



BUILDING CONDITION ASSESSMENT

FOR

CARLTON PARK GARDENS

10851 / 10871 / 10891 / 10951 / 10971 /
10991 MORTFIELD ROAD, RICHMOND

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

October 24, 2022

Project No. 22vA094-5

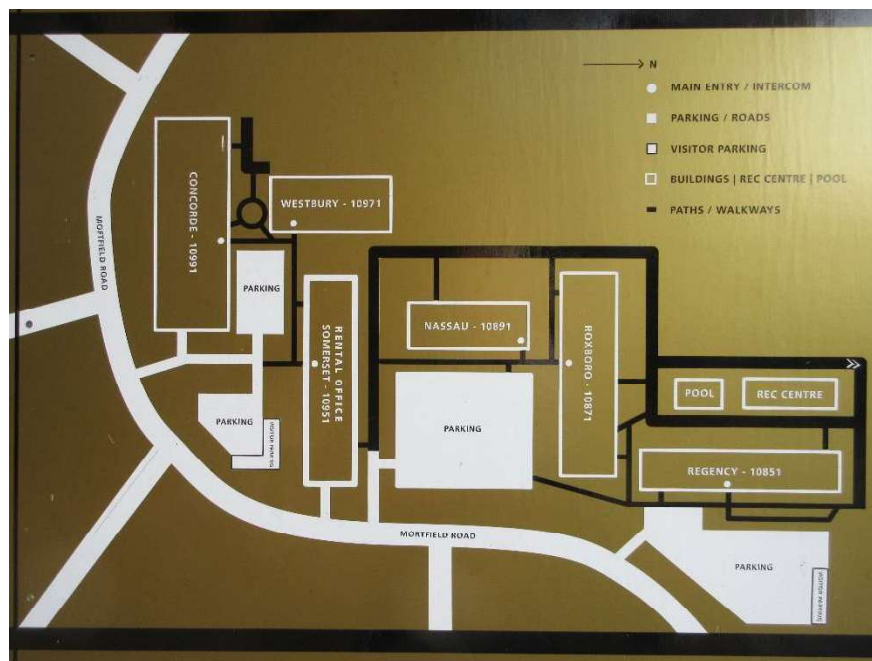


EXECUTIVE SUMMARY

Canadian Apartment Properties REIT retained *Sense Engineering* to prepare this Building Condition Assessment report for Carlton Park Gardens at 10851 / 10871 / 10891 / 10951 / 10971 / 10991 Mortfield Road, Richmond to assist in the long-term capital planning for the property.

Carlton Park Gardens consists of:

- Regency at 10851 Mortfield Road: three storey building with 44 apartment units
- Roxboro at 10871 Mortfield Road: three storey building with 41 apartment units
- Nassau at 10891 Mortfield Road: three storey building with 24 apartment units
- Somerset at 10951 Mortfield Road: three storey building plus ground level under building parking with 43 apartment units
- Westbury at 10971 Mortfield Road: three storey building with 21 apartment units
- Concorde at 10991 Mortfield Road: three storey building plus ground level under building parking with 45 apartment units



Complex layout

Construction of the complex was reported to have been completed circa 1971/1972, based on the Architectural Drawings.

The buildings have 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 buildings, 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 per building. 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

Item No. Component	Project Description	Class	Present Cost	Occurrences	Cycle	Projected Expenditures 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
1 STRUCTURE																
2 BUILDING ENVELOPE																
2.1 Exterior Walls	Replace Cladding and Windows at the Recreation Centre	3	\$270,000	2024	40	\$278,100										
2.2 Windows and Exterior Doors	Replace Windows and Balcony/Patio Doors	3	\$30,000	2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033	1	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778	\$35,822	\$36,896	\$38,003	\$39,143	\$40,317	
2.3 Roofs																
	Replace Roofs at the Regency Building	3	\$305,000	2025	20			\$323,575								
3 SITE																
Total:																



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- C Limitations



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.

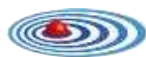
Concealed deficiencies and design flaws, and identification of environmental issues, are specifically excluded from our mandate. Our scope of review should not be considered exhaustive or be considered to eliminate all risks associated with owning this property. Only conditions seen during our review 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. See Appendix B for the Owner's Questionnaire Completed on Site.

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 per building, 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 buildings;
 - 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 October 17, 2022. Specifically, we:
 - reviewed balconies, parking garages, 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 Regency Units 206 and 211, Roxboro Units 110 and 113, Nassau Unit 308, Somerset Units 101 and 107, Westbury Unit 104 and Concorde Units 106 and 206.

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

This report is subject to the Limitations forming Appendix C.

2. INFORMATION PROVIDED

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

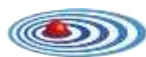
2.1 Questionnaire

We completed a property information and performance history questionnaire with Anna Gorbenko (Associate Property Manager) and Gordana Tenji (Property Specialist) while on site.

2.2 Drawings

The following drawings were provided:

- Architectural Drawings (partial set) prepared by Thompson Berwick Pratt + Partners, dated April 30, 1970; and
- Drawings for exterior restoration prepared by Construction Control Inc., dated 12/07/13.



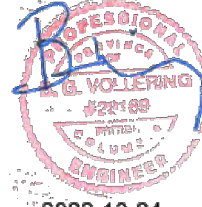
Should you have any questions regarding this report, please feel free to contact us.

