


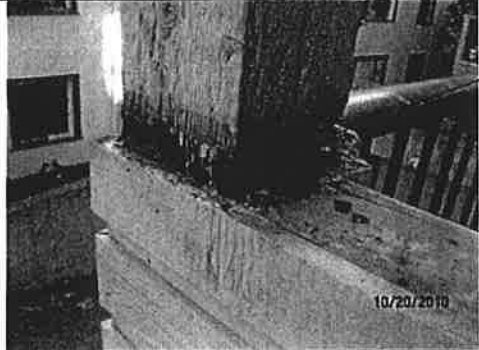
AHD Consulting Ltd.
 16898 - 87th Avenue
 Surrey, B.C. V4N 5J4

Inspection Report

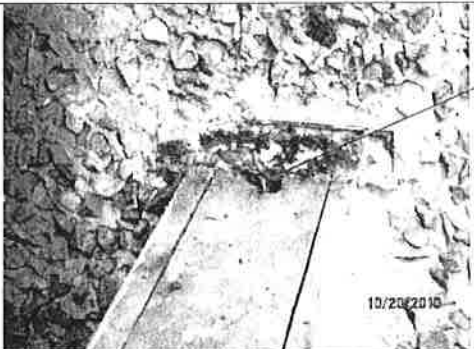
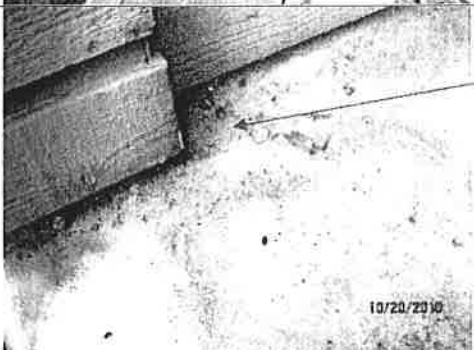

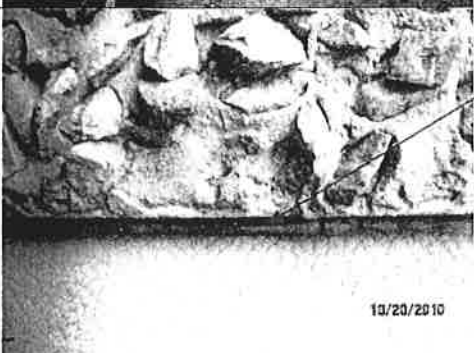
Inspection Firm Job No. _____
 Job Report No. 2
 Time Arrived _____
 Time Departed _____
 Required Inspection _____
 Request Visit X
 Re-inspection _____

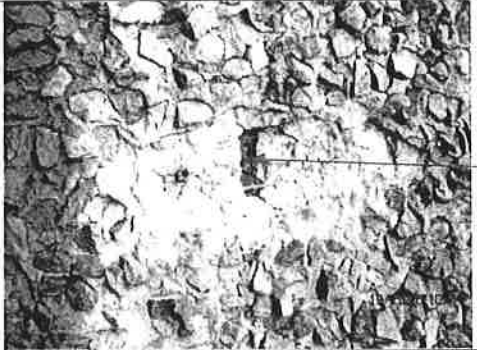
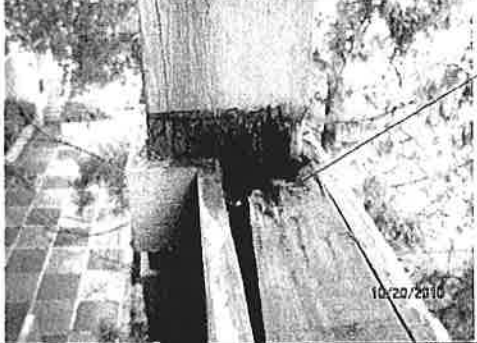
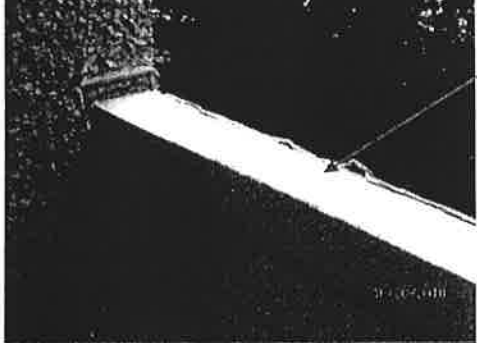
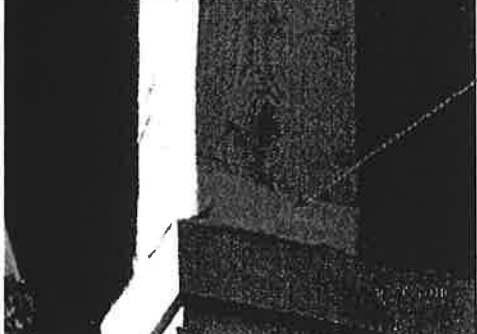
Project Haro Glen – Strata Plan VR406 **Date** October 20, 2010
Site Address 1717 Haro Street **Temp.** _____
Vancouver, B.C. **Weather** _____
General Contractor _____
Site Supervisor Jason Kurtz (w_ford@hotmail.com)

