



BUILDING CONDITION ASSESSMENT

FOR

WESTPORT

1021 4TH AVE.,
NEW WESTMINSTER

PREPARED FOR:

Canadian Apartment Properties REIT
11 Church Street
Toronto ON M5E 1W1

*Attention: Tonia Kagiannis,
Senior Director, Capital Planning & Administration*

PREPARED BY:

Sense Engineering Ltd.
104 – 788 Copping Street
North Vancouver, BC V7M 3G6

Attention: Ted Denniston, AScT, LEED AP

November 25, 2022

Project No. 22vA094-15



EXECUTIVE SUMMARY

Canadian Apartment Properties REIT retained *Sense Engineering* to prepare this Building Condition Assessment report for Westport at 1021 4th Street, New Westminister to assist in the long-term capital planning for the property.

Westport is a three-storey building with 42 apartment units over a single level open parking garage. Construction of the building was completed circa 1969, based on BC Assessment.

The building has been well maintained over the years.

As per our proposal, our reviews and reporting were only to include the building structure, building envelope, roofs and hard landscape surfaces at the property; so, no life safety, HVAC, plumbing, electrical or general site related components or systems are included.

The Building Components section of this report (see Appendix A) details each reviewed component of the building, listed under a system heading. Under each component, there is a brief description of the element, a section on known history of repairs and renewals (where information was available), a section dedicated to our analysis of existing conditions, and then our recommended repair and renewal projects, including costs and timing.

Recommended projects from the Building Component information are included in Table 1 below. This table summarizes our opinion of budgets for capital projects identified in the report that are above the annual threshold of \$25,000. Expenditures that are expected to be managed as operating expenses are not shown. The budgets assume a prudent level of ongoing maintenance. Dollars are inflated by 3% per year and include contingencies (typically 5 to 15%). Project bonding and permit fees and consulting fees related to evaluations, design, tender and project management services have not been included. GST also has not been included.

Classifications have been provided for each project as follows:

- 1 - Immediate and/or Life Safety Repair
- 2 - Deferred Maintenance Repair
- 3 - Normal Life Cycle Renewal
- 4 - Discretionary Repair or Upgrade

No part of this report should be read in isolation. This report is intended to be read in its entirety, including the scope of work and limitations.

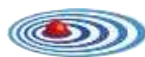


Table 1: Building Expenditures

Inflation Rate (%) = 3.0%
Analysis Timeframe (yrs) = 11

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1. SENSE'S SCOPE OF WORK

Canadian Apartment Properties REIT retained *Sense Engineering* to prepare this Building Condition Assessment report in accordance with our proposal dated July 5, 2022.

The purpose of our report was to provide a general indication of the present physical condition of the visually accessible building structure, building envelope, roofs and hard landscape surfaces at the property. As per our proposal, we were to record deficiencies and conditions which would likely require capital expenditures greater than \$25,000 per year within the next 11 years. Expenditures associated with normal operations, routine maintenance, or where costs are less than \$25,000, are not included as they are expected to be covered by operating budgets. We were not to review or report on the life safety, HVAC, plumbing, electrical or general site related components or systems.

Our review was intended to identify conditions resulting from past and current use of the property. Should change of use, renovations or additions be anticipated, additional evaluations may be required. Our review was not intended to compare against past or current (retroactive or not) codes, by-laws, regulations, or similar; unless information is provided, we also have not checked for, or the status of, outstanding building or occupancy permits, work orders, citations, or similar; we assume that the property is generally compliant; while we did not specifically check statutory requirements that applied at the time of construction, or that may retroactively apply now, our review may have identified some potential compliance and/or design concerns and the identification of these concerns should not be taken to mean that an exhaustive review has been completed.

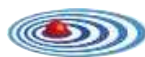
Concealed deficiencies and design flaws, and identification of environmental issues, are specifically excluded from our mandate. Our scope of review should not be considered exhaustive or be considered to eliminate all risks associated with owning this property. Only conditions seen during our review of sample areas can be said to have been appraised, and our general comments on the components and systems are assumptions based upon extrapolations.

Our interviews with building personnel attempt to uncover concerns with the building components being reviewed. However, we cannot attest to the integrity of the information provided, nor can we attest to the accuracy or completeness of the information or data provided for our review and incorporation into our report.

Repair and replacement costs are based on past and current uses and layouts. Opinions of costs are determined based on our past experience with similar projects and should be considered as preliminary budgets only.

This Building Condition Assessment report is intended to be a useful tool in supporting your ongoing planning for capital needs related to the property. As part of this, we were to:

- complete a top-to-bottom review of the building structure, exterior wall, roof and hard landscaping components so that you can prioritize the various capital projects competing for funds;
- provide a plan that is neither too conservative nor too aggressive, but is rather based on most probable and reasonable scenarios, based on your specific ownership / management strategy, when this is communicated to us;
- provide various repair / replacement options and strategies, wherever possible, rather than just presenting default (and often most conservative) solutions; and
- capture expenditures exceeding an annual threshold cost of \$25,000, over the next 11-year period.



