
Security camera system														\$13,190				
Periodic major garbage room and security system maintenance repair allowance		\$3,640			\$3,860			\$4,100			\$4,350			\$4,620			\$4,900	
Depreciation report update			\$6,050			\$6,420			\$6,810			\$7,230			\$7,670			\$8,140
General contingency	\$490	\$25,610	\$743	\$520	\$3,732	\$8,604	\$299	\$1,968	\$2,402	\$585	\$57,066	\$1,180	\$375	\$1,660	\$1,375	\$22,582	\$585	\$1,328
SUB-TOTAL	\$24,970	\$1,306,120	\$37,883	\$26,500	\$190,322	\$438,804	\$15,239	\$100,388	\$122,502	\$29,845	\$2,910,346	\$60,160	\$19,135	\$84,640	\$70,145	\$1,151,692	\$29,845	\$67,738
GST (5%)	\$1,248	\$65,306	\$1,894	\$1,325	\$9,516	\$21,940	\$762	\$5,019	\$6,125	\$1,492	\$145,517	\$3,008	\$957	\$4,232	\$3,507	\$57,585	\$1,492	\$3,387
TOTALS	\$26,218	\$1,371,426	\$39,777	\$27,825	\$199,838	\$460,744	\$16,001	\$105,408	\$128,627	\$31,337	\$3,055,863	\$63,168	\$20,092	\$88,872	\$73,653	\$1,209,277	\$31,337	\$71,125

CASH-FLOW TABLE

Harbourview, 550 Royal Avenue, New Westminster, BC

RAINSIELD ENGINEERS INC.
SITE VISIT DATE: NOVEMBER 30, 2023

Components	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
BUILDING STRUCTURE												
BUILDING EXTERIOR- ROOFS & BALCONIES												
Roof condition assessment												
Roofing membrane replacement												
Allowance for roof drainage sloping improvement												
Balcony membrane replacement (excl. guard railing)								\$334,680				
Balconies- aluminum guards, glass infills, gutters								\$251,010				
BUILDING EXTERIOR- WALLS, WINDOWS & DOORS												
Exterior walls												
Exterior wall- periodic sealant replacement and repainting								\$217,540				
Windows												
Balcony & patio doors												
Entrance storefront glazing & exit steel doors from stairwells												
West and SW storefront glazing at the ground level commercial units												
Steel doors at utility rooms and parkade												
PARKING GARAGE												
Parking garage condition assessment												
Parking garage roof slabs- L1 north & east sections- Allowance for replacement of waterproofing membrane & landscape												
Parking garage roof slabs- P1 west and SW sections- Allowance for replacement of waterproofing membrane & landscape												
Parking garage roof slabs- L1 south decks & planters- Allowance for replacement of waterproofing membrane & landscape												
Allowance for foundation wall maintenance- crack repairs, injection, drainage improvement, etc. (not permanent repair)												
Periodic foundation wall crack repairs												
Parking garage doors- frames								\$90,230				
Parking garage doors- motors, chains, controllers (3 locations)								\$42,660				

CASH-FLOW TABLE

Harbourview, 550 Royal Avenue, New Westminster, BC

RAINSIELD ENGINEERS INC.
SITE VISIT DATE: NOVEMBER 30, 2023

Components	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Line painting							\$3,610					
Periodic major maintenance repair allowance (assumed 1 event every 2 years)		\$16,350		\$17,010		\$17,690		\$18,410		\$19,150		\$19,920
BUILDING SYSTEMS												
ELECTRICAL SYSTEMS												
Elec. service cable, switches, distribution panels, house panels, & meters												
Common area baseboard heaters												
Interior common area light fixtures												
Parking garage lighting fixtures												
Fluorescent light ballast replacement												
Exterior wall and balcony lighting fixtures												
Commercial unit soffit lights												
Landscape pole lights												
Lighting controllers												
Periodic electrical maintenance allowance	\$2,910	\$2,970	\$3,030	\$3,090	\$3,150	\$3,220	\$3,280	\$3,350	\$3,410	\$3,480	\$3,550	\$3,620
HVAC												
Make-up air units on roofs (6)												
Major repair to make-up air units							\$27,070					\$29,890
Parking garage exhaust fans												
Major repair to parking garage exhaust fans							\$10,830					\$11,950
Parking garage gas detection												
Service room exhaust fans												
PLUMBING SYSTEMS												
Main water supply line from City												
Main water sewer line to City												
Main storm drain line to City												
Building incoming water shut-off valves and connections												
Main water meter; pressure reduction valve; backflow preventer												
Boiler (1)												

