

## The Impala

### Condition Assessment Report

8735 Selkirk Street  
Vancouver, BC

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RJC No. VAN.040210.0020



Prepared for:

Hollyburn Group of Companies  
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## 1.0 INTRODUCTION

Read Jones Christoffersen Ltd. (RJC) was engaged by Mr. Paul Sander of Hollyburn Group of Companies (Hollyburn) to undertake a review of the Impala Apartment Building located at 8735 Selkirk Street in Vancouver, BC.

## 2.0 SITE REVIEW

RJC, conducted a site review on January 5, 2021. The resident manager and a representative of Hollyburn accompanied us during our review. Information available to us as part Hollyburn's capital management program was also available to us.

The review consisted of common areas, service rooms, the main roof, and the building exterior viewed from ground level, and one suite on the 3<sup>rd</sup> floor.

## 3.0 BUILDING DRAWINGS

No drawings for this building are available in RJC's archives.

## 4.0 BUILDING DESCRIPTION

### 4.1 General

The following information was obtained during our site review, either through direct observation or through information provided verbally by the existing building operator/owner.

- Constructed circa 1959.
- Three storeys containing 22 units.
- No Elevator.
- Wood frame structure.
- Exterior walls consist of



**Figure 1 - Overview of building**

- Wood siding and newer vinyl framed double glazed windows on the East Elevation
- Painted stucco and single glazed windows the other 3 elevations.

### 4.2 Structural

- .1 No drawings were available to review. Perimeter concrete foundation walls were observed and we would expect a building in this neighbourhood of its size and vintage to be founded on concrete spread and strip footings.

- .2 The building itself has split levels between the east and west along with a firewall located approximately 1/3 of the building from the south edge.
- .3 There are 9 surface parking stalls of varying widths located adjacent to the building on south side, access from the lane. Garbage and recycling bins are also located in this area.
- .4 The structure consists of concrete slab on grade with wood frame above.
- .5 The building has 4 balconies on the north elevation only. The balconies consist of wood framed cantilevers and painted wood planking and steel guardrails.
- .6 No detailed review has been completed of the components of the lateral force resisting system. Earthquake design procedures prescribed by building codes have changed since this building was built. Not only have design forces been increased, but also methods of detailing seismic resisting elements have changed. For these reasons, like most buildings of this vintage in Vancouver, this building would not comply with the present Building Code. We suspect that this building was constructed in accordance with the 1953 National Building Code.

#### 4.3 Building Envelope

- .1 Typical exterior walls consist of wood frame, painted stucco, and single glazed windows on the north, south, and west elevations.
- .2 Exterior walls on the east elevation consist of wood frame, painted wood siding, and double glazed windows. Records indicate the windows on this elevation were likely replaced in 2011.
- .3 The original windows on the north/south/west elevations are single glazed casement units. The newer east elevation windows are vinyl double glazed sliding units.

#### 4.4 Roofing

The main roof consists of two primary areas separated by a standing seam that runs east/west over the firewall.

A smaller roof is situated over the central stair core.

Records indicate the roof membrane was last replaced in 2000.

Both roofs consists of a conventional exposed SBS Modified Bitumen roof assembly.



Figure 2 – View of Roof

#### 4.5 Mechanical

Information reviewed previously with Hollyburn indicated the following with respect to Mechanical:



- Boiler Room (including boiler): One boiler for hydronic heating circa 1996 and 2 water heaters for domestic water circa 2010/2011. The boiler is gas fired, manufactured by SuperHot. The water heaters are also gas fired, manufactured by A.O.Smith.
- Plumbing appears to be, in general, original to the building.

## 5.0 OBSERVATIONS AND DISCUSSION

### 5.1 General

- .1 Overall, the building is in reasonable condition for its age and is generally maintained.

### 5.2 Structural

- .1 The foundation appeared to be performing as expected, as no significant signs of settlement were observed.
- .2 The interior walls, columns, floors, and roof are mostly covered with architectural finishes which obscure the base structure.
- .3 The wood balconies are exposed and displaying some deterioration.