Yours Truly,
Sense Engineering



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

Permit to Practice No. 1002213



2022-10-24
Brennan Vollerling, M.A.Sc, P.Eng, LEED AP
Project Principal (604) 365-3664

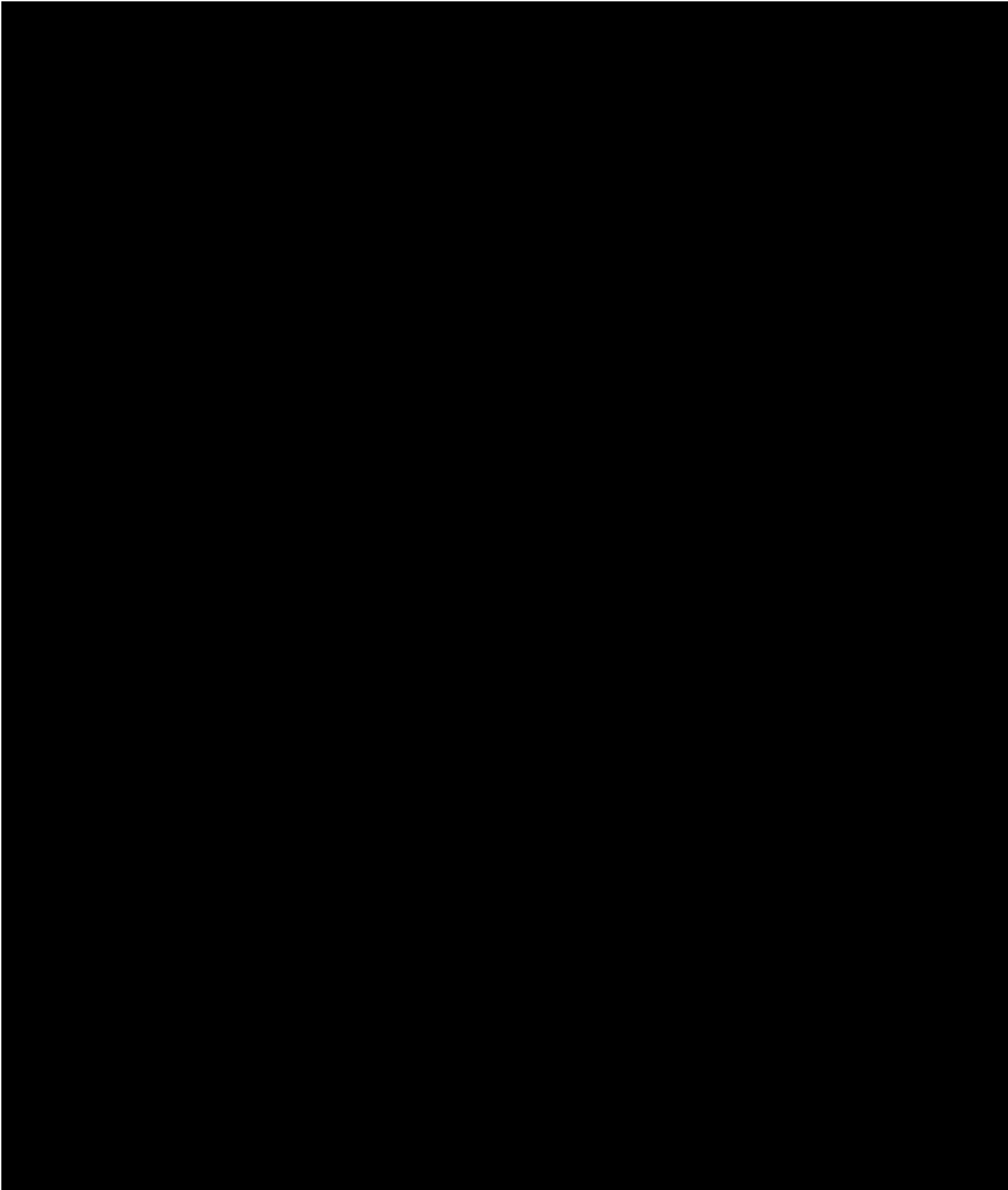


