

PERFORMANCE AUDIT REPORT

[REDACTED]

Toronto, Ontario

[REDACTED] 2008

Prepared for

[REDACTED], Toronto

TSCC [REDACTED]

Prepared by:

Ben Engineering, Inc.

File: [REDACTED]



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1. INTRODUCTION

Ben Engineering, Inc. was hired to prepare a Performance Audit Report for the residential condominium building located at [REDACTED], Toronto. The purpose of the audit is to inspect the common elements of the building and to prepare the following Performance Audit. The work includes the visual review of civil, structural, architectural, mechanical, and electrical common elements.

- The building consists of a four-storey original section located on the east portion of the lot, which, according to the information provided, was built in [REDACTED]. This part of the condominium is now divided into three apartment units (Units 1, 2, and 3) and a common basement. A new addition has been constructed attaching to the west side of the original building. This addition includes two townhouses (Units 4 and 5). The roof of Unit 4 serves as a terrace for Units 2 and 3.
- The original building and the addition have a wood structure and an external finishing of stucco cladding, brick veneer, and arriscraft blocks.
- According to the information provided, the building was first occupied in [REDACTED] 2008 and had been occupied sporadically until [REDACTED] 2008.
- An elevator is installed in the original section of the building and serves only Units 2 and 3. The mechanical room for the elevator is located in the basement.



- There are no common corridors or lobbies, except for a common porch at the entrance to Units 2 and 3.
- Each unit has its own HVAC system and separate gas/water/electricity meters.
- There is no underground parking. There are five parking spots on the west side of the building.
- There is no amenity or recreational area in the condominium.
- In accordance with section 5.03 of the Declaration, the elevator is excluded from the common elements. The common elements include all windows and frames, all exterior doors and frames, all exterior meters, air conditioning and heating units and all common landscaping.

A site visit was performed by [REDACTED], P.Eng. on [REDACTED].

Photos were taken during the site visit. Sample photos are attached to this report in Appendix A.

2. STUDY OBJECTIVES

The purpose of this Performance Audit is to provide a comprehensive technical review of the building and to prepare a list of deficiencies, poor workmanship, and discrepancies from the available construction drawings as can be inspected based on the visual inspection that was performed on the date of the site visit.



3. DOCUMENTS

The following documents have been provided for review for the purpose of this audit:

- 3.1 Stamped structural drawings, prepared by [REDACTED], dated [REDACTED]
- 3.2 Stamped architectural drawings, prepared by [REDACTED], dated [REDACTED]
- 3.3 Unsigned Survey, prepared by [REDACTED], dated [REDACTED]
- 3.4 Disclosure Statement
- 3.5 Budget Statement for the one year period immediately following the registration
- 3.6 The proposed Declaration
- 3.7 The proposed By-law No. 1
- 3.8 The proposed Rules
- 3.9 The proposed Management Agreement
- 3.10 The preliminary draft plan of condominium



4. LIMITATIONS OF THE TECHNICAL AUDIT

This Performance Audit addresses both the interior and exterior elements, such as interior finishes, electrical and mechanical systems, building envelope, windows, doors, parking garage, pavements, exterior concrete elements, and landscaping. The Performance Audit does not include minor deficiencies which are likely the result of physical damage from normal wear and tear.

The review is based on a visual inspection only as no destructive testing or exploratory investigation was conducted. Today there is no practical way to inspect the structural changes that were done in the original building and the structure construction of the addition. Furthermore, physical access to the roof is not available, therefore, the roof and the shingles could not be inspected.

This report does not include a review of the structural design.

5. BACKGROUND INFORMATION

Background information for 578 [REDACTED] was provided by Mr. [REDACTED] of Unit 2, and Mr. [REDACTED]. An inspection was carried out on [REDACTED] by [REDACTED], P. Eng. of Ben Engineering Inc.

Information regarding defects within the individual unit was provided by Mr. Colin P. Thacker of Unit 2.



6. FINDINGS

The following sections outline the general condition of the interior and exterior architectural and structural elements, mechanical, and electrical systems, as well as typical and isolated deficiencies observed in the common elements of the condominium.

6.1 INTERIOR

6.1.1 Basement

6.1.1.1 The walls and the ceiling of the basement are partly finished. In some places no mortar was applied to seal the seams between the gypsum boards, there are some holes, and the ceiling and the walls have not been painted.

6.1.1.2 Two of the copper pipes beneath the main water meter on the east side of the basement appear to be highly corroded. There is no practical way to inspect the condition of other pipes concealed beneath the floor.

6.1.1.3 Some cables on the south wall of the basement near the electricity meters are not organized.

6.1.1.4 The Insulating Glass Unit (IGU) of the entrance door to the basement is suspected to be of regular glass instead of tempered or laminated glass, and therefore does not meet the safety requirements stipulated by Clause 9.6.6.2 of the Ontario Building Code.

6.2 EXTERIOR

6.2.1 LANDSCAPE

6.2.1.1 There is no guard between the walkway along the south side of the lot, and the courtyards of Units 1 and 4. Although there are some small cypress trees planted along the north side of the path, they do not provide the satisfactory safety required by Clause 9.8.8.1 of the Ontario Building Code. Such guard is also indicated on the drawings.

6.2.1.2 The porch and the stair treads at the entrance to units 2 and 3 are paved with ceramic tiles that tend to be slippery when wet, and therefore might become a safety issue.

6.3 FOUNDATIONS

6.3.1 The condition of the foundations below grade could not be visually assessed.



MECHANICAL

6.3.2 There is an oil stain on the floor below the elevator pole and oil remaining on the pole itself, which indicates a possible oil leakage from the hydraulic elevator system. (Note: in accordance to Section 4.3(b) of the Disclosure Statement, and Sections 4.04 and 5.03 of the Declaration, the elevator is exclusively used by the upper units, Units 2 and 3).

7. UNITS SURVEY

In accordance to the information provided by the Board of Directors, there was a water penetration to the basement of Units 1 and 4; however, the issue has been handled by the builder. No other problems in the units that are a result of a deficiency in the common area were reported.



8. MISCELLANEOUS

Some discrepancies were found between the provided drawings and the actual construction, for example:

- 8.1 The common basement is not divided into separate storage lockers.
- 8.2 The elevator's mechanical room is located differently.
- 8.3 Some sections of the eastern, western, and southern facades have arriscraft blocks instead of bricks. The north façade has mainly brick veneer instead of a combination of brick, arriscraft blocks, and stucco.

Prepared by:

[REDACTED], P.Eng.

Date: [REDACTED]



SAMPLE

Appendix A

PHOTO REVIEW



An overview of the building from the street (east).

An overview of the building from the back (west).



An overview of the building from the south side.

The stairs leading to Units 2 and 3.



Corroded copper pipes below the main water meter on the east side of the basement.

Oil stain on the floor beneath the hydraulic elevator in the elevator's mechanical room.





The walls in the basement.

SAMPLE