



**DEPRECIATION REPORT
OF
SPECIFIED PROPERTY:**

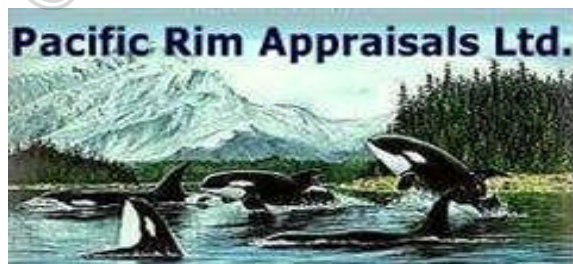
**Strata Plan VIS6079
821 Goldstream Avenue
Colwood, BC V9B 2X8**

Prepared by:

**Pacific Rim Appraisals Ltd.
#2-57 Skinner Street, Nanaimo, BC V9R 5G9
550-2950 Douglas Street, Victoria, BC V8T 2Y4
305-5811 Cooney Road, Richmond, BC V6X 3M1**

PREMISE OF VALUE AND EFFECTIVE DATE

**Depreciation Report with 3 Models – October 1, 2014 (Next Fiscal Year)
Replacement Cost New for Insurance Purposes – June 17, 2014**





Pacific Rim Appraisals Ltd.

For all your real estate appraisal needs

Strata Council for VIS6079
821 Goldstream Avenue
Colwood, BC V9B 2X8

July 7, 2014

To Whom It May Concern:

RE: 31 Unit Strata Complex located at 821 Goldstream Avenue, Colwood, B.C., Strata Plan VIS6079 – “Goldstream Place”

As requested, we have completed a depreciation report and/or group report including insurance appraisal estimate for the improvements utilizing the most recent data available. The effective date of the depreciation report is based on an inspection date of May 9, 2014. The date of the next fiscal year is October 1, 2014 which is the effective start date for the study. The table below contains Pacific Rim Appraisals Ltd. recommended **schedule of payments for the next three years**. Failure to follow the proposed schedule of payments may result in inadequate reserve funds or require the use of special levy in the distant future e.g. after 5 years which is against the intent of the legislation.

Model No. 1	Funding based on current contribution of \$15,500 increased by multi-family construction inflation only currently estimated at 2.2%. No Special levies required.
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Model Recommended by Pacific Rim Appraisals Ltd.

Yr. 2014	Yr. 2015	Yr. 2016	Yr. 2017	Year 2018 to 2044
\$15,500	\$15,841	\$16,190	\$16,546	See Page 13 of Model 1

Model No. 2	Funding based on current contribution of \$15,500 plus \$310 per year until 2043 then reduced. No special levies required.
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Model Recommended by Pacific Rim Appraisals Ltd.

Yr. 2014	Yr. 2015	Yr. 2016	Yr. 2017	Year 2018 to 2044
\$15,500	\$15,810	\$16,120	\$16,430	See Page 13 of Model 2

Model No. 3	Funding based on current contribution of \$15,500 plus \$500 per year until 2033 then reduced. No special levies required.
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Model Recommended by Pacific Rim Appraisals Ltd.

Yr. 2014	Yr. 2015	Yr. 2016	Yr. 2017	Year 2018 to 2044
\$15,500	\$16,000	\$16,500	\$17,000	See Page 13 of Model 3

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 Serving all of British Columbia for all your Insurance Appraisal and Depreciation Report needs

BUILDING CONSTRUCTION AND SERVICES COST ANALYSIS
STRATA PLAN VIS6079 BASED ON A 3RD PARTY VALUATION

DESCRIPTION	CRN
Building Construction and Services:	\$ 3,985,000
Yard Improvements (Including Underground Services)	\$ 201,000
Building Bylaws and Codes	Included
Demolition and Debris Removal	\$ 106,000
Appliances (Built-in Only)	\$ 61,000
TOTAL (Rounded)	\$ 4,353,000 (Rounded)

The replacement cost new for insurance purposes is as follows subject to the limiting conditions within the report based on a Marshall Swift Computerized costing:

**\$4,353,000 Replacement Cost New for Insurance Purposes
As of June 17, 2014**

Four Million Three Hundred Fifty Three Thousand Dollars

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Notwithstanding the foregoing, the applicant herein has permission to reproduce the report in whole or in part for the legitimate purposes of providing information to the strata council, unit owners and others, who have an interest in the strata complex.

Specifically, the applicant has permission to provide insurance appraisal and depreciation report study information in disclosure documents to the insurance broker and/or purchasers via a form B.

A detailed description and analysis leading to the conclusion is included herein. Should you require further information with regard to this report or wish to discuss same, please do not hesitate to contact us.



Jeff Sweett, CRA, CRP
Appraiser and Certified Reserve Planner



Vic Sweett, ABA, RI(BC), AACI, P.APP, CRP
Appraiser and Certified Reserve Planner

Pacific Rim Appraisals Ltd.

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EXECUTIVE SUMMARY

SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

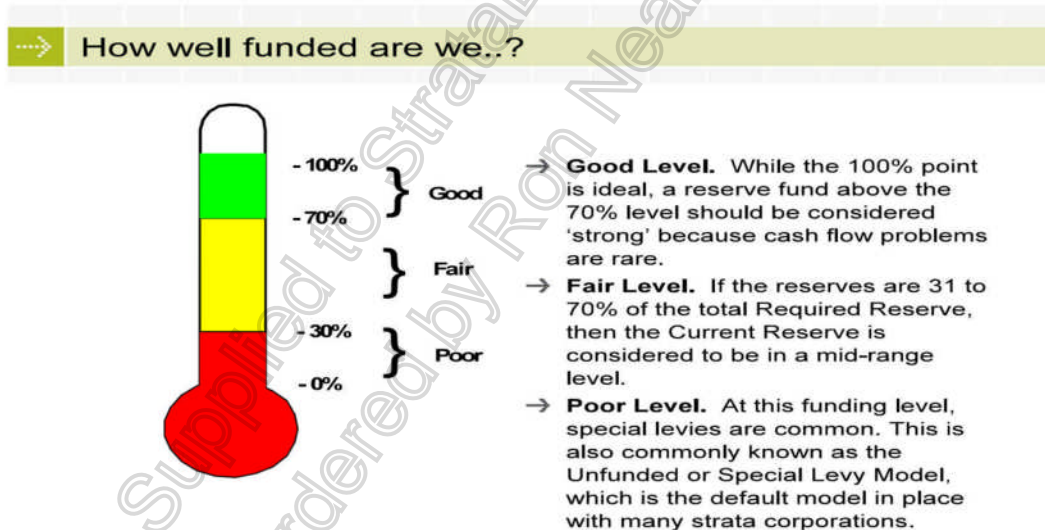
Date of Inspection:	May 9, 2014
Date of Insurance Appraisal:	June 17, 2014
Date of Latest Financial Statements:	May 31, 2014
Date of Depreciation Report Start Date (Next Fiscal Year):	October 1, 2014

Replacement Cost New: Entire Complex for Insurance Purposes	\$4,353,000
Current Replacement Cost New of Reserve Items	\$ 353,795
Future Replacement Cost New of Reserve Items	\$ 779,282
Building Price Index for Multi-Family	2.20%
Overall Effective Interest Rate on CRF Fund	0.50%
Initial Contingency Reserve Fund	\$89,176