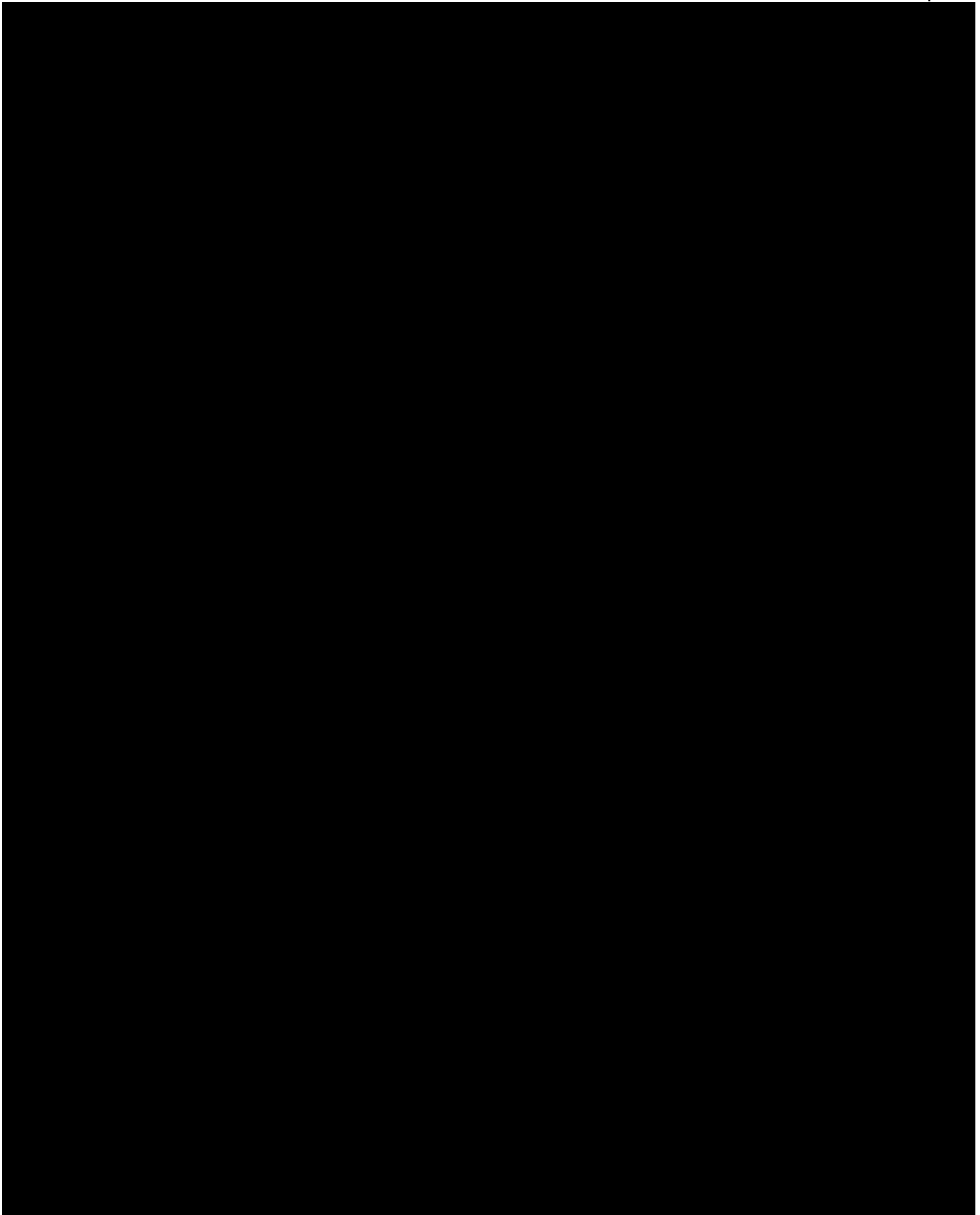
APPENDIX A – BUILDING COMPONENTS

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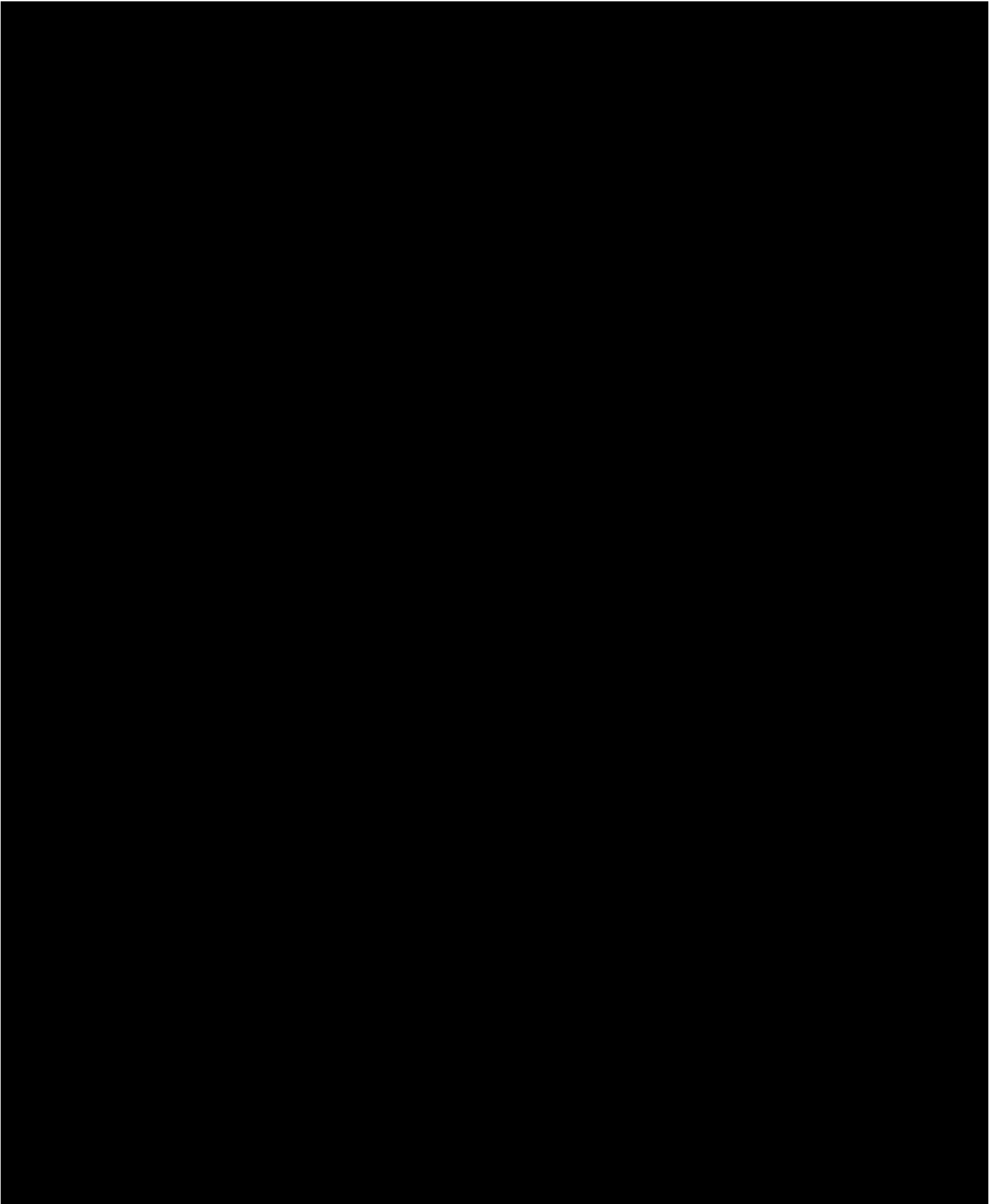
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2. BUILDING ENVELOPE

