

Arbutus Court

Condition Assessment Report

8740 Cartier Street
Vancouver, BC

October 02, 2020
RJC No. VAN.040210.0020



Prepared for:

Hollyburn Group of Companies
1650 Alberni Street, Suite 300
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Prepared by:

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APPENDIX A: Building Summary Sheet

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 Arbutus Court located at 8740 Cartier Street in Vancouver, BC.

2.0 SITE REVIEW

RJC, conducted a site review on September 16 2020. 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, parking areas, the main roof, and the building exterior viewed from ground level.

3.0 BUILDING DRAWINGS

A partial set of 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 1971.
- Three storeys containing 35 units.
- Single elevator core.
- Wood frame structure.
- Exterior walls consist of rock dash stucco and single glazed windows.



Figure 1 - Overview of building

4.2 Structural

- .1 Drawings on file suggest the building foundations consist of concrete spread and strip footings.
- .2 Perimeter foundation walls are reinforced concrete.
- .3 There are 32 below grade parking stalls underneath the building, accessed from lane on the east.



- .4 The suspended main floor slab consists of reinforced concrete, spanning between reinforced concrete columns and walls. The structure above the main level consists of wood frame.

- .5 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. It is believed that this building was constructed in accordance with the 1970 National Building Code.

4.3 Building Envelope

- .1 Typical exterior walls consist of wood frame with single glazed windows and balcony sliding doors.

- .2 The exterior finish includes:
 - Rock dash stucco applied on the wood frame structure

- .3 Windows are single-glazed with sliding style panes. The glazing is mounted in non-thermally broken aluminum frames. Hardware appears to be original.

4.4 Roofing

Records indicate the roof was last replaced in 1990 prior to Hollyburn acquiring the property. The roof consists of a conventional SBS roofing.

4.5 Elevator

The building has one elevator that is original to the building.

4.6 Mechanical

Information reviewed previously with Hollyburn and their contractor, Brighter Mechanical indicated the following with respect to Mechanical:

- Boiler Room (including boiler): Super Hot boiler system installed new in 1985.
- Plumbing:
 - Localized plumbing repairs have been undertaken. Some risers have been replaced as required over time.
 - Extensive drainage improvements in the underground parking was undertaken prior to 2015 when Hollyburn purchased 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 slab-on-grade in the underground parking level has some evidence of normal cracking, but is in performing as intended with no evidence of unusual movement/settlement.
- .3 The interior walls, columns, floors, and roof are mostly covered with architectural finishes which obscure the base structure.

5.3 Building Envelope

- .1 Stucco finish is in generally good condition with the exception of some localized areas that exhibit some evidence of compression. No immediate action needed. Localized repair in in mid-term will likely be required.
- .2 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 could be considered beyond the Long-Term/Discretionary time-frame. Overall performance should be monitored.

5.4 Roofing

The roofing is reported to have been installed in 1990. We understand that the roof is performing acceptably at this time.

5.5 Elevator

The elevator is original to the building. We understand the building elevator is under a full service and maintenance contract.

5.6 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

Arbutus Court



ADDRESS

8740 Cartier Street, Vancouver BC

DATE OF ORIGINAL CONSTRUCTION

1971

NUMBER OF SUITES

35

NUMBER OF FLOORS

3

CONSTRUCTION TYPE

Wood-frame

Building Component	Description	Original (Y/N)	Date
Building Envelope/ Roofing/Structure	Roofing	N	1990
	Windows/Doors	Y	-
	Balcony Rails	Y	-
	Exterior Wall Coating/Cladding	Y	-
Parkade /Plaza/ Landscaping /Pools	Parkade Concrete Original/Restored	Y	-
	Parkade Traffic Deck Coating	n/a	-
	Landscaping	n/a	-
	Pool	n/a	-
Mechanical	Plumbing	Y	-
	Boiler Replacement	N	1985
Electrical	Lighting	N	2005
Elevator	Major Control Modernization	Y	-
	Other Elevator Upgrades	Y	-
	Drive Replacement	n/a	-
	Hydraulic Cylinder Replacement	n/a	-
Security	Fire Panel	N	1995
	Access Systems - Inc. Intercom/Fob	N	1995
Interior	Lobby Renovation	N	2016
	Amenity Areas	Y	-
	Hallway Upgrades	N	1995