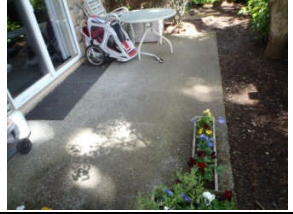

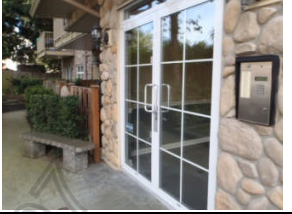






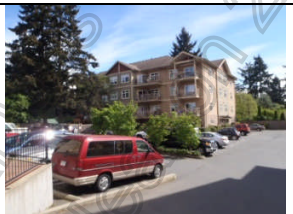
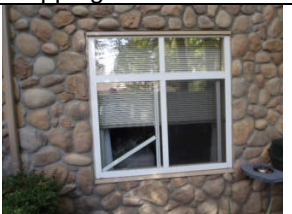
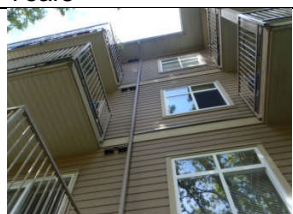

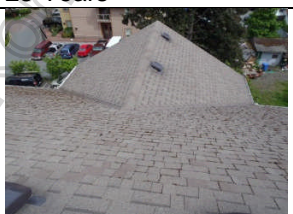

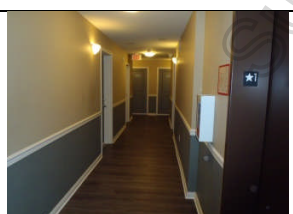
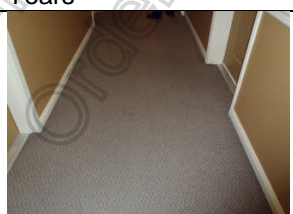
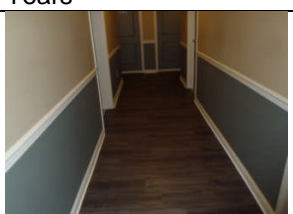
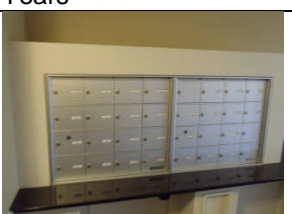
Model No. 1 - 1 Year % Funded less than 30%.	\$15,500 + 2.2% Per Year
Model No. 2 - 0 Year % Funded less than 30%.	\$15,500 + \$310 Per Year
Model No. 3 - 0 Year % Funded less than 30%.	\$15,500 + \$500 Per Year

Percent Funded:

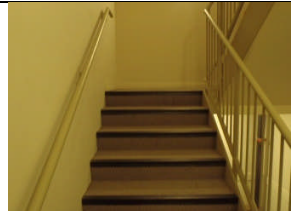
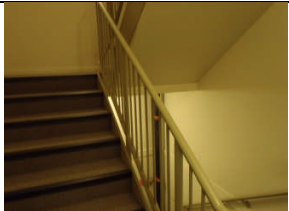


















Percent funded is the ratio of how much money is in the reserve account vs. how much money the reserve account should have. It is a health test of the reserve fund.



Component Photos

			
Balconies Partial Wood Replacement in 27 Years	Concrete Patio 20% Replacement In 30 Years	Decks 25% Vinyl Coverings In 5,7,9 & 11 Years	Front Entrance Glass Door Replacement In 30 Years
			
Misc. Siding Repairs In 30 Years	Paint Exterior In 12 Years	Patio Door 10% Partial Replacement In 30 Years	Sealant of Windows, Doors & Weather Stripping In 9 Years
			
Service Door Replacement In 30 Years	Window Glass 5% Partial Replacement In 15 & 20 Years	Window Glass 10% Partial Replacement In 25 Years	Window Glass 15% Partial Replacement In 30 Years
			
Downspouts & Gutters Replacement 22 Years	Membrane Roof Replacement In 17 Years	Roof Asphalt Replacement In 17 Years	Front Doors Replacement In 30 Years
			
Hallway & Ceiling Paint (1 st Floor) In 8 Years	Hallway Carpets (4 th , 3 rd , 2 nd Floor) In 2 Years	Laminate Flooring Replacement In 24 Years	Mail Box Replacement In 27 Years

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Stairwell Carpets In 12 Years	Stairwell Painting In 7 Years	Elevator Cab Renovation In 22 Years	Elevator Electronics Replacement In 22 Years
			
Elevator Hydraulics Replacement In 22 Years	200 US Gallon Hot Water Tank Replacement In 1 Year	A.O. Smith Boiler Replacement In 17 Years	Air Make Up Unit Replacement In 17 Years
			
Circulating Pumps Replacement In 7 Years	Internal Water Piping Partial Replacement In 30 Years	Sprinkler Fire System Valve Updates Etc. Replacement In 10 Years	Ventilation Fan Replacement In 7 Years
			
Electrical Partial Upgrades In 30 Years	Emergency Lighting Partial Upgrades Replacement In 30 Years	Enter Phone System Replacement In 17 Years	Exterior Lighting Upgrades Replacement In 17 Years
			
Fire Alarm System Upgrades In 17 Years	Lighting (Interior) Upgrades Replacement In 17 Years	Depreciation Report & Insurance Appraisal Every 3 Years	Asphalt 2" overlay with scrap and peel In 30 Years

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
 Uploaded: Jul 07, 2015 Verified: Jul 07, 2015

BUILDING DESCRIPTIONS

Class of Construction

“D Class”– Buildings generally have wood frame, floor, and roof structure. They have a concrete floor on grade and other substitute materials, but are considered as combustible construction for the grade floor substructure.

Year Built:	2006	Effective Date	July 7, 2014
Size Basis:	Strata		
Area of Buildings:	29,090 SQ. FT	No. of Storeys:	4 Storey
No. of Units:	31	Appraisal No.:	47282 JS
Class:	D		

item	Building Assembly	Description
1.0	FOUNDATIONS SUBTERRANEAN WALLS	Includes excavation, concrete foundations and footings; insulation and drainage systems installations; crushed stone and gravel fill, concrete slab on grade.
2.0	SUBSTRUCTURE	Concrete slab on the main floor and wood with concrete topping on upper levels assumed.
3.0	SUPERSTRUCTURE	Wood framed construction with concrete patio on the lower floor and vinyl covered balcony on upper floors.
4.0	EXTERIOR CLOSURE	Stone veneer & hardi-plank exterior with vinyl thermo pane windows Glass patio doors
5.0	ROOFING	Wood framed structure with part asphalt shingles and part torch on membrane roof.
6.0	INNER CONSTRUCTION	Drywall on frame, wood doors, mixture of carpet, laminate, ceramic and hardwood. All considered as good quality.
7.0	CONVEYING SYSTEMS	One hydraulic elevator serving four levels
8.0	MECHANICAL SYSTEMS	Interior piping, 200 us gallon commen hot water tank. A.O. Smith boiler with individual electric baseboard heat. One fireplace in each unit. Kitchen built-in dishwasher, garburator, hood fans.
9.0	ELECTRICAL SYSTEMS	800 amp disconnect mains, 175 amp house panels plus individual suite panels
10.0	SERVICES & PROFESSIONAL	Not applicable
11.00	SPECIAL FACILITIES	Heat and smoke sensors with fire sprinkler wet system
12.00	SITE IMPROVEMENTS	Landscaping considered to be good quality

PURPOSE AND DATE OF REPORT

We have performed this service of a depreciation report for components within a 30 year study based on 3 models for funding.