2.1 EXTERIOR WALLS

BRIEF DESCRIPTION:

The exterior walls typically consist of stucco with some accent areas of masonry. According to the Architectural Drawings and other documents provided, the exterior walls are constructed as follows (from exterior-to-interior):

Stucco Walls

- ¾" cement stucco;
- sheathing paper;
- ⅜" sheathing;
- 2x4 wood stud framing;
- batt insulation between the studs;
- vapour retarder; and
- ⅝" gypsum wallboard.

Masonry Walls

- Brick veneer;
- 1½" air space;
- sheathing paper;
- ⅜" sheathing;
- 2x4 wood stud framing;
- batt insulation between the studs;
- vapour retarder; and
- ⅝" gypsum wallboard.

The recreation centre exterior walls are clad with painted wood siding.

There are a few locations where the cladding has been replaced with fibre cement siding, including at some of the small canopies over the entrances to the buildings.

The exterior walls are designed as a concealed-barrier system, meaning that any incidental water that passes through or around the cladding has no ability to drain. The exterior of these walls is intended to be watertight to perform satisfactorily.

The joints at the perimeter of windows and doors, and between changes in cladding types, are typically sealed with caulking material.

There are metal framed glass canopies mounted to the exterior walls over some entrances.



Photo 7: Typical exterior walls.



Photo 8: Wood siding at the recreation centre.

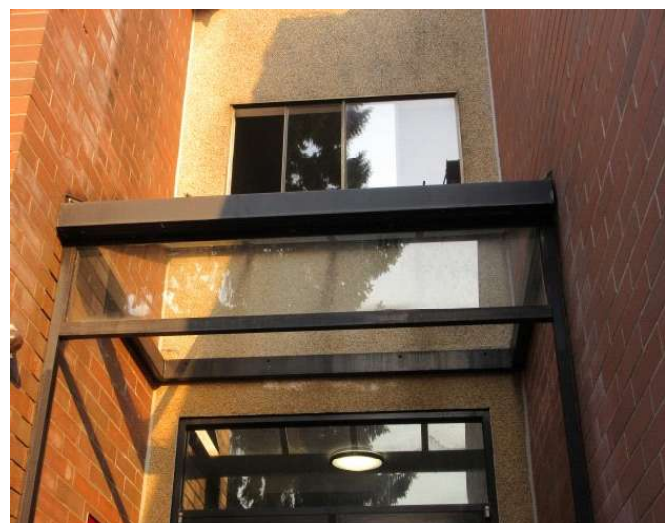


Photo 9: Typical metal framed glass canopy of a front entrance.



MAINTENANCE, REPAIR AND RENEWAL HISTORY:

No significant capital projects were reported to have been completed in relation to the exterior walls.

PRESENT CONDITIONS AND RECOMMENDATIONS:

We were not made aware of any active leakage through the exterior walls.

Local repairs have been carried out to the exterior walls, including local repairs to the stucco and masonry, local replacement of sealant materials and local replacement of some cladding.