In preparing this report, we have:

- Reviewed the information provided (see Section 2 below) to assist in understanding the:
 - general construction of the building;
 - type and level of maintenance and repairs carried out in the past and planned for the future; and
 - nature and extent of any problem conditions.
- Completed a sample review of the building structure and exterior wall components, where visually accessible, to check existing conditions on November 9, 2022. Specifically, we:
 - reviewed balconies, parking garage, exteriors walls, windows, exterior doors, roofs and hard landscaping surfaces. Our observations were made from the ground, accessible roofs, apartment units (see below), and common and service areas; and
 - gained access to apartment Units 105, 211 and 304.

Ted Denniston, ASCT, LEED AP reviewed the site and prepared this report on behalf of *Sense Engineering*. Brennan Vollering, M.A.Sc, P.Eng, LEED AP, reviewed this report.

This report is subject to the Limitations forming Appendix B.

2. INFORMATION PROVIDED

Information was provided from the following sources, which in part form the basis of our report.

2.1 Questionnaire

There was no response to our property information and performance history questionnaire.

2.2 Drawings

No drawings were available.

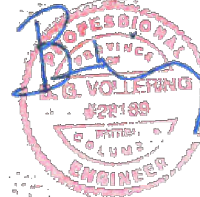
Should you have any questions regarding this report, please feel free to contact us.

Yours Truly,
Sense Engineering



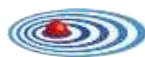
Ted Denniston, ASCT, LEED AP
Project Manager (778) 869-3035

Permit to Practice No.1002213



2022-11-28

Brennan Vollering, M.A.Sc, P.Eng, LEED AP
Project Principal (604) 365-3664



APPENDIX A – BUILDING COMPONENTS

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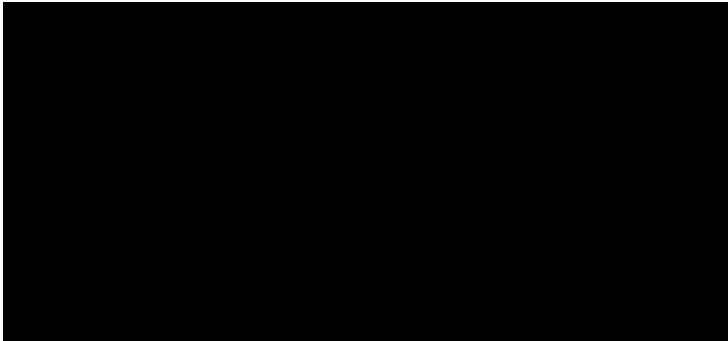
1. STRUCTURE 2

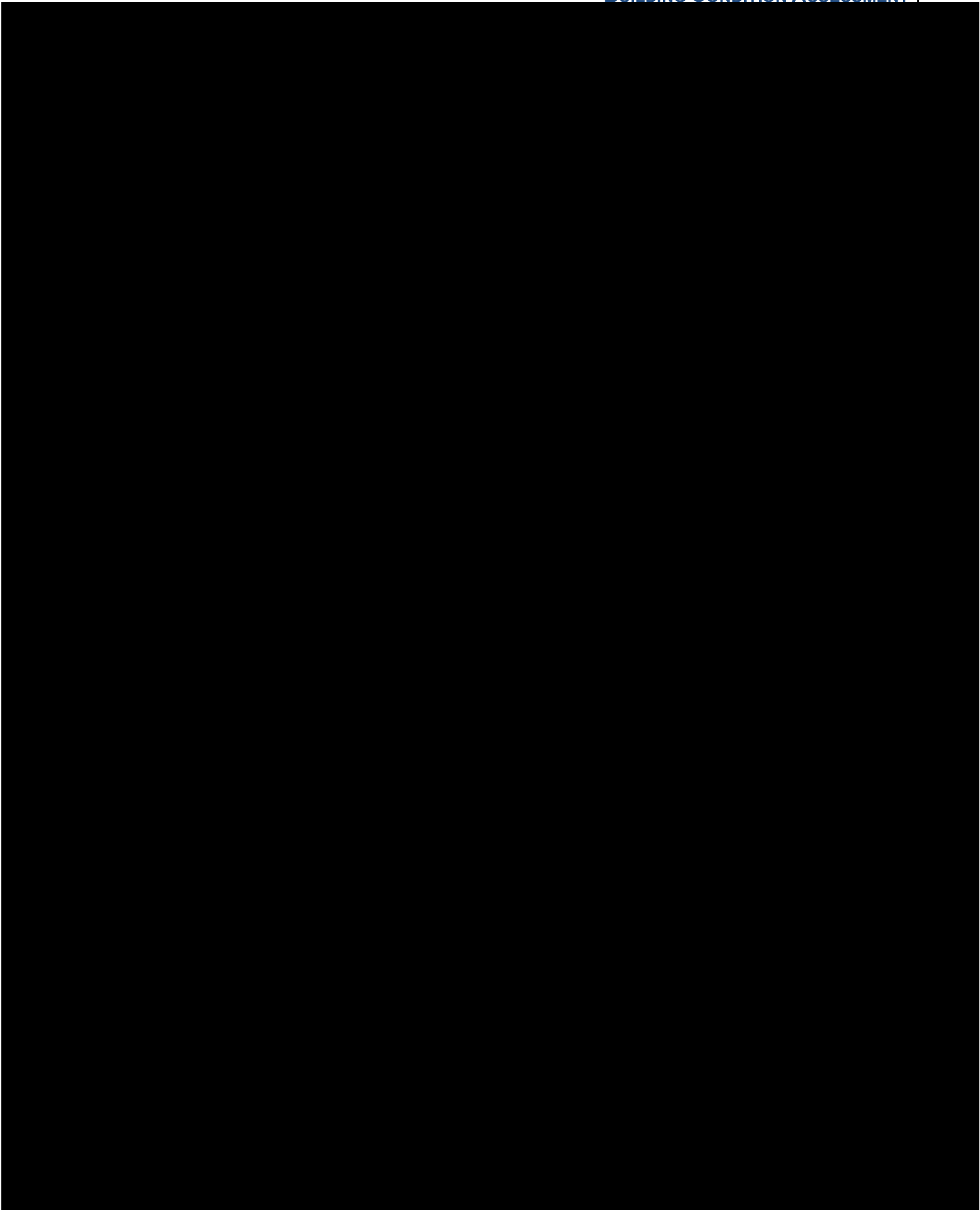
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1. STRUCTURE