DATE OF INSPECTION, FINANCIAL STATEMENT DATE AND STUDY START DATE

May 9, 2014, May 31, 2014 & October 1, 2014

INTENDED USERS OF REPORT

The report is only valid for the purpose defined herein. Accordingly, the intended authorized users will be limited to the client of records, its insurance broker or agent, and the insurer of the property. Any liability to unintended users is expressly denied. For further clarification of our appraisal service please refer to the General Service Conditions and Contingent and Limiting Conditions, which form an integral part of this report. The appraiser does give permission to release the report as attached to a form B as per Strata Act 1998 and applicable regulation. **The report should not be distributed in any form after the three years as an update is required by legislation and the errors and omission insurance is null and void. Costs, condition of components, inflation factors, unforeseen withdraws from the CRF and interest rates will all change. These changes will greatly affect the depreciation report thus an updated depreciation report is required after the 3 year period to ensure that the Strata Corporation is up to date.**

PREMISE OF VALUE FOR INSURANCE

The cost estimate for the specified property was developed on the following premise of value:

Cost of Reproduction New* (CRN) which is defined as: *The monetary amount required to reproduce property of like kind and quality at one time in accordance with current market prices for materials, labour, manufactured equipment, contractor's overhead, profit and fees, but without provision for overtime, bonuses for labour, or premiums for materials."*

***Cost of Reproduction New (CRN)** is synonymous with the insurance industry's "**Replacement Cost New.**"

The CRN takes into account current market prices for labour, duties and freight, building materials and equipment, contractors' overhead, profit and fees, engineering and installations costs, as well as applicable taxes. It is exclusive of the cost of demolition, grading or filling in connection with removal of destroyed property of reconstruction.

In the event of a partial loss, the amount of the loss may be based on the repair cost which is usually proportionately higher than the CRN for the entire property, as defined in this report.

DEPRECIATION REPORT DEFINITION

A depreciation report includes a Physical Analysis, which not only lists each individual component forming the basis of the study, but also includes the quantity, estimated replacement cost and estimated remaining useful life for each component. This then provides you with a basis for determining how much money your Strata should be setting aside to repair or replace these items in future years.

One of the keys to the depreciation report is the financial analysis, which includes a review of a 30 year projection giving the Strata a true picture of their financial well-being. By looking at both the immediate and long term, it is possible to establish a Contingency Funding policy which most accurately fits your specific needs. This projection gives the Strata the necessary information to develop its yearly contributions based on an average over a number of years, and assists its investment strategy for the funds, because it identifies when they will actually be needed.

DEPRECIATION REPORT ASSUMPTIONS

The below listed assumptions are implicit in this depreciation report.

- Cost Estimates and Financial Information are accurate and current as provided.
- No unforeseen circumstances will cause a significant reduction in reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The strata to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur at the end of the expense year.

IMPACT OF COMPONENT LIFE

The projected life expectancy of the major components and the depreciation report funding needs of the strata are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the strata. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the strata.

PRESENT FUNDING LEVEL

Most strata's have already set up their Contingency Fund. This analysis shows the strata what amount that should be in place based on 3 models. The model that the strata adopts is the responsibility of the strata to determine.

DEPRECIATION REPORT EXCLUSIONS

Any component that has an estimated replacement less than \$1,000 has been excluded. Subject property's current bylaws indicate that all common property and limited common property are the responsibility of the strata corporation.

LEGALLY SPEAKING ACCORDING TO THE STRATA PROPERTY ACT

Property insurance required for Strata Corporation

149 (1) the strata corporation must obtain and maintain property insurance on

- (a) common property,
 - (b) common assets,
 - (c) buildings shown on the strata plan, and
 - (d) fixtures built or installed on a strata lot, if the fixtures are built or installed by the owner developer as part of the original construction on the strata lot.
- (2) For the purposes of subsection (1) (d) and section 152 (b), "fixtures" has the meaning set out in the regulations.
- (3) Subsection (1) (d) does not apply to a bare land strata plan.
- (4) The property insurance must
- (a) be on the basis of full replacement value, and
 - (b) insure against major perils, as set out in the regulations, and any other perils specified in the bylaws.

Depreciation Reports

6.2 (1) For the purposes of section 94 of the Act, a depreciation report must include all of the following:

- (a) a physical component inventory and evaluation that complies with subsection (2);
- (b) a summary of repairs and maintenance work for common expenses respecting the items listed in subsection (2) (b) that usually occur less often than once a year or that do not usually occur;
- (c) a financial forecasting section that complies with subsection (3);
- (d) the name of the person from whom the depreciation report was obtained and a description of
 - (i) that person's qualifications,
 - (ii) the error and omission insurance, if any, carried by that person, and
 - (iii) the relationship between that person and the strata corporation;

(e) the date of the report;

(f) any other information or analysis that the strata corporation or the person providing the depreciation report considers appropriate.

(2) For the purposes of subsection (1) (a) and (b) of this section, the physical component inventory and evaluation must

(a) be based on an on-site visual inspection of the site and, where practicable, of the items listed in paragraph (b) conducted by the person preparing the depreciation report,

(b) include a description and estimated service life over 30 years of those items that comprise the common property, the common assets and those parts of a strata lot or limited common property, or both, that the strata corporation is responsible to maintain or repair under the Act, the strata corporation's bylaws or an agreement with an owner, including, but not limited to, the following items:

(i) the building's structure;

(ii) the building's exterior, including roofs, roof decks, doors, windows and skylights;

(iii) the building's systems, including the electrical, heating, plumbing, fire protection and security systems;

(iv) common amenities and facilities;

(v) parking facilities and roadways;

(vi) utilities, including water and sewage;

(vii) landscaping, including paths, sidewalks, fencing and irrigation;

(viii) interior finishes, including floor covering and furnishings;

(ix) green building components;

(x) balconies and patios, and

(c) identify common property and limited common property that the strata lot owner, and not the strata corporation, is responsible to maintain and repair.

(3) For the purposes of subsection (1) (c), the financial forecasting section must include

(a) the anticipated maintenance, repair and replacement costs for common expenses that usually occur less often than once a year or that do not usually occur, projected over 30 years, beginning with the current or previous fiscal year of the strata corporation, of the items listed in subsection (2) (b),

(b) a description of the factors and assumptions, including interest rates and rates of inflation, used to calculate the costs referred to in paragraph (a),

(c) a description of how the contingency reserve fund is currently being funded,

(d) the current balance of the contingency reserve fund minus any expenditures that have been approved but not yet taken from the fund, and

(e) at least 3 cash-flow funding models for the contingency reserve fund relating to the maintenance, repair and replacement over 30 years, beginning with the current or previous fiscal year of the strata corporation, of the items listed in subsection (2) (b).

(4) For the purposes of subsection (3) (e), the cash-flow funding models may include any one or more of the following:

(a) balances of, contributions to and withdrawals from the contingency reserve fund; (b) special levies; (c) borrowings.

(5) If a strata corporation contributes to the contingency reserve fund based on a depreciation report, the contributions in respect of an item become part of the contingency reserve fund and may be spent for any purpose permitted under section 96 of the Act.

(6) For the purposes of section 94 (1) of the Act, "qualified person" means any person who has the knowledge and expertise to understand the individual components, scope and complexity of the strata corporation's common property, common assets and those parts of a strata lot or limited common property, or both, that the strata corporation is responsible to maintain or repair under the Act, the strata corporation's bylaws or an agreement with an owner and to prepare a depreciation report that complies with subsections (1) to (4).