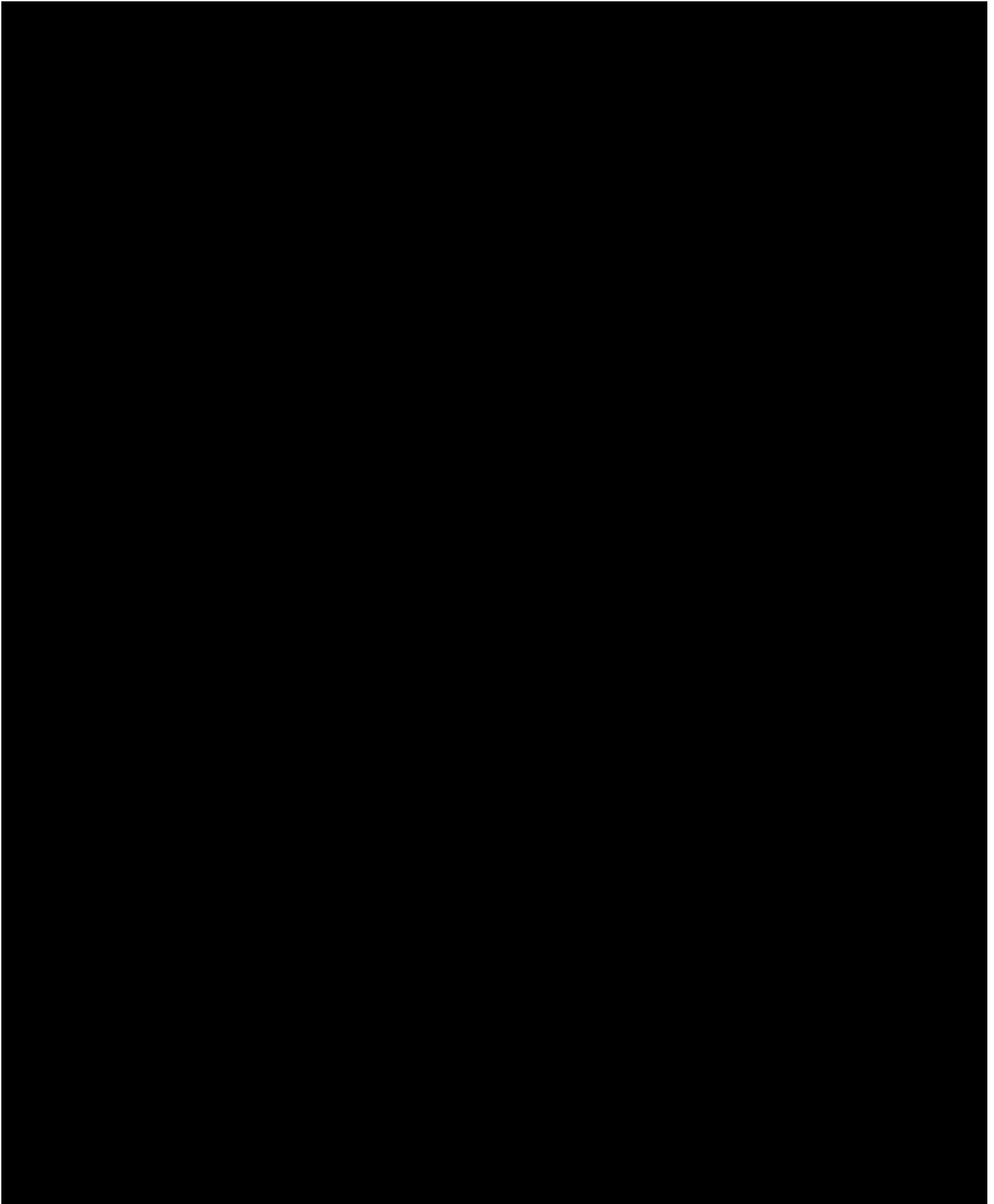
The wood siding at the recreation centre is rotted and there are likely concealed damages. We have budgeted for replacement of the siding and windows.

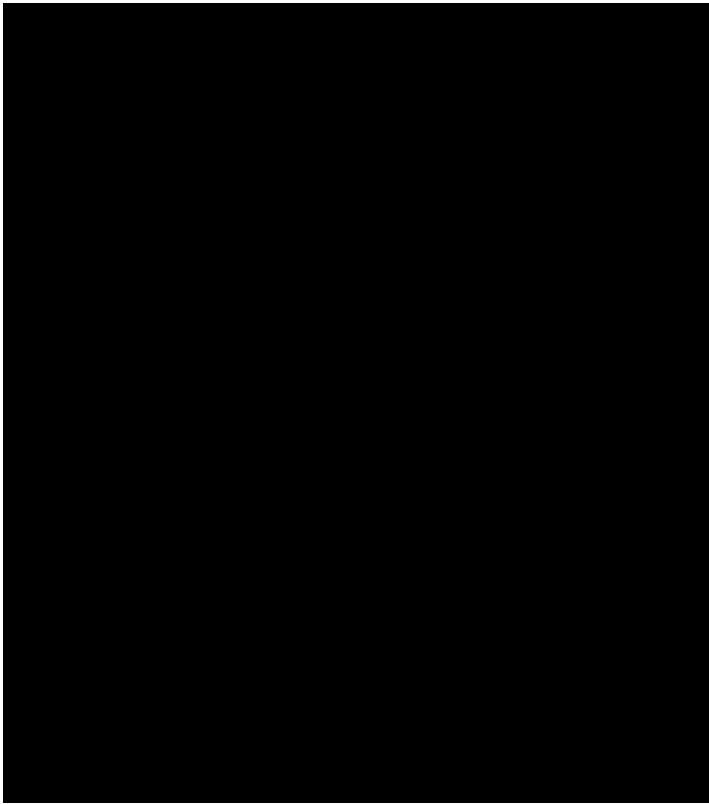
Other than the above, the exterior walls generally appeared to be performing well given their age, possibly due to the protection provided by the mansard roofs typically installed at the top of the exterior walls (see the *Roofs* section of this report for further discussion related to the mansard roofs). We assume that any local repairs to the exterior walls to address leaks, including local replacement of small areas of cladding can be carried out at costs below the report threshold throughout the report term.