1.2 BALCONIES

BRIEF DESCRIPTION:

There are balconies on all elevations of the building.

The 2nd and 3rd floor balconies are wood-framed formed by extensions of the floor joists and supported by the exterior walls. There are also wood support posts at the outer corners of the balconies at the four corners of the building. The top surface of the balconies is protected by a vinyl sheet waterproofing. There is painted wood fascia at the balcony edges and the undersides have painted wood siding. There are vinyl clad wood-frame guard walls at the perimeter of the balconies.

The 1st floor balconies/patios are formed by the concrete garage roof slab. The surface of the concrete is either painted or unfinished. There are either precast unit or vinyl clad wood-framed guard walls at the perimeter of the balconies/patios.

There are vinyl clad wood-framed dividers between adjacent balconies.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

Date(s)	Replace balcony waterproofing, based on our observations on site.
Unknown:	
Date(s)	Replaced some balcony fascia, based on our observations on site.
Unknown:	

PRESENT CONDITIONS AND RECOMMENDATIONS:

The soffits of the eight corner balconies at the 2nd and 3rd floor had been removed at the time of our visit exposing the underside of the wood support framing. Some the wood framing was rotted. The corner posts are not properly aligned above and below each other, they do not have proper bearing support at the top and bottom and one of the posts has been removed at the north-east corner of the building.



Photo 2: Typical balcony.



Photo 3: Balcony structure.



Photo 4: Typical 1st floor balcony/patio guard; note three locations of exposed reinforcing steel within the red oval.



We were not provided any information regarding the balconies where soffits had been removed other than once wood rot was found, the balconies were further investigated as to the extent of required repairs. We understand that, as a result of this investigation, reportedly it has been determined that the corner posts are not required to support the balconies. This should be confirmed by a structural engineer and shored in place until confirmed. Pending further information, we have included a placeholder budget to repair the corner balconies, including new waterproofing and new soffits. We have assumed that perforated soffit panels will be installed to allow adequate ventilation of the concealed framing below the waterproofing.

The remaining balconies and guards appeared to be in fair to good condition.

It is imperative that the balcony waterproofing at the wood-framed balconies remain watertight to prevent the wood structure below from deteriorating. The waterproofing should be replaced well before it loses its effectiveness. If structural damage to the wood framing has occurred, this can significantly increase the cost of repairs. There is no venting installed at the underside of the balconies, so any moisture in the concealed soffit space below the waterproofing will not dry out resulting in damages to the wood support framing and decking. Perforated soffit panels should be installed to replace the board materials which would provide the best means of ventilation. Pending a further evaluation and complete accounting of the condition of all balconies, we have budgeted for phased replacement of the waterproofing, partitions and soffits.

The top surface of the concrete 1st floor balconies/patios is deteriorated at some locations with concrete spalls and exposed steel reinforcing. Only some of the balconies/patios have been painted. These balconies/patios should be waterproofed to protect the concrete and prevent water from leaking into the garage below. The precast unit guards are climbable resulting in a risk to the Owner where there is a potential significant fall opposite the guards, which is at several of the 1st floor balconies/patios. We have budgeted for local concrete repairs and waterproofing of the 1st floor balconies/patios, including replacement of guards where there is a potential significant fall.