(7) The following periods are prescribed:

(a) for the purposes of section 94 (2) (b) of the Act, 3 years; (b) for the purposes of section 94 (2) (c) of the Act, 18 months ;(c) for the purposes of section 94 (3) (a) of the Act, the one year period immediately preceding the date on or before which the depreciation report is required to be obtained.

(8) A strata corporation is prescribed for the purposes of section 94 (3) (b) of the Act if and for so long as there are fewer than 5 strata lots in the strata plan.

Common Sense:

Besides legislation, common sense is a large reason to have an insurance appraisal and a depreciation report. All parties involved; the owners, strata council members, property managers, insurance brokers and underwriters should rely on the expertise of a qualified appraiser to help determine a fair and justifiable replacement cost and a qualified reserve planner to plan for future capital expenses with a depreciation report. Pacific Rim Appraisal Ltd. personnel are qualified as reserve planners and appraisers.

DEPRECIATION REPORT DEFINITIONS

Baseline and Modified Baseline Funding:

The reserve fund baseline goal is to set a minimum account balance consistent with the cash demands of maintenance and replacement of reserve items. Baseline Funding can also be a modified baseline funding to minimize the early assessments in the study which can result in poor percent funded models (less than 30%) in some years which could result in unfunded or minor special levies.

Threshold Funding:

The reserve fund is set to be ramped up to a minimum balance within a certain time frame. Utilized mainly for underfunded reserve contingency that the strata wants to set a minimum balance per unit. E.g. \$1,000 per unit x 31 units = \$31,000 minimum balance is set for all future reserves.

Full Funding:

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

Statutory Funding:

The reserve fund is set to be at or above the prescriptive value. In British Columbia the statutory rate is as follows:

1. If the CRF is less than 25% of the operating fund contribution then the CRF contribution has to be at least 10%.
2. Pacific Rim Appraisals Ltd. recommends a minimum of 10% contribution to the CRF each year to reduce any future year assessments.
3. All contributions have to be made by a majority vote.

Current Cost New of Components:

Current cost new is the cost of replacing an existing component with one which is similar to it and is of equal utility. The replacement cost new of the components listed in the depreciation report consists of the cost based on the date of inspection. The cost is based on renovation cost data where the cost of the component is not the only item that has to be considered. The cost of removing and disposal of the existing component has to be considered. Protection of existing work, dust protection, material handling and storage limitations, cut & patch to match existing construction also have to be considered plus applicable taxes.

Estimated Remaining Life:

Number of years until a component item is to be replaced

Expected Life When New:

Number of years a new component item is expected to remain serviceable. Expected life will vary with maintenance, climate and other factors. A well maintained component item may have an expected life of ten years but with proper maintenance and care may last twenty years or more.

First Replacement Cost:

Cost of the component item at the end of the remaining life.

Raw Annual Payment:

Total of the monthly payments required to recover the expense of a reserve item. With the exception of the first year, the total of the monthly payments will be twelve times the monthly payments. In the first year of the depreciation report, there may not be twelve months. In that case, the annual payment will be the monthly payment times the number of months in the first year of the depreciation report.

Repeating Item:

If the component is considered a one-time expense it is considered not to be a repeating item.

Annual Interest:

Is a blended interest earned from all the reserve accounts when account balances are brought to a common date.

Percent Funded:

Percent funded is the ratio of how much money is in the reserve account vs. how much money the reserve account should have. It is a health test of the reserve fund.

1. Good level: While the 100% point is ideal, a reserve fund above the 70% level should be considered strong because cash flow problems are rare.
2. Fair level: If the reserves are 31% to 70% of the total required reserve, then the current reserve is considered to be in the mid-range level.
3. Poor level. If the reserves are 30% or less of the total required reserve. At this funding level special levies are common. This is also commonly known as the unfunded or special levy model which is the default model in place with many strata corporations which is against the intent of the legislation for depreciation reports.

**INSURANCE REPORT SUMMARY OF COSTS (CRN)
STRATA PLAN VIS6079 BASED ON A 3rd PARTY VALUATION DATED
JUNE 17, 2014**

BLDG NO.	STRATA LOT	CLS	BUILDING CONSTRUCTION AND SERVICES	BUILDING BYLAWS AND CODES	YARD IMPRVT' Underground Services Included	DEMOLITION AND DEBRIS REMOVAL	Appliances (Built-in)	Total
1	SL 1 TO 31	D	\$3,985,000	Meets Code	\$201,000	\$106,000	\$61,000	\$4,353,000
TOTAL	31		\$3,985,000	Meets Code	\$201,000	\$106,000	\$61,000	\$4,353,000 (Rounded)

The replacement cost new for insurance purposes is as follows subject to the limiting conditions within the report based on Marshall Swift Computerized costing:

**\$4,353,000 Replacement Cost New for Insurance Purposes
As of June 17, 2014**

Four Million Three Hundred Fifty Three Thousand Dollars

A detailed description and analysis leading to the conclusion is included herein. Should you require further information with regard to this report or wish to discuss same, please do not hesitate to contact us.

All costs throughout the report are expressed in Canadian Dollars and are inclusive of applicable taxes.

On behalf of,
PACIFIC RIM APPRAISALS LTD.



Jeff Sweett, CRA, CRP
Appraiser and Certified Reserve Planner



Vic Sweett, ABA, RI(BC), AACI, P.APP, CRP
Appraiser and Certified Reserve Planner

REPORT CONTENTS

Our report was prepared in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) and the Canadian Uniform Standards (CUS). The CRN is stated in our report in Canadian Dollars and includes Taxes, where applicable.

Our report included:

- Letter of Transmittal
- Table of Contents
- Executive Summary
- Component Photos
- Purpose and Date of Report
- Premise of Value for insurance
- Depreciation Report Definition and Assumptions
- Legally Speaking According to the Strata Property Act
- Depreciation Report Definitions
- Building Descriptions
- Depreciation Report Summary
- Insurance Report Summary
- Qualifications of the Appraiser
- General Service Conditions
- Contingent and Limiting Conditions
- Certification Statement

Appendices

- Depreciation Report – Model No. 1
- Depreciation Report – Model No. 2
- Depreciation Report – Model No. 3
- Strata Plan
- Maintenance Manual

All field notes developed for this appraisal project will be safely stored and retained for a period of seven years. This will facilitate future report updates and will assist in establishing a claim, should this become necessary

CONCLUSIONS OF DEPRECIATION REPORT MODELS

The table below contains Pacific Rim Appraisals Ltd. recommended **schedule of payments for the next three years**. Failure to follow the proposed schedule of payments may result in inadequate reserve funds or require the use of special levy in the distant future e.g. after 5 years which is against the intent of the legislation.

Model No. 1	Funding based on current contribution of \$15,500 increased by multi-family construction inflation only currently estimated at 2.2%. No Special levies required.
--------------------	--

Model Recommended by Pacific Rim Appraisals Ltd.

Yr. 2014	Yr. 2015	Yr. 2016	Yr. 2017	Year 2018 to 2044
\$15,500	\$15,841	\$16,190	\$16,546	See Page 13 of Model 1

Model No. 2	Funding based on current contribution of \$15,500 plus \$310 per year until 2043 then reduced. No special levies required.
--------------------	---

Model Recommended by Pacific Rim Appraisals Ltd.

Yr. 2014	Yr. 2015	Yr. 2016	Yr. 2017	Year 2018 to 2044
\$15,500	\$15,810	\$16,120	\$16,430	See Page 13 of Model 2

Model No. 3	Funding based on current contribution of \$15,500 plus \$500 per year until 2033 then reduced. No special levies required.
--------------------	---

Model Recommended by Pacific Rim Appraisals Ltd.