CAPITAL PROJECTS:

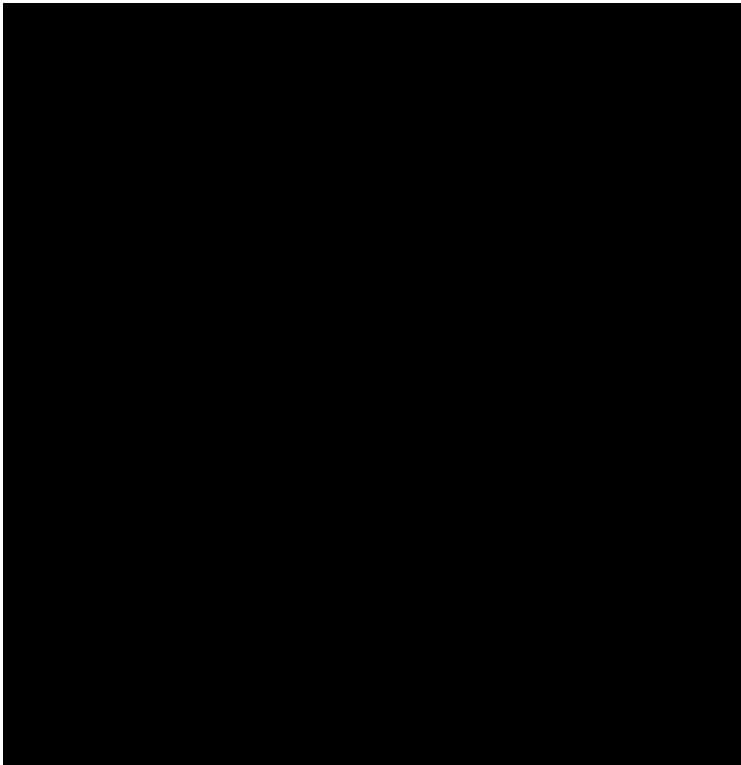
Description	Classification	Present Cost	Timing (Year)	Cycle (Years)
Replace Cladding and Windows at the Recreation Centre	3	\$270,000	2024	40







■ We have budgeted to replace the windows at the recreation centre as part of replacing the exterior siding (see the *Exterior Walls* section of this report for further discussion and budget).



2. BUILDING ENVELOPE

2.3 ROOFS

BRIEF DESCRIPTION:

Roofs at the buildings include:

- *Regency*: Elevator penthouse and main roofs protected by exposed modified bitumen waterproofing ~20 years old.



Photo 13: Typical older modified bitumen roofing with blisters, ridges and cracked waterproofing.



Photo 14: Typical original roof with extensive vegetation.



Photo 15: Typical mansard roof with vegetation growth.



The membrane flashings at the perimeter of the roofs are covered with sheet metal flashing.

Internal area drains provide drainage at the main roofs. The elevator penthouse roofs have scupper drains and downspouts which drain onto the lower main roofs.

There are wood roof access hatches with a metal cover at each main roof excluding the recreation centre. An exterior ladder is required to access the recreation centre roof.

There are mansard roofs at the perimeter of the main roofs. The mansard roofs are protected by concrete tiles. According to the Architectural Drawings the mansard roofs consist of:

- concrete tiles (originally cedar siding);
- building paper;
- $\frac{3}{8}$ " plywood;
- 2x4 framing; and
- vented wood soffits.

MAINTENANCE, REPAIR AND RENEWAL HISTORY:

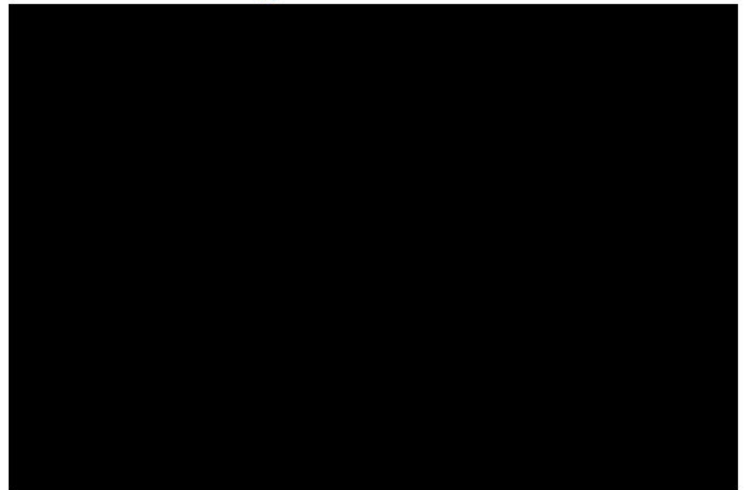
~2002: Replaced the elevator penthouse and main roofs at the Regency building, based on our observations on site.