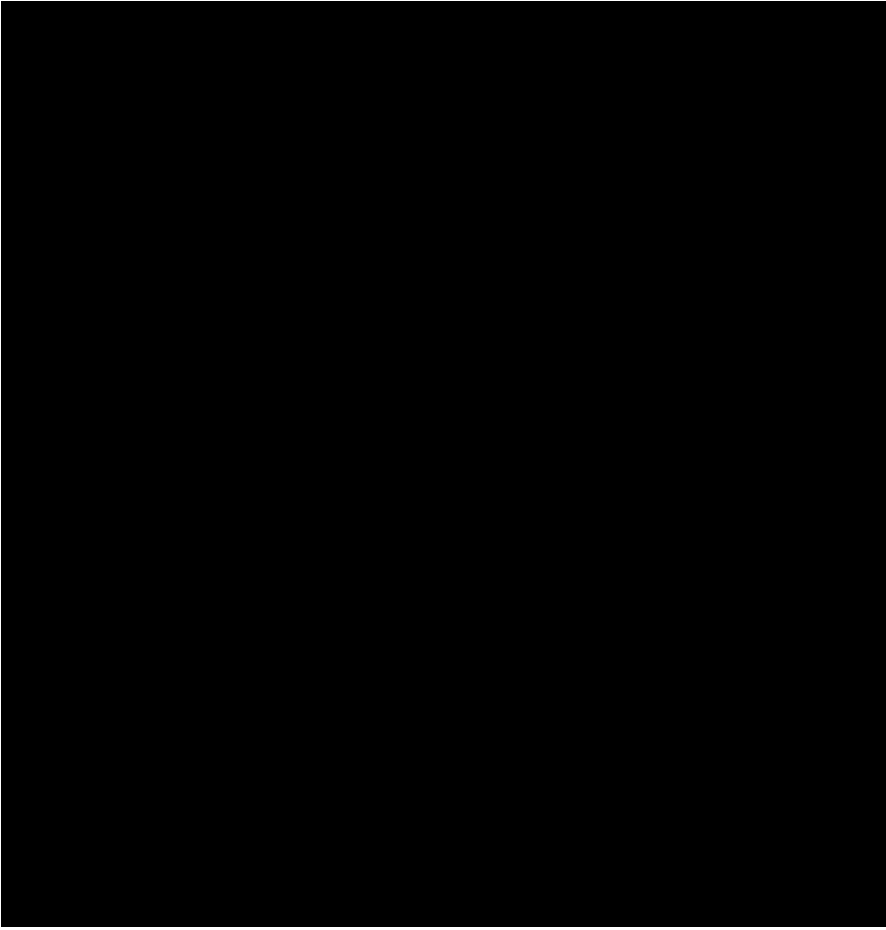
The vinyl clad balcony guard walls appeared to be in fair to good condition where checked, with some locations requiring local repairs. We assume that local repairs will be carried out as maintenance and/or as part of other repair projects.



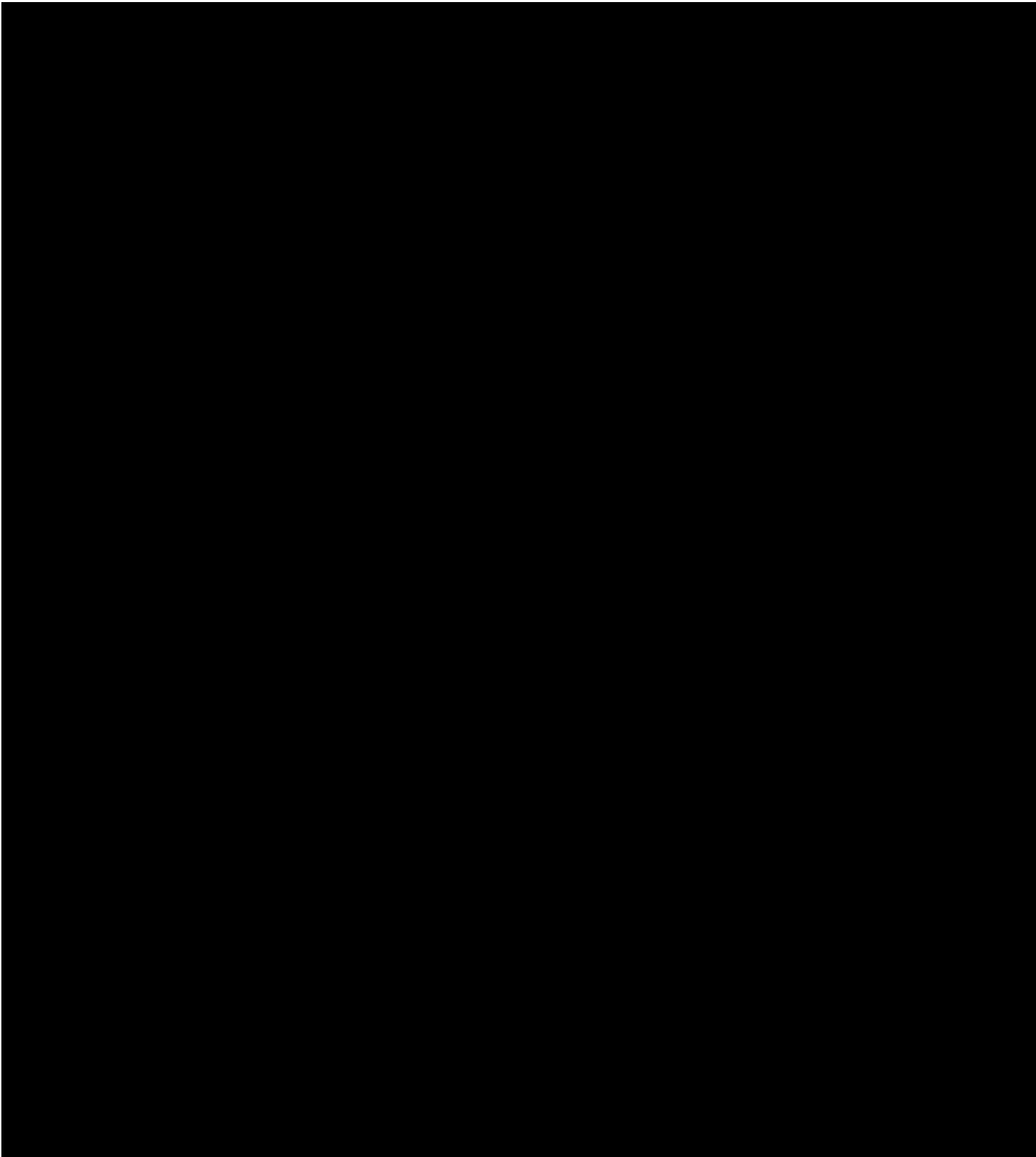
CAPITAL PROJECTS:

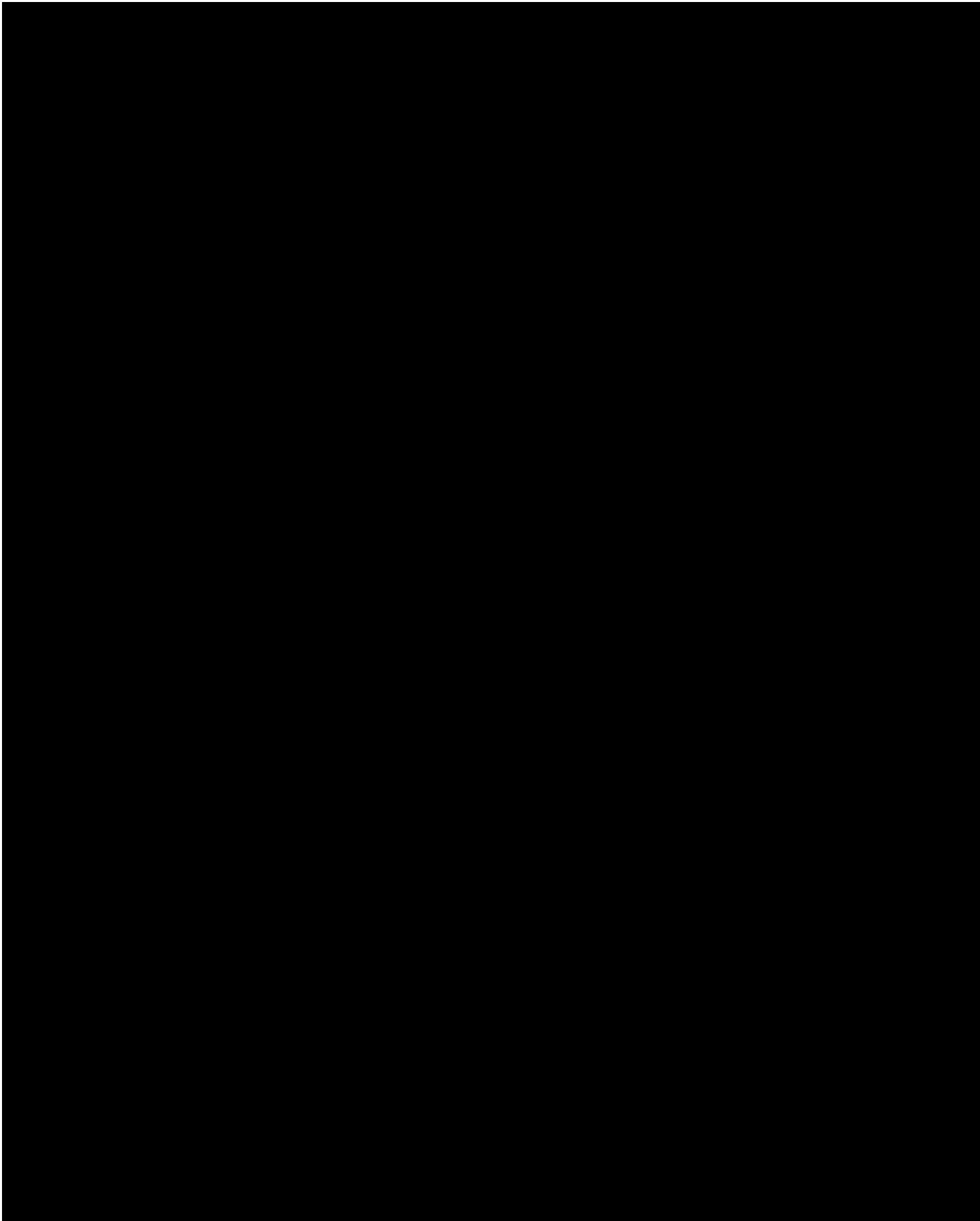
Description	Classification	Present Cost	Timing (Year)	Cycle (Years)
Repair and Re-waterproof Corner Balconies	3	\$150,000	2023	N/A
Re-waterproof Non-Corner Balconies, including Replacement of Partitions and Soffits (Phase 1)	3	\$140,000	2027	20
Re-waterproof Non-Corner Balconies, including Replacement of Partitions and Soffits (Phase 2)	3	\$140,000	2032	20
Waterproof 1 st Floor Balconies/Patios and Replace Guards	1	\$140,000	2023	20