Purpose: Request to review existing conditions of balcony posts and balcony deck vinyl membrane.
 Also to observe repairs to posts and vinyl decks.

2.1		<p>North Elevation – 2nd Floor Balcony</p> <p>Balconies are enclosed on one side and covered with shiplap wood siding</p> <p>Enclosed walls are 2X4 stud walls with shiplap over the studs</p>
2.2		<p>North Elevation – 2nd Floor Balcony</p> <p>6X6 structural balcony posts are rotting at the top of the enclosed walls due to water getting trapped between the wood top and cap and the post</p>

Signed: **Alan Dionne**
 AHD Consulting Ltd.

2.3		<p>North Elevation – 2nd Floor Balcony</p> <p>Some rotting of the 2X4 top plate on the enclosed balcony walls is evident</p> <p>This is due to water ingress at the joint between the stucco and the wood top plate</p>
2.4		<p>West Elevation – Top Floor Balcony</p> <p>Tenting and voids in the vinyl deck membrane are evident</p> <p>Water is getting in behind the vinyl as there is no building paper to overlap the vinyl</p>
2.5		<p>West Elevation – Top Floor Balcony</p> <p>Surface mount railings have allowed water ingress at the screw holes</p> <p>Damage to plywood subfloor is probable</p>
2.6		<p>West Elevation – Top Floor Balcony</p> <p>Vinyl deck membrane has been returned up the walls to the underside of the stucco and caulked along the bottom of the stucco</p> <p>Vinyl is loose and water is getting in behind the vinyl deck membrane</p>

2.7		<p>West Elevation – Top Floor Balcony</p> <p>Stucco is damaged where railings have been attached through the stucco walls</p> <p>Penetrations in the stucco walls will allow moisture ingress behind the stucco</p>
2.8		<p>West Elevation – Top Floor Balcony</p> <p>Significant rotting of the 2X4 top plate on the enclosed balcony walls is evident</p> <p>This is also due to water ingress at the joint between the post and the wood top plate</p>
2.9		<p>Balconies</p> <p>Peel and stick and stick has been installed to the top of the enclosed balcony walls and returned over the edges of the wood siding</p>
2.10		<p>Balcony Posts</p> <p>Peel and stick has been applied around the balcony posts at the top of the balcony parapet walls</p> <p>Wood top cap will be installed over the peel and stick and stick and sealed with caulking at the joint between the wood cap and the balcony post</p>

Observations:

A sampling of decks under repair were observed

Posts:

The balcony posts are 6X6 fir structural posts designed to support the beams that carry the balcony assemblies. There is considerable deterioration in the balcony posts where the wood caps for the balcony ½ walls wrapped around the posts. Water trapped between the wood cap and the post has resulted in wood rot to the post in the area behind the wood caps. See Item 2.2

Wood rot was also noted in the top plates in the balcony ½ walls. See Item 2.3

Balcony Decks:

Balcony deck membranes are vinyl with felt backing. Tenting (voids under vinyl membrane) was noted on the 4th floor balcony membrane. This is the result of moisture ingress between the vinyl membrane and the substrate. See Item 2.4

It is possible that moisture is getting behind the vinyl membrane where it returns up the walls under the stucco and under the ½ walls. Vinyl deck membrane is loose in the areas where the balcony railings were secured through the top of the vinyl. See Item 2.6

Repairs to the balcony posts and vinyl deck membrane were in progress at the time of the deck assessment. Peel and stick was applied to the top of the ½ walls and around the balcony posts 1 ½" up from the top of the ½ wall. A new 1 1/2" solid wood top plate is to be installed above the ½ wall and wrapped around the posts as before. Caulking should be applied to the joint between the top plate and the post.

Conclusion:

- 1) A structural engineer should be consulted to review the deterioration of the 6X6 balcony posts.
- 2) The peel and stick upgrade to the ½ walls and balcony posts will probably extend the life of the balcony walls and may protect the posts from further deterioration in the areas that are protected with peel and stick. However deterioration of the balcony posts may continue above the top cap and inside the balcony walls. Although the balcony walls are now protected at the top with peel and stick other areas on the balcony ½ walls will still allow water ingress. Eg. 45 degree corners, no building paper behind the wood siding. The above repairs would be considered temporary.
- 3) The repairs to the vinyl deck membrane are acceptable. Nothing more can be done except to replace the deck membrane. The vinyl on some of the decks is lifting, some cuts in the membrane were evident and water ingress was noted. Damage to the balcony decks cannot be assessed without removing some deck vinyl and wood siding. If vinyl deck membranes are to be replaced, the vinyl should extend up the adjacent walls 8" and building paper should overlap the vinyl membrane.



VR0406 BUDGET COMPARATIVE

Report Criteria

Company Code:	STRATA PLAN VR0406 (VR0406)
Report Title:	Operating Statement
Report Date:	For the 6 Month Ended 06/30/12
Divisions:	VR0406

<u>Curr Month</u> <u>Actual</u>	<u>Curr Month</u> <u>Budget</u>	<u>A/C Description</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>YTD</u> <u>Variance</u>	<u>Total</u> <u>Budget</u>
Summary Divisions						
REVENUE						
6,649.53	6,649.58	6710 STRATA FEES	39,897.18	39,897.48	0.30	79,795.00
---	500.00	6740 LAUNDRY	2,075.00	3,000.00	925.00	6,000.00
14.44	25.00	6760 INTEREST	79.12	150.00	70.88	300.00
---	---	6780 MISCELLANEOUS	100.00	---	(100.00)	---
6,663.97	7,174.58	TOTAL REVENUE	42,151.30	43,047.48	896.18	86,095.00
EXPENSES						
GENERAL EXPENSES						
504.00	504.00	7050 MANAGEMENT FEE	3,024.00	3,024.00	---	6,048.00
852.17	916.67	7100 INSURANCE	5,452.02	5,500.02	48.00	11,000.00
672.00	75.00	7110 APPRAISAL	672.00	450.00	(222.00)	900.00
616.00	541.67	7150 JANITORIAL	2,536.00	3,250.02	714.02	6,500.00
50.47	158.33	7400 MISCELLANEOUS	368.35	949.98	581.63	1,900.00
2,694.64	2,195.67	TOTAL GENERAL EXPENSES	12,052.37	13,174.02	1,121.65	26,348.00
BUILDING & GROUND EXPENSES						
611.52	875.00	8010 GAS	5,754.94	5,250.00	(504.94)	10,500.00
1,057.94	958.33	8020 ELECTRICITY	5,413.79	5,749.98	336.19	11,500.00
1,208.21	416.67	8030 WATER	2,008.34	2,500.02	491.68	5,000.00
477.09	166.67	8035 SEWER	923.89	1,000.02	76.13	2,000.00
683.00	208.33	8040 GARBAGE	1,556.68	1,249.98	(306.70)	2,500.00
47.52	50.00	8050 ENTERPHONE	285.12	300.00	14.88	600.00
217.60	225.00	8060 ELEVATOR	1,065.95	1,350.00	284.05	2,700.00
242.64	41.67	8070 LAUNDRY EQUIPMENT REP.	1,079.57	250.02	(829.55)	500.00
---	250.00	8080 GROUNDS	479.84	1,500.00	1,020.16	3,000.00
392.00	1,208.33	8240 REPAIRS & MAINTENANCE	2,031.26	7,249.98	5,218.72	14,500.00
4,937.52	4,400.00	TOTAL BUILDING & GROUND EXPENSES	20,599.38	26,400.00	5,800.62	52,800.00
328.92	328.92	9998 DEFICIT RECOVERY	1,973.52	1,973.52	---	3,947.00
250.00	250.00	9999 TRANSFER TO CONTINGENCY	1,500.00	1,500.00	---	3,000.00
8,211.08	7,174.59	TOTAL EXPENSES	36,125.27	43,047.54	6,922.27	86,095.00
(1,547.11)	(0.01)	NET CASH FLOW	6,026.03	(0.06)	(6,026.09)	---