Yr. 2014	Yr. 2015	Yr. 2016	Yr. 2017	Year 2018 to 2044
\$15,500	\$16,000	\$16,500	\$17,000	See Page 13 of Model 3

Supplied to StrataDocs.com
Ordered by Ron Neal

QUALIFICATIONS OF CERTIFIED RESERVE PLANNER/APPRaiser

JEFF SWEETT, CRA, CRP

CRA – Certified Residential Appraisals via Appraisal Institute of Canada

CRP – Certified Reserve Planner via Real Estate Institute of Canada

Professional Affiliations

Member of the Appraisal Institute of Canada

Member of CHOA (The Condominium Home Owners Association of B.C.)

- Business Member

Member of VISOA (Vancouver Island Strata Owners Association)

- Business Member

Employment History

2004 – Current	Pacific Rim Appraisals Ltd., Nanaimo and Victoria, BC- Has completed numerous Depreciation Reports, Insurance Appraisals on strata properties as a Certified Reserve Planner all over British Columbia. Appraised single family and multi-family properties for the purposes of market valuations, legal litigations, mortgage financing, purchasing and selling.
2002 – 2004	Tess Contracting Ltd., Nanaimo, BC-General labour of framing homes.

Supplied to StrataDocs on 2015/10/07
Ordered by Ron Neal on 2018/12/04

QUALIFICATIONS OF CERTIFIED RESERVE PLANNER/APPRaiser

VICTOR E. SWEETT, ABA, RI(BC), AACI, P.APP, CRP

5 Designations:

ABA – Associate Degree in Business Administration

RI(BC) – Real Estate Institute of British Columbia

AACI – Accredited Appraiser – Appraisal Institute of Canada

P.APP – Professional Appraiser – Appraisal Institute of Canada

CRP – Certified Reserve Planner via Real Estate Institute of Canada

Professional Affiliations

Member of the Real Estate Institute of Canada, holding the designation of Certified Reserve Planner: CRP

Member of the Appraisal Institute of Canada, holding the designation of Accredited Appraiser: AACI & P.APP

- 1983/84 Program Chairman, Victoria Chapter
- 1984/84 Experience Rating Committee Chairman, Victoria Chapter
- 1996/97 Program Chairman, Victoria Chapter

Member of the Real Estate Institute of British Columbia:

- Designation of RI(BC)

Member of CHOA (The Condominium Home Owners Association of B.C.)

- Business Member

Member of VISOA (Vancouver Island Strata Owners Association)

- Business Member

Employment History

1974 - 1976	Dept. of Finance; Appraisal of residential, farm and some commercial properties
1976 – 1982	B.C. Assessment Authority; Appraisal of residential, multi-family, commercial and light industrial properties
1982 – 1991	B.C. Assessment Authority; Supervised 5 junior appraisers for residential appraisals; Appraised commercial, multi-family, light and major industrial properties.
1991 – Current	Pacific Rim Appraisals Ltd., Nanaimo and Victoria, BC (President)

Reports Completed by Pacific Rim Appraisals Ltd

Residential, institutional, motel, multi-family, industrial, replacement cost estimates, insurance appraisals, depreciation reports, commercial, farm, recreational properties, subdivision development land and large industrial complexes. Valuation work has been completed in Abbotsford, Burnaby, Campbell River, Comox, Duncan, Kamloops, Ladysmith, Mission, Nanaimo, Parksville, Port Alberni, Qualicum Beach, Terrace, Tofino, Ucluelet, Vancouver, Vernon, Victoria, Whistler and various other districts of British Columbia.

Completed Reports For:

Ardent Properties Inc.
Bank of Montreal
Bank of Nova Scotia
BC Transportation Financing Authority
Boorman Investment Company Ltd.
Brookfield Global Relocation Services
Business Development Bank of Canada
Canada Trust/TD Bank
Canadian Home Income Plan
Canadian Western Bank
Central Coast Mortgage
Concise Property Management
Chemainus & District Credit Union
CIBC
Citibank Canada
Citifinancial Canada Inc.
Citizen Trust Canada
Coast Realty Group Ltd.
Coastal Community Credit Union
Comox Valley Credit Union
Dominion Lending Centres
Dwellworks, LLC
Emerald Capital Corporation
Emerson Financial
Evergreen Savings
FBC Real Estate
Firm Management Corporation
Firstline Mortgages
GE Capital Mortgage Insurance Corp.
GET Acceptance
Great Pacific Management
HFS Mobility Services
Hobbs Hargreave
Home Loans Canada
Hunter Garret Lobay
Investors Group
Invis Financial
Khalsa Credit Union
Ladysmith Credit Union
Laurentian Bank of Canada
London Life Mortgage Division
Maple Trust
Mbanx
Mid-Island Mortgage Corporation
Ministry of Transportation & Highways
Mortgage Centre
Mortgage Group
Mortgage Solutions Inc.
Mortgages to Go
MRS Trust Company
PCHS
Peace Hills Insurance
Profile Properties Ltd.
Richmond Property Group Ltd.
Royal Bank of Canada
Royal LePage Relocation Services
Royal LePage Valuation Services
Royal Trust
Select Mortgages Corp.
Source 1 Mortgages
Spectrum Canada Mortgage Services
Strata's Choice Property Management
The Kerr Group Management Corp.
TD/Canada Trust
Union Bay Credit Union
Universal Mortgage Architects
Vancity Savings Credit Union
Vancouver Island Insurancetrans
VI Strata Financial Management
Weichert Relocation Resources
Westminster Savings Credit Union
Westward Mortgage Realty Ltd.
Widsten Property Management
Wise Nanaimo Mortgages
Numerous Lawyers, Realtors, Strata
Councils & Strata Property Managers

GENERAL SERVICE CONDITIONS

The service(s) provided by Pacific Rim Appraisals Ltd. were performed in accordance with professional appraisal standards. Our compensation is not contingent in any way upon the conclusion of value. We will assume, without independent verification, the accuracy of all data that was provided to us. We have acted as an independent contractor and have reserved the right to use subcontractors. All files, working papers, or documents that were developed by us during the course of the engagement will be our property. We will retain this data for at least seven years.

Our report will only be used for the specific purpose(s) stated herein and any other use is invalid. No reliance may be made by any third party without our prior written consent. You may show our report in it's entirety to those third parties that need to review the information contained therein. No one should rely on the report as a substitute for his or her own due diligence. No reference to our name or our report, in whole or in part, in any document you prepare and/or distribute to third parties may be made without our written consent.

You agree to indemnify and hold Pacific Rim Appraisals Ltd. harmless from any losses, claims, actions, damages, expenses or liabilities, including reasonable legal fees, to which we may become subject to in connection with this assignment, except for those attributed to our negligence. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, subcontractor, affiliate, and agent or like individual or group.

We will reserve the right to include your company name in our reference list, however, we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings.