PRESENT CONDITIONS AND RECOMMENDATIONS:

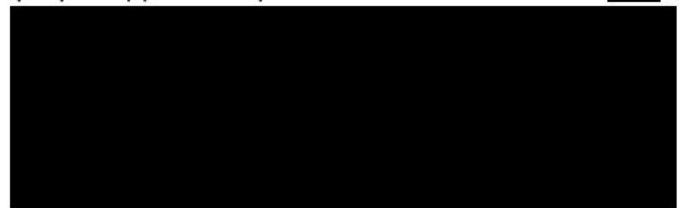
There have been localized issues with water leakage at the roofs resulting in local repairs.



Photo 16: Typical roof access hatch.



There are extensive blisters, ridges and cracks in the older modified bitumen roofs. There are also areas where water ponds and vegetation growth. Exposed modified bitumen roofs in the Lower Mainland climate tend to have a serviceable life of 20 years before they need to be replaced. This life expectancy assumes that proper materials were installed at the time of construction and proper application procedures were followed.



We assume that the small canopy roofs can be maintained and replaced as required at costs below the report threshold.



We assume that local repairs to the roofs will be carried out as needed funded out of operating budgets.

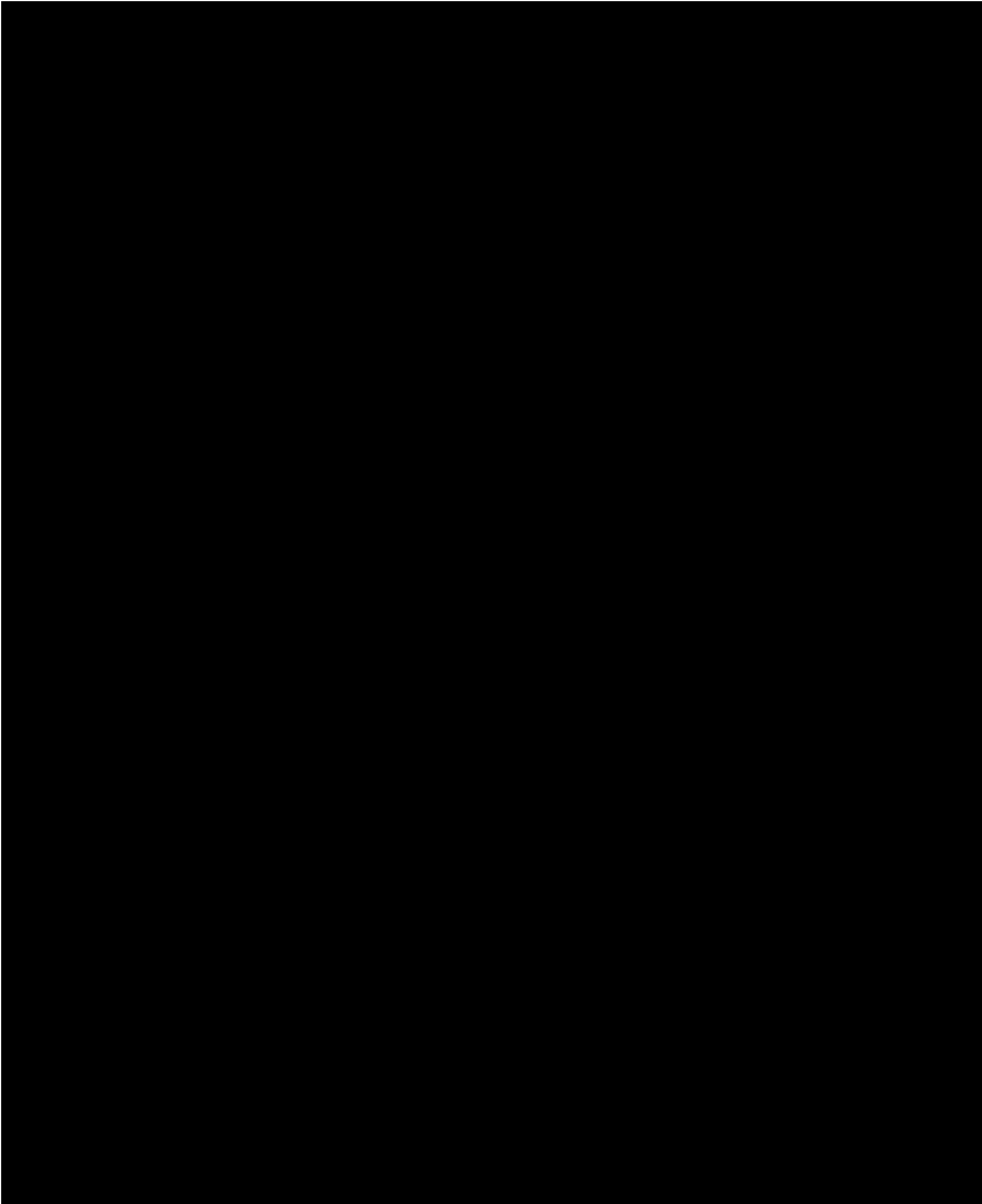
The roof hatches are not hinged, they are heavy, difficult to open and close and should be replaced when the roofs are replaced.