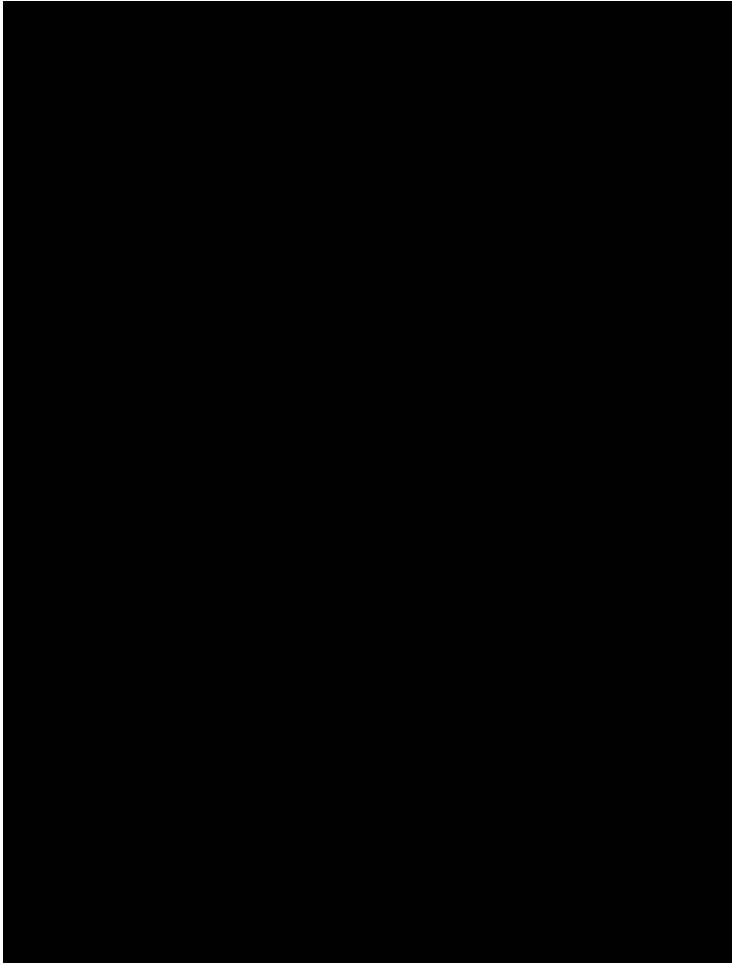


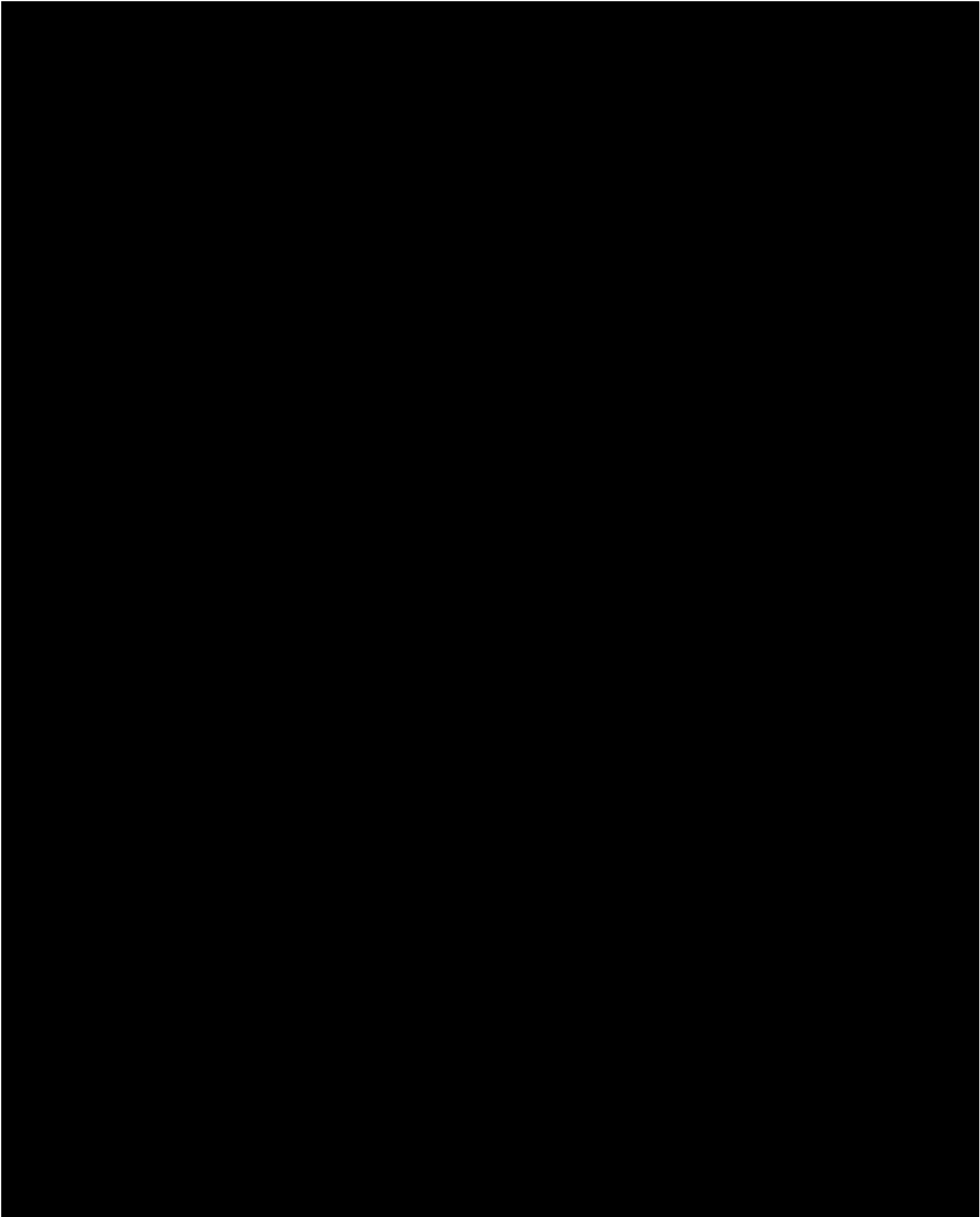


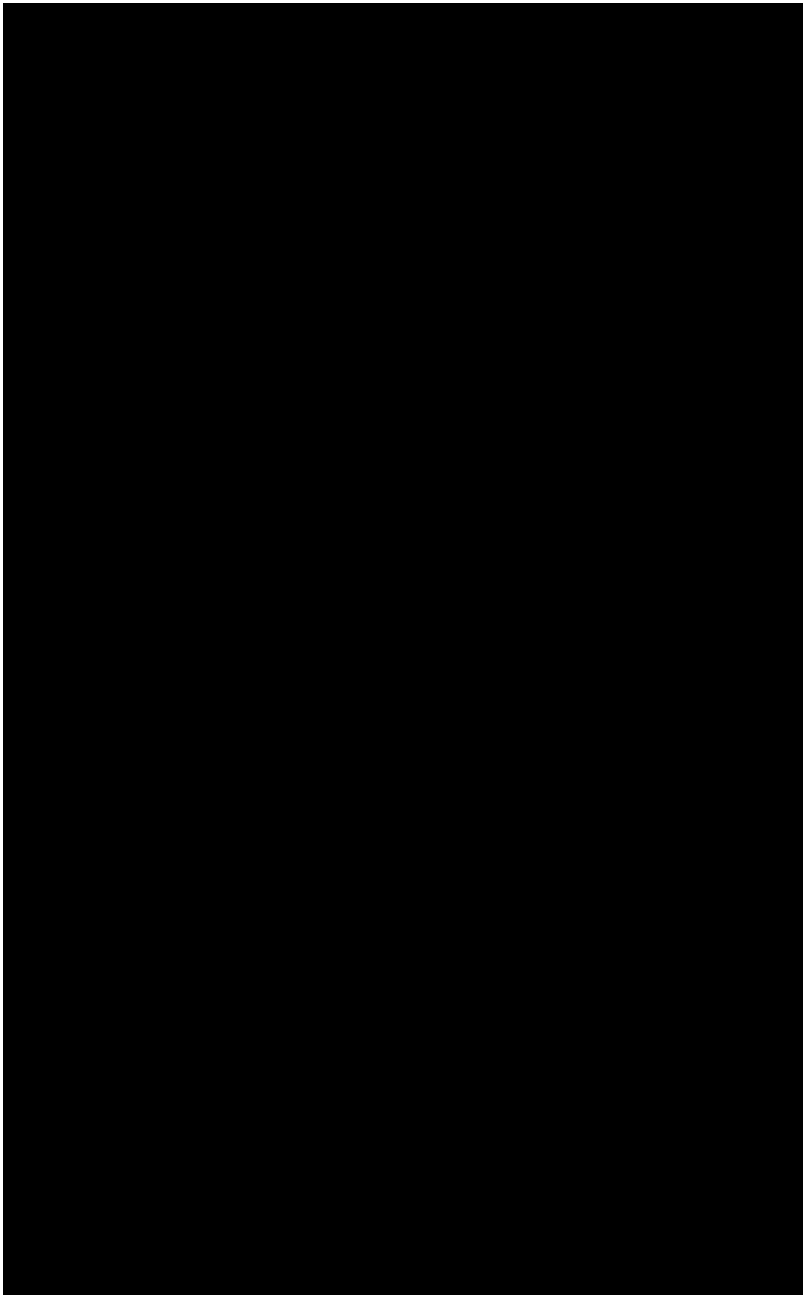


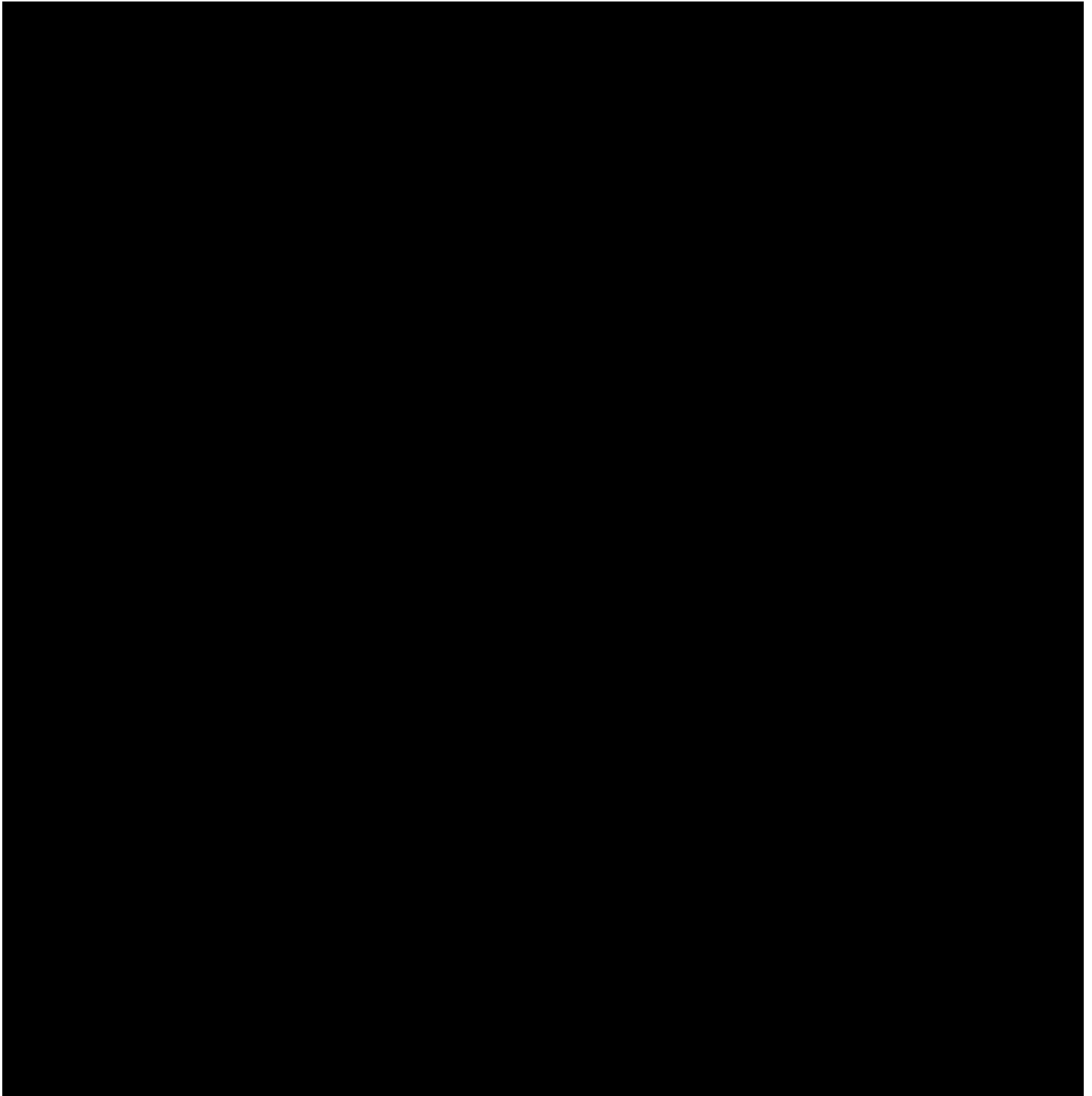












APPENDIX B – LIMITATIONS

No party other than the Client (*Canadian Apartment Properties REIT*) shall rely on the Consultant's work without the express written consent of the Consultant (*Sense Engineering Ltd.*). The scope of work and related responsibilities are defined in the Consultant's proposal and Conditions of Assignment. Any use which a third party makes of this work, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Decisions made or actions taken as a result of our work shall be the responsibility of the parties directly involved in the decisions or actions. Any third party user of this report specifically denies any right to any claims, whether in contract, tort and/or any other cause of action in law, against the Consultant (including Sub-Consultants, their officers, agents and employees).

The work reflects the Consultant's best judgement in light of the information reviewed by them at the time of preparation. Unless otherwise agreed in writing by the Consultant, it shall not be