Supplied to StrataDocs 20150720
Ordered by Ron Neal on 20150720

CONTINGENT AND LIMITED CONDITIONS

The services provided by Pacific Rim Appraisals Ltd. are subject to the following contingent and limited conditions which are applicable to any building appraisal:

- Photographs and other exhibits, if presented in the report, are included for the sole purpose of illustration to assist the reader in visualizing the property. We did not survey the subject site, and therefore, will not assume responsibility for such matters, nor other technological and engineering techniques that are required to discover any inherent or hidden conditions of the subject property. Architectural drawings provided by the client or their agent were deemed to be accurate as to the building dimensions and specifications, unless information is received to the contrary.
- Fees for the professional services rendered in conjunction with our report do not account for any professional time associated with or required to appear in court to give expert witness testimony relative to the subject property. Fees associated with expert witness testimony, if required, will be agreed to with the client at the time they are required.
- It was assumed, but not verified, that similar density of development, as it currently exists, could be achieved for the subject property under the current zoning regulation. It is suggested that you consult with your insurance broker or agent and/or insurance company to ensure proper coverage. Zoning bylaws are an insurance policy coverage issue, not a valuation issue.
- No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property was assumed to be good and marketable, and free and clear of any liens and encumbrances, unless otherwise stated.
- No environmental audit or historic use study of the subject property was conducted as part of this appraisal. It was assumed that the use of the subject property complies fully with any and all environmental regulations and laws. It was further assumed that there are no hazardous materials on or in the vicinity of the subject property.
- The mechanical and heating systems. Piping, plumbing and other building services and equipment, if included in the report, were assumed to be in good working condition and adequate for the building(s). This equipment was not tested, nor did Pacific Rim Appraisals Ltd. assume any responsibility for testing of such.
- We will reserve the right to alter, revise and/or rescind the values reported should any subsequent or additional information be found, or in the event the engagement parameters are modified to any degree.
- The insurable values reported in this report are only valid as at the specified appraisal date. No consideration was given to future economic factors including inflation/deflation, currency exchange fluctuations, labour, etc.

- The Opinions of Probable Cost (budgets) provided in the depreciation report summaries are intended to provide an expectation as to the *magnitude* of costs required to complete the described work. The budgets are not *estimates* or *quotes*, as these would require the preparation of plans, details, specifications and schedules to achieve a quantified summary of tabulated costs. Pacific Rim Appraisals Ltd.'s budgets are based on quantity information provided by the Strata, conceptual renewal and repair methods, recently obtained broad unit rates, and our experience with recent similar projects.
- The Strata recognizes that special risks occur whenever an inspection is made to identify hidden elements or portions of a building. Even a comprehensive sampling and testing program, implemented with the appropriate equipment and experienced personnel, under the direction of a trained professional who functions in accordance with a professional standard of practice, may fail to detect certain conditions. This is because these conditions are hidden and therefore cannot be considered in development of a renewal or replacement program. For similar reasons, actual conditions that the design professional properly inferred to exist between examined conditions may differ significantly from those that actually exist.
- The Strata realizes that nothing can be done to eliminate these risks altogether and as a result; Pacific Rim Appraisals Ltd. cannot guarantee the accuracy of the Opinions of Probable Cost. The Opinions of Probable Cost are based on information provided by the Strata and Pacific Rim Appraisals Ltd.'s observations of representative areas of the building and property and cannot be guaranteed by Pacific Rim Appraisals Ltd. and Pacific Rim Appraisals Ltd. assumes no liability where the probable costs are exceeded.

Supplied to StrataDocs by Pacific Rim Appraisals Ltd.
Ordered by Ron Neal

CERTIFICATION STATEMENT

I certify that, to the best of my knowledge and belief:

1. The statement of fact contained in this report is true and correct.
2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analysis, opinion and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favours the cause of the client, the amount of the value estimate, that attainment of a stipulated result or the occurrence of a subsequent event.
5. My analysis, opinion and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
6. I have made a personal inspection of the subject site property that is the subject of this report and carry \$2,000,000 E&O insurance for providing this service.
7. No one provided significant professional assistance to the person signing this report.
8. The appraiser and supervisory appraiser must provide his/her written consent before all (or any part) of the content of the appraisal report can be used for any purposes by anyone except: the client specified in the report and, there the client is the mortgagee, its insurer and the borrower, if he/she paid the appraisal fee. The author's written consent and approval must also be obtained before the appraisal (or any part of it) can be conveyed by anyone to any other parties, including mortgages, other than the client and the public through prospectus, offering memo, advertising, public relations news, sales or other media. The appraiser does give permission to have the report attached to any form B as required by the Strata Property Act, 1998.
9. As of the date of this report, the appraiser and supervisory appraiser have fulfilled the requirements of the recertification program, in accordance with the Bylaws and Regulations of the professional appraisal organization with which they are affiliated and are hereby noted as designated members of such organization.
10. It has been assumed that the insurance appraisal provided meets the standards of insurance appraisals and that the replacement costs are a fair representation of costs on the effective date of the appraisal.

Model No. 1

Depreciation Report Analysis

Funding Based on Current Contributions of \$15,500 Plus Current Inflation at 2.2% Per Year

Model Recommended by Pacific Rim Appraisals Ltd.

for

VIS6079

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22 to 25	Expense Summary

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
Uploaded: Jul 07, 2015 Verified: Jul 07, 2015

VIS6079 MODEL 1 Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
03.00 Superstructure					
Balconies Partial Wood Replacement	\$2,500	27 Years	35 Years	\$4,626	Yes
Concrete Patio 20% Replacement	\$1,560	30 Years	50 Years	\$3,083	Yes
Decks 25% Vinyl Coverings in 5 Years	\$1,094	5 Years	15 Years	\$1,248	Yes
Decks 25% Vinyl Coverings in 7 Years	\$1,094	7 Years	15 Years	\$1,304	Yes
Decks 25% Vinyl Coverings in 9 Years	\$1,094	9 Years	15 Years	\$1,362	Yes
Decks 25% Vinyl Coverings In 11 Years	\$1,094	11 Years	15 Years	\$1,424	Yes
04.00 Exterior Closure					
Front Entrance Glass Door Replacement	\$1,000	30 Years	40 Years	\$1,977	Yes
Misc. Siding Repairs	\$5,000	30 Years	40 Years	\$9,883	Yes
Paint Exterior	\$14,301	12 Years	20 Years	\$19,031	Yes
Patio Door 10% Partial Replacement	\$3,600	30 Years	40 Years	\$7,116	Yes
Sealant of Windows, Doors & Weather Stripping	\$3,100	9 Years	10 Years	\$3,862	Yes
Service Door Replacement	\$3,500	30 Years	40 Years	\$6,918	Yes
Window Glass 5% Partial Replacement in 15 years	\$3,375	15 Years	35 Years	\$4,797	Yes
Window Glass 5% Partial Replacement in 20 years	\$3,375	20 Years	35 Years	\$5,355	Yes
Window Glass 10 % Partial Replacement in 25 Years	\$6,750	25 Years	35 Years	\$11,953	Yes
Window Glass 15% Partial Replacement in 30 Years	\$10,163	30 Years	35 Years	\$20,087	Yes
05.00 Roofing					
Downspouts	\$2,000	22 Years	30 Years	\$3,316	Yes
Gutters	\$1,580	22 Years	30 Years	\$2,619	Yes
Membrane Roof	\$15,862	17 Years	25 Years	\$23,560	Yes
Roof Asphalt	\$28,900	17 Years	25 Years	\$42,926	Yes
06.00 Inner Construction					
Front Doors	\$7,750	30 Years	40 Years	\$15,319	Yes
Hallway & Ceiling Paint (1st Floor)	\$2,411	8 Years	8 Years	\$2,939	Yes
Hallway Carpets (4th, 3rd, 2nd Floor)	\$6,699	5 Years	15 Years	\$7,643	Yes
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$3,792	2 Years	8 Years	\$4,050	Yes