Prepared by: RS

Reference: fr/FinRowX-r.p

07/10/2012 8:39AM

Contemporary.xsl ©1991-2002 REALM Business Solutions (Canada), Inc.



VR0406 BALANCE SHEET

Report Criteria

Company Code:	STRATA PLAN VR0406 (VR0406)
Report Title:	BALANCE SHEET
Report Date:	As at June 30, 2012
Divisions:	VR0406

Year to Date

Summary Divisions

ASSETS

CURRENT ASSETS

TOTAL CASH SCHEDULE	67,072.90
1200 STRATA FEES RECEIVABLE	371.22
1400 PREPAID INSURANCE	5,112.88

TOTAL CURRENT ASSETS

72,557.10

TOTAL ASSETS

72,557.10

LIABILITIES & EQUITY

MEMBER'S EQUITY

FUNDS

TOTAL CONTINGENCY FUND	25,927.51
TOTAL DECK REPAIRS (C)	4,816.37

TOTAL FUNDS

30,743.88

OPERATING FUND

4860 OPERATING FUND, OPENING BAL.	36,668.56
4863 OPER. FUND, ADJUSTMENT TO OP.BAL.	(881.37)
4870 CURRENT SURPLUS (DEFICIT)	6,026.03

TOTAL OPERATING FUND

41,813.22

TOTAL MEMBER'S EQUITY

72,557.10

TOTAL LIABILITIES & EQUITY

72,557.10

Notice to Reader

CAUTION TO READER – This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the strata council are cautioned that this statement may not necessarily be appropriate for their use. PREPARED WITHOUT AUDIT

Prepared by: RS

Reference: fr/FinRowX-r.p

07/10/2012 8:39AM

Contemporary.xsl ©1991–2002 REALM Business Solutions (Canada), Inc.



VR0406 SCHEDULE

Report Criteria

Company Code:	STRATA PLAN VR0406 (VR0406)
Report Title:	SCHEDULE REPORT
Report Date:	As at June 30, 2012
Divisions:	VR0406

Year to Date

Summary Divisions

CASH

1100 VANCITY OP ACCT	36,329.02
1105 VANCITY CRF ACCT	25,927.51
1120 VANCITY LEVY DECK RPR	4,816.37

TOTAL CASH

67,072.90

CRF

4300 CONTINGENCY FUND, OP. BAL.	24,301.18
4310 CONTINGENCY FUND, CURR. APPR.	1,500.00
4330 CONTINGENCY FUND, INTEREST	126.33

TOTAL CRF

25,927.51

DECK REPAIRS (C)

4545 DECK REPAIRS, OPEN. BAL.	14,962.63
4555 DECK REPAIRS, LESS EXP.	(10,210.00)
4560 DECK REPAIRS, INTEREST	63.74

TOTAL DECK REPAIRS (C)

4,816.37

Notice to Reader

CAUTION TO READER – This financial statement is intended for use by the strata council to monitor details of its disbursements and its cash flow requirements. Readers other than the strata council are cautioned that this statement may not necessarily be appropriate for their use. PREPARED WITHOUT AUDIT

Prepared by: RS

Reference: fr/FinRowX-r.p

07/10/2012 8:39AM

Contemporary.xsl ©1991–2002 REALM Business Solutions (Canada), Inc.