CASH-FLOW TABLE

Harbourview, 550 Royal Avenue, New Westminster, BC

RAINSHIELD ENGINEERS INC.
SITE VISIT DATE: NOVEMBER 30, 2023

Components	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Boiler B-vent exposed on the roof												
Hot water storage tanks (2)												
Thermal expansion tank												
Recirc. & booster pumps (Assuming 1 pump per 5 years)			\$2,270					\$2,510				
Domestic water distribution pipes (Allowance of \$8,000 per unit + 10% contingency)												
Drainage connections and piping												
Pumps, stormwater, and sanitary (assuming 1 pump failure per 5 years)					\$2,370					\$2,610		
Building drain & sanitary pipes, and sump cleaning			\$9,090			\$9,650			\$10,240			\$10,870
Periodic foundation perimeter drain tile camera inspection and cleaning						\$9,650						\$10,870
Periodic major maintenance repair allowance (assuming 1 event per year)	\$16,020	\$16,350	\$16,670	\$17,010	\$17,350	\$17,690	\$18,050	\$18,410	\$18,780	\$19,150	\$19,530	\$19,920
NATURAL GAS												
Natural gas piping system												
Gas supply meter and regulator												
FIRE SAFETY												
Fire alarm system wiring												
Fire alarm panel												
Fire extinguishers; exit signs; smoke detectors; horns; full station; emergency lights & battery pack; sprinkler heads												
Fire sprinkler piping												
Allowance for fire sprinkler pumps and compressor; backflow preventer												
Fire hydrant and connections												
Generator and transfer switch replacement												
Periodic major maintenance repair allowance			\$5,000			\$5,310			\$5,630			\$5,980
CONVEYANCE												
Elevator system update								\$301,220				
Periodic major maintenance repair allowance		\$6,540			\$6,940							
COMMON AMENITIES												
Refurbish laundry room finish												

CASH-FLOW TABLE

Harbourview, 550 Royal Avenue, New Westminster, BC

RAINSIELD ENGINEERS INC.
SITE VISIT DATE: NOVEMBER 30, 2023

Components	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Refurbish washroom												
Refurbish storage rooms & maintenance room												
INTERIOR FINISHES												
Refurbish lobby												
Refurbish corridors												
Replace interior signs and suite door hardware												
Refurbish stairwells												
Refurbish parking garage and service areas												
LANDSCAPING												
Landscape replacement												
Landscape irrigation controller and system upgrades												
Periodic landscape major maintenance allowance			\$8,340			\$8,850			\$9,390			\$9,960
MISCELLANEOUS												
Refresh the garbage room with new ventilation, flooring, and painting												
Waste collection components												
Enterphone system												
Fob access control system												
Security camera system												
Periodic major garbage room and security system maintenance repair allowance		\$5,200			\$5,520			\$5,860			\$6,220	
Depreciation report update			\$8,640			\$9,170			\$9,730			\$10,320
General contingency	\$379	\$948	\$1,061	\$742	\$707	\$1,625	\$3,915	\$23,060	\$1,144	\$888	\$586	\$2,666
SUB-TOTAL	\$19,309	\$48,358	\$54,101	\$37,852	\$36,037	\$82,855	\$199,645	\$1,176,050	\$58,324	\$45,278	\$29,886	\$135,966
GST (5%)	\$965	\$2,418	\$2,705	\$1,893	\$1,802	\$4,143	\$9,982	\$58,802	\$2,916	\$2,264	\$1,494	\$6,798
TOTALS	\$20,274	\$50,776	\$56,806	\$39,745	\$37,838	\$86,997	\$209,627	\$1,234,852	\$61,240	\$47,542	\$31,380	\$142,764

1.0 STANDARD OF CARE

This Report has been prepared in accordance with generally accepted engineering consulting practices in this area. No other warranty, expressed or implied, is made.

2.0 COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report. In order to properly understand the suggestions, recommendations and opinions expressed herein, reference must be made to the whole of the report. We cannot be responsible for use by any party of portions of the report without reference to the whole report.

3.0 BASIS OF THE REPORT

The Report has been prepared for the specific objectives and purpose that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document are only valid to the extent that there has been no material alteration to or variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation.

4.0 USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming the Report, are for the sole benefit of the Client. No other party may use or rely upon the report or any portion thereof without our written consent. The contents of the Report remain our copyright property and we authorise only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of the Report by those parties. Any use which a third party makes of the Report, or any portion of the Report, is the sole responsibility of such third parties. We accept no responsibility for damages suffered by any third party resulting from unauthorised use of the Report.

5.0 INTERPRETATION OF THE REPORT

a. Nature and Exactness of Descriptions: Classification and identification of building envelope assessment and engineering estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature and even comprehensive sampling and testing programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some

conditions. All investigations, or building envelope descriptions, utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarising such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.

- b. Reliance on Provided information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.
- c. To avoid misunderstandings, RainShield Engineers Inc. (RainShield) should be retained to work with the other design professionals to explain relevant engineering findings and to review their plans, drawings, and specifications relative to engineering issues pertaining to consulting services provided by RainShield. Further, RainShield should be retained to provide field reviews during the construction, in order to be consistent with building codes guidelines and generally accepted practices. Where applicable, the field services recommended for the project are the minimum necessary to ascertain that the Contractor's work is being carried out in general conformity with RainShield's recommendations. Any reduction from the level of services normally recommended will result in RainShield providing qualified opinions regarding adequacy of the work.

6.0 ALTERNATE REPORT FORMAT

When RainShield submits both electronic file and hard copies of reports, drawings and other documents and deliverables, the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding.

The Client recognizes and agrees that electronic files submitted by RainShield have been prepared and submitted using specific software and hardware systems. RainShield makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.