VIS6079 MODEL 1 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Laminate Flooring	\$4,445	24 Years	25 Years	\$7,700	Yes
Mail Box Replacement	\$3,200	27 Years	35 Years	\$5,921	Yes
Stairwell Carpets	\$10,160	12 Years	20 Years	\$13,520	Yes
Stairwell Painting	\$3,437	7 Years	15 Years	\$4,098	Yes
07.00 Conveying Systems					
Elevator Cab	\$12,000	22 Years	30 Years	\$19,895	Yes
Elevator Electronics	\$25,000	22 Years	30 Years	\$41,447	Yes
Elevator Hydraulics	\$18,000	22 Years	30 Years	\$29,842	Yes
08.00 Mechanical Systems					
200 US Gallon Hot Water Tank	\$10,000	1 Years	8 Year	\$10,449	Yes
A.O. Smith Boiler	\$25,000	17 Years	25 Years	\$37,133	Yes
Air Make Up Unit	\$6,500	17 Years	25 Years	\$9,655	Yes
Circulating Pumps	\$1,000	7 Years	15 Years	\$1,192	Yes
Internal Water Piping Partial Replacement	\$5,000	30 Years	50 Years	\$9,883	Yes
Sprinkler Fire System Valve Updates etc.	\$3,500	10 Years	10 Years	\$4,457	Yes
Ventilation Fan	\$1,000	7 Years	15 Years	\$1,192	Yes
09.00 Electrical Systems					
Electrical Upgrades 800 amp main disconnect & 125 amp house panel	\$3,200	30 Years	50 Years	\$6,325	Yes
Emergency Lighting Partial Upgrades	\$1,050	30 Years	40 Years	\$2,075	Yes
Enter Phone System for Entrance	\$3,500	17 Years	25 Years	\$5,199	Yes
Exterior Lighting Upgrades	\$3,600	17 Years	25 Years	\$5,347	Yes
Fire Alarm System Upgrades	\$7,000	17 Years	25 Years	\$10,397	Yes
Lighting Interior Upgrades	\$4,950	17 Years	25 Years	\$7,352	Yes
10.00 Services/Professional					
Depreciation Report & Insurance appraisal	\$4,850	3 Years	3 Years	\$5,296	Yes
12.00 Site Improvements					
Asphalt 2" Overlay with scrap and peel	\$34,790	30 Years	40 Years	\$68,766	Yes
Asphalt Crack Filling	\$1,500	5 Years	15 Years	\$1,711	Yes
Asphalt Oil Seal	\$6,213	15 Years	20 Years	\$8,831	No
Concrete Curbing Replacement	\$1,220	30 Years	50 Years	\$2,411	Yes
Fencing 6' Ht.	\$3,136	7 Years	15 Years	\$3,739	Yes
Fencing Misc. Repairs	\$1,000	0 Years	5 Years	\$1,022	Yes
Paint Parking Lines	\$1,000	3 Years	5 Years	\$1,092	Yes

VIS6079 MODEL 1 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Stamp Concrete (50%) Partial Replacement	\$5,652	30 Years	40 Years	\$11,172	Yes
Underground Services - Water, sewer, storm, perimeter drains partial replacement	\$9,300	30 Years	50 Years	\$18,382	Yes
Water Sprinkler & Misc. Valves Etc.	\$1,000	10 Years	15 Years	\$1,274	Yes
Yard Lights	\$1,000	30 Years	40 Years	\$1,977	Yes

Months Remaining in Fiscal Calendar Year 2014: 12

Expected annual inflation: 2.20%

Interest earned on reserve funds: 1.20%

Initial Reserve: \$89,176

Supplied to StrataDocs on 2015/07/07
 Ordered by Ron Neal on 2018/12/04

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VIS6079 MODEL 1 Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
03.00 Superstructure							
Balconies Partial Wood Replacement	\$2,500 ea	1	\$2,500	27 Years 35 Years	35 Years	2041 2076	\$4,626 \$9,984
Concrete Patio 20% Replacement	\$10.00 / ft ²	156 ft ²	\$1,560	30 Years	50 Years	2044	\$3,083
Decks 25% Vinyl Coverings in 5 Years	\$6.75 / ft ²	162 ft ²	\$1,094	5 Years 15 Years	15 Years	2019 2034 2049	\$1,248 \$1,735 \$2,412
Decks 25% Vinyl Coverings in 7 Years	\$6.75 / ft ²	162 ft ²	\$1,094	7 Years 15 Years	15 Years	2021 2036 2051	\$1,304 \$1,813 \$2,521
Decks 25% Vinyl Coverings in 9 Years	\$6.75 / ft ²	162 ft ²	\$1,094	9 Years 15 Years	15 Years	2023 2038 2053	\$1,362 \$1,894 \$2,634
Decks 25% Vinyl Coverings In 11 Years	\$6.75 / ft ²	162 ft ²	\$1,094	11 Years 15 Years	15 Years	2025 2040 2055	\$1,424 \$1,979 \$2,753
04.00 Exterior Closure							
Front Entrance Glass Door Replacement	\$1,000 ea	1	\$1,000	30 Years	40 Years	2044	\$1,977
Misc. Siding Repairs	\$5,000 ea	1	\$5,000	30 Years	40 Years	2044	\$9,883
Paint Exterior	\$1.25 / ft ²	11441 ft ²	\$14,301	12 Years 20 Years	20 Years	2026 2046	\$19,031 \$29,538
Patio Door 10% Partial Replacement	\$1,200 ea	3	\$3,600	30 Years	40 Years	2044	\$7,116
Sealant of Windows, Doors & Weather Stripping	\$100 ea	31	\$3,100	9 Years 10 Years	10 Years	2023 2033 2043	\$3,862 \$4,811 \$5,994
Service Door Replacement	\$250 ea	14	\$3,500	30 Years	40 Years	2044	\$6,918
Window Glass 5% Partial Replacement in 15 years	\$37.50 / ft ²	90 ft ²	\$3,375	15 Years 35 Years	35 Years	2029 2064	\$4,797 \$10,354
Window Glass 5% Partial Replacement in 20 years	\$37.50 / ft ²	90 ft ²	\$3,375	20 Years 35 Years	35 Years	2034 2069	\$5,355 \$11,557
Window Glass 10 % Partial Replacement in 25 Years	\$37.50 / ft ²	180 ft ²	\$6,750	25 Years 35 Years	35 Years	2039 2074	\$11,953 \$25,798