### 5.3 Building Envelope

- .1 Stucco finish is in fair condition. No immediate action needed.
- .2 Painted siding on east elevation is also in fair condition with no immediate action needed.
- .3 Requirements for residential windows have changed substantially as a result of greater thermal performance demand, and resistance to moisture penetration. Notwithstanding, the windows remain operationally functional. Replacement of windows on the north, south, and west faces could be considered beyond the Long-Term/Discretionary time-frame. The windows on the east elevation represent a more modern installation that should perform better but still may require maintenance of sealants. Overall performance should be monitored.

### 5.4 Roofing

The roofing is reported to have been installed in 2000. We understand that the roof is performing acceptably at this time. Ponding observed on the roof will need to be monitored and likely addressed.

### 5.5 Mechanical

We understand the mechanical system continues to perform acceptably.



## 6.0 LIMITS OF LIABILITY

This report is intended to provide the client with a general description of the systems employed in the buildings and to comment on their general condition which was apparent at the time of our review where applicable. We did not perform any calculations to confirm the adequacy of the elements. The scope of services did not include an evaluation of the original building design or a detailed engineering investigation. A structural loading or seismic review was not performed.

The review undertaken was of a visual nature only. No testing or dismantling of any coverings was performed. Reviews were made on a random basis with no attempt to review every element or portion of the building(s). Comments are not a guarantee or warranty of the condition of the building or that the building has been built in accordance with the drawings and specifications. Given the limitations of a visual review, defects hidden from view or under-designed components may not have been detected.

RJC prepared this report for the use of Hollyburn Properties. The material in it reflects RJC's judgement in light of information available at the time of preparation. Any use that a third party makes of this report (including relying on this report for any decisions) is the responsibility of such third parties. RJC accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

The work in this report does not include any assessment or costing of hazardous materials that may be present at the building. Neither RJC, nor any company with which it is affiliated, nor any of their respective directors, employees, agents, servants or representatives shall in any way be liable for any claim, whether in contract or in tort including negligence, arising of or relating in any way to hazardous materials such as asbestos, lead, mould, mildew or other fungus, including the actual, alleged or threatened existence, effects, ingestion, inhalation, abatement, testing, monitoring, remediation, enclosure, decontamination, repair, or removal of the actual or alleged failure to detect hazardous materials.

## 7.0 CLOSURE

Should you have any questions or comments upon your review of the information presented, please contact the undersigned. We remain available to review and discuss findings and future action.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Roger Steers, P.Eng., LEED® AP  
Managing Principal

RMS/

Encl: Appendix A – Building Summary Sheet

## **Appendix A** Building Summary Sheet

# The Impala



## ADDRESS

8735 Selkirk Street, Vancouver, BC

## DATE OF ORIGINAL CONSTRUCTION

1959

## NUMBER OF SUITES

22

## NUMBER OF FLOORS

3

## CONSTRUCTION TYPE

Wood-frame

Building Component	Description	Original (Y/N)	Date
<b>Building Envelope/ Roofing/Structure</b>	Roofing	N	2000
	Windows/Doors (East Elevation Only)	N	2011
	Balcony Rails	Y	-
	Exterior Wall Coating/Cladding	N	2011
<b>Parkade /Plaza/ Landscaping /Pools</b>	Parkade Concrete Original/Restored	n/a	-
	Parkade Traffic Deck Coating	n/a	-
	Landscaping	n/a	-
	Pool	n/a	-
<b>Mechanical</b>	Plumbing	Y	-
	Boiler Replacement	N	1996
<b>Electrical</b>	Lighting (Partial)	N	2016
<b>Elevator</b>	Major Control Modernization	n/a	-
	Other Elevator Upgrades	n/a	-
	Drive Replacement	n/a	-
	Hydraulic Cylinder Replacement	n/a	-
<b>Security</b>	Fire Panel	N	1984
	Access Systems - Inc. Intercom/Fob	N	1985
<b>Interior</b>	Lobby Renovation	N	2014
	Amenity Areas (Partial - Laundry)	N	2016
	Hallway Upgrades (Partial - Tile)	N	2016