Disbursement Report

Report Criteria

Company Code :	VR0406
Division Code :	*
Start Date :	06/01/2012
End Date :	06/30/2012

Division Code 00

<u>Account Posting</u>	<u>Cheque</u>	<u>Amount</u>	<u>Memo</u>
<u>Code</u>	<u>Date</u>	<u>Number</u>	<u>Payee</u>
4555	06/29/2012	01009517	4555 DECK REPAIRS, LESS EXP. G & R RESTORATIONS LTD.
			10,210.00 205 & 303 DECKS
			Total Account
			10,210.00
7050	06/01/2012	01008432	7050 MANAGEMENT FEE Vancouver Condominium Services Ltd.
	06/01/2012	01008432	Vancouver Condominium Services Ltd.
			450.00 JUNE MGMT FEE 54.00 HST
			Total Account
			504.00
7110	06/01/2012	01008314	7110 APPRAISAL NORMAC APPRAISALS LTD
			672.00 APPRAISAL
			Total Account
			672.00
7150	06/08/2012	01008517	7150 JANITORIAL BALLYEDEN MAINTENANCE INC.
			616.00 MAY
			Total Account
			616.00
7400	06/15/2012	01009038	7400 MISCELLANEOUS Vancouver Condominium Services Ltd.
	06/15/2012	01009038	Vancouver Condominium Services Ltd.
	06/15/2012	01009038	Vancouver Condominium Services Ltd.
	06/15/2012	01009038	Vancouver Condominium Services Ltd.
	06/15/2012	01009038	Vancouver Condominium Services Ltd.
			24.05 MAY COPIES 13.01 POSTAGE 8.00 STRATA FILE STORAGE 30.00 NSF #407 9.01 HST
			Total Account
			84.07
8010	06/15/2012	01008864	8010 GAS FORTISBC - NATURAL GAS
			611.52 APR27 TO MAY28
			Total Account
			611.52
8020	06/15/2012	01008790	8020 ELECTRICITY BC HYDRO
			1,057.94 APR28 TO MAY28
			Total Account
			1,057.94
8030	06/08/2012	01008553	8030 WATER CITY OF VANCOUVER, (WATER)
	06/15/2012	01008818	CITY OF VANCOUVER (RECYCLING)
			779.84 MAY 428.37 JAN1 TO DEC31 2012
			Total Account
			1,208.21
8035	06/08/2012	01008553	8035 SEWER CITY OF VANCOUVER, (WATER)
			477.09 MAY
			Total Account
			477.09
8040	06/15/2012	01008818	8040 GARBAGE CITY OF VANCOUVER (RECYCLING)
			683.00 JAN1 TO DEC31 2012

			Total Account	<u>683.00</u>
8050			8050 ENTERPHONE	
	06/15/2012	01009040	VISCOUNT COMMUNICATION & CONTROL SYSTEMS	47.52 JUNE
			Total Account	<u>47.52</u>
8060			8060 ELEVATOR	
	06/15/2012	01008849	ELTEC ELEVATOR LTD.	217.60 JUNE
			Total Account	<u>217.60</u>
8070			8070 LAUNDRY EQUIPMENT REP.	
	06/01/2012	01008416	TOTEM APPLIANCE & REFRIGERATION LTD.	151.98 DRYER RPR
	06/29/2012	01009682	TOTEM APPLIANCE & REFRIGERATION LTD.	90.66 HEATER/THERMOSTATS
			Total Account	<u>242.64</u>
8240			8240 REPAIRS & MAINTENANCE	
	06/08/2012	01008543	CARE PEST VANCOUVER LTD.	392.00 MAY 7, 2012
			Total Account	<u>392.00</u>
			Total Report	<u>17,023.59</u>

Prepared by: RS

Reference: ap/disbX-r

07/09/2012 1:54PM

Contemporary.xsl ©1991-2002 REALM Business Solutions (Canada), Inc.