used to express or imply warranty as to the fitness of the property for a particular purpose. This is not a certification of compliance with past or present regulations. No portion of this report may be used as a separate entity; it is written to be read in its entirety.

This work does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. No physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing, but not recorded, were not apparent given the level of study undertaken. Only conditions actually seen during examination of representative samples can be said to have been appraised and comments on the balance of the conditions are assumptions based upon extrapolation. We can perform further investigation on items of concern, if so directed.

Only the specific information identified has been reviewed. The Consultant is not obligated to identify mistakes or insufficiencies in the information obtained from the various sources or to verify the accuracy of the information.

The Consultant was not to investigate or provide advice, and is not investigating or providing advice, about pollutants, contaminants, hazardous materials or communicable diseases/viruses.

The Client and other users of this report expressly deny any right to any claim, including personal injury claims, which may arise out of pollutants, contaminants or hazardous materials, including but not limited to asbestos, mould, mildew or other fungus.

Budget figures are our opinion of a probable current dollar value of the work and are provided for approximate budget purposes only. Accurate figures can only be obtained by establishing a scope of work and receiving quotes from suitable contractors.

Time frames given for undertaking work represent our opinion of when to budget for the work. Failure of the item, or the optimum repair/replacement process, may vary from our estimate.

The liability of Sense Engineering is limited to the Client in Contract and Tort to the extent and time period identified in our proposal. The Client expressly agrees that the individuals engaged by the Consultant shall have no personal liability to the Client in respect of a claim, whether in contract, tort and/or any other cause of action in law. The Client expressly agrees that it will bring no proceedings and take no action in any court of law against any of the individuals in their personal capacity.