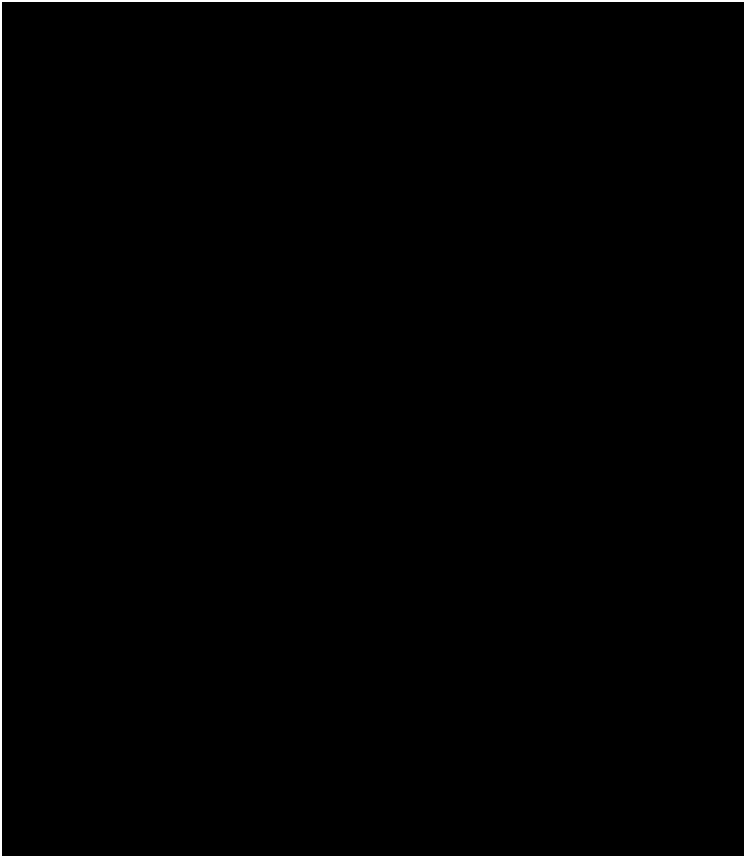
The mansard roofs generally appeared to be in fair to good condition. The concrete tiles are cracked and broken at a few locations and there is some vegetation growth at the north elevations. We expect that the mansard roofs can be maintained beyond the report term.

CAPITAL PROJECTS:

Description	Classification	Present Cost	Timing (Year)	Cycle (Years)
Replace Roofs at the Regency Building	3	\$305,000	2025	20







BUILDING CONDITION ASSESSMENT QUESTIONNAIRE (COMPLETED ON SITE)

SENSE ENGINEERING'S **TED DENNISTON**
CONTACT AND FIELD
REVIEWER

SCHEDULED SITE REVIEW **OCTOBER 17, 2022 AT 10:00 AM** **PROJECT NO.: 22VA094-5**
DATE/TIME

QUESTIONNAIRE RESPONSES **ANNA GORBENKO, CAPREIT,** **YEARS AT BUILDINGS:**
BY: **ASSOCIATE PROPERTY MANAGER** **ANNA: 2 YEARS**
 GORDANA TENJI, CAPREIT, **GORDANA: 2 YEARS**
 PROPERTY SPECIALIST

BUILDING DRAWINGS: **ARCHITECTURAL: LIMITED PAPER SITE** **STRUCTURAL: LIMITED PAPER ON**
 SITE

BUILDING NAME:	CARLTON PARK GARDENS	
BUILDING ADDRESS(ES):	10851 / 10871 / 10891 / 10951 / 10971 / 10991 MORTFIELD ROAD, RICHMOND	
DATE CONSTRUCTED:	10851 MORTFIELD: 1970/1971 10871 MORTFIELD: 1970/1971 10891 MORTFIELD: 1970/1971 10951 MORTFIELD: 1970/1971 10971 MORTFIELD: 1970/1971 10991 MORTFIELD: 1970/1971	# OF BUILDINGS: 6
# OF FLOORS:	10851 MORTFIELD: 3 10871 MORTFIELD: 3 10891 MORTFIELD: 3 10951 MORTFIELD: 3 + GR LEVEL PARKING 10971 MORTFIELD: 3 10991 MORTFIELD: 3 + GR LEVEL PARKING	# OF UNITS: 10851 MORTFIELD: 44 10871 MORTFIELD: 41 10891 MORTFIELD: 24 10951 MORTFIELD: 43 10971 MORTFIELD: 21 10991 MORTFIELD: 45
# OF GARAGE LEVELS:	SEE ABOVE	ROOF ANCHORS: NONE
ANY CRAWL SPACES?	NONE	ANY FOUNDATION SUPPORT PILES, OR SIMILAR? NOT AWARE OF ANY
ANY EXTERIOR MEANS OF EGRESS AND THE BUILDING IS OVER 3 STOREYS HIGH?	NONE	

Structural deterioration or inadequacies? Not aware of any

Exterior wall leaks? No current leaks

Window leaks? No current leaks

Exterior door leaks? No current leaks

Roof leaks? No current leaks

History of Past Repairs:

Balconies:	~2010: Rebuilt balconies, including new waterproofing and railings
Balcony Guards:	See above
Parking Garage:	Roof slabs: None Foundation Walls: None Slabs-On-Grade: None
Exterior Walls:	Local repairs
Windows:	Replace windows at 1 to 2 units each year, including some patio and balcony doors
Exterior Doors:	Entrance Doors: None Balcony/Patio Doors: See above Garage Doors: None
Roofs:	Flat Roofs: Roofs of varying ages Mansard Roofs: Replaced many years ago



APPENDIX C – 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.