VIS6079 MODEL 1 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Window Glass 15% Partial Replacement in 30 Years	\$37.50 / ft ²	271 ft ²	\$10,163	30 Years	35 Years	2044	\$20,087
05.00 Roofing							
Downspouts	\$5.00 / lf	400 lf	\$2,000	22 Years 30 Years	30 Years	2036 2066	\$3,316 \$6,411
Gutters	\$5.00 / lf	316 lf	\$1,580	22 Years 30 Years	30 Years	2036 2066	\$2,619 \$5,065
Membrane Roof	\$11.00 / ft ²	1442 ft ²	\$15,862	17 Years 25 Years	25 Years	2031 2056	\$23,560 \$40,815
Roof Asphalt	\$5.00 / ft ²	5780 ft ²	\$28,900	17 Years 25 Years	25 Years	2031 2056	\$42,926 \$74,364
06.00 Inner Construction							
Front Doors	\$250 ea	31	\$7,750	30 Years	40 Years	2044	\$15,319
Hallway & Ceiling Paint (1st Floor)	\$0.85 / ft ²	2837 ft ²	\$2,411	8 Years	8 Years	2022	\$2,939
						2030	\$3,504
						2038	\$4,178
						2046	\$4,981
Hallway Carpets (4th, 3rd, 2nd Floor)	\$7.00 / ft ²	957 ft ²	\$6,699	5 Years 15 Years	15 Years	2019	\$7,643
						2034	\$10,628
						2049	\$14,779
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$0.85 / ft ²	4461 ft ²	\$3,792	2 Years 8 Years	8 Years	2016	\$4,050
						2024	\$4,829
						2032	\$5,757
						2040	\$6,864
						2048	\$8,184
Laminate Flooring	\$7.00 / ft ²	635 ft ²	\$4,445	24 Years 25 Years	25 Years	2038 2063	\$7,700 \$13,340
Mail Box Replacement	\$100 ea	32	\$3,200	27 Years 35 Years	35 Years	2041 2076	\$5,921 \$12,780
Stairwell Carpets	\$10.00 / ft ²	1016 ft ²	\$10,160	12 Years 20 Years	20 Years	2026 2046	\$13,520 \$20,985
Stairwell Painting	\$0.85 / ft ²	4044 ft ²	\$3,437	7 Years 15 Years	15 Years	2021	\$4,098
						2036	\$5,699
						2051	\$7,924
07.00 Conveying Systems							
Elevator Cab	\$12,000 ea	1	\$12,000	22 Years 30 Years	30 Years	2036	\$19,895
						2066	\$38,468
Elevator Electronics	\$25,000 ea	1	\$25,000	22 Years 30 Years	30 Years	2036	\$41,447
						2066	\$80,143

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VIS6079 MODEL 1 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Elevator Hydraulics	\$18,000 ea	1	\$18,000	22 Years 30 Years	30 Years	2036 2066	\$29,842 \$57,703
08.00 Mechanical Systems							
200 US Gallon Hot Water Tank	\$10,000 ea	1	\$10,000	1 Year 8 Year	8 Years	2015 2023 2031 2039 2047	\$10,449 \$12,458 \$14,853 \$17,709 \$21,113
A.O. Smith Boiler	\$25,000 ea	1	\$25,000	17 Years 25 Years	25 Years	2031 2056	\$37,133 \$64,329
Air Make Up Unit	\$6,500 ea	1	\$6,500	17 Years 25 Years	25 Years	2031 2056	\$9,655 \$16,726
Circulating Pumps	\$500 ea	2	\$1,000	7 Years 15 Years	15 Years	2021 2036 2051	\$1,192 \$1,658 \$2,305
Internal Water Piping Partial Replacement	\$5,000 ea	1	\$5,000	30 Years	50 Years	2044	\$9,883
Sprinkler Fire System Valve Updates etc.	\$3,500 ea	1	\$3,500	10 Years	10 Years	2024 2034 2044	\$4,457 \$5,553 \$6,918
Ventilation Fan	\$1,000 ea	1	\$1,000	7 Years 15 Years	15 Years	2021 2036 2051	\$1,192 \$1,658 \$2,305
09.00 Electrical Systems							
Electrical Upgrades 800 amp main disconnect & 125 amp house panel	\$3,200 ea	1	\$3,200	30 Years	50 Years	2044	\$6,325
Emergency Lighting Partial Upgrades	\$350 ea	3	\$1,050	30 Years	40 Years	2044	\$2,075
Enter Phone System for Entrance	\$3,500 ea	1	\$3,500	17 Years 25 Years	25 Years	2031 2056	\$5,199 \$9,006
Exterior Lighting Upgrades	\$100 ea	36	\$3,600	17 Years 25 Years	25 Years	2031 2056	\$5,347 \$9,263
Fire Alarm System Upgrades	\$7,000 ea	1	\$7,000	17 Years 25 Years	25 Years	2031 2056	\$10,397 \$18,012
Lighting Interior Upgrades	\$75.00 ea	66	\$4,950	17 Years 25 Years	25 Years	2031 2056	\$7,352 \$12,737

VIS6079 MODEL 1 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
10.00 Services/Professional							
Depreciation Report & Insurance appraisal	\$4,850 ea	1	\$4,850	3 Years	3 Years	2017	\$5,296
						2020	\$5,657
						2023	\$6,042
						2026	\$6,454
						2029	\$6,894
						2032	\$7,364
						2035	\$7,866
						2038	\$8,402
						2041	\$8,975
						2044	\$9,586
12.00 Site Improvements							
Asphalt 2" Overlay with scrap and peel	\$2.80 / ft ²	12425 ft ²	\$34,790	30 Years	40 Years	2044	\$68,766
Asphalt Crack Filling	\$1,500 ea	1	\$1,500	5 Years	15 Years	2019	\$1,711
				15 Years		2034	\$2,380
						2049	\$3,309
Asphalt Oil Seal	\$0.50 / ft ²	12425 ft ²	\$6,213	15 Years	20 Years	2029	\$8,831
Concrete Curbing Replacement	\$10.00 / ft ²	122 ft ²	\$1,220	30 Years	50 Years	2044	\$2,411
Fencing 6' Ht.	\$28.00 / lf	112 lf	\$3,136	7 Years	15 Years	2021	\$3,739
				15 Years		2036	\$5,199
						2051	\$7,230
Fencing Misc. Repairs	\$1,000 ea	1	\$1,000	0 Years	5 Years	2014	\$1,022
						2019	\$1,141
						2024	\$1,274
				5 Years		2029	\$1,421
						2034	\$1,587
						2039	\$1,771
		2044	\$1,977				
Paint Parking Lines	\$1,000 ea	1	\$1,000	3 Years	5 Years	2017	\$1,092
						2022	\$1,219
						2027	\$1,360
				5 Years		2032	\$1,518
						2037	\$1,695
						2042	\$1,892
		2047	\$2,111				
Stamp Concrete (50%) Partial Replacement	\$12.00 / ft ²	471 ft ²	\$5,652	30 Years	40 Years	2044	\$11,172

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VIS6079 MODEL 1 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Underground Services - Water, sewer, storm, perimeter drains partial replacement	\$186 / lf	50 lf	\$9,300	30 Years	50 Years	2044	\$18,382
Water Sprinkler & Misc. Valves Etc.	\$1,000 ea	1	\$1,000	10 Years	15 Years	2024	\$1,274
				15 Years		2039	\$1,771
				2054		\$2,462	
Yard Lights	\$1,000 ea	1	\$1,000	30 Years	40 Years	2044	\$1,977

Months Remaining in Fiscal Calendar Year 2014: 12

Expected annual inflation: 2.20% Interest earned on reserve funds: 1.20% Initial Reserve: \$89,176

Supplied to StrataDocs on 2018/10/17
 Ordered by Ron Neal on 2018/12/04

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
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Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
03.00 Superstructure	Balconies Partial Wood Replacement	1	\$2,500.00 ea	\$2,500.00	\$1,928.57	\$571.43
	Concrete Patio 20% Replacement	156 ft ²	\$10.00 / ft ²	\$1,560.00	\$936.00	\$624.00
	Decks 25% Vinyl Coverings in 5 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$364.50	\$729.00
	Decks 25% Vinyl Coverings in 7 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$510.30	\$583.20
	Decks 25% Vinyl Coverings in 9 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$656.10	\$437.40
	Decks 25% Vinyl Coverings In 11 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$801.90	\$291.60
03.00 Superstructure Sub Total =				\$8,434.00	\$5,197.37	\$3,236.63
04.00 Exterior Closure	Front Entrance Glass Door Replacement	1	\$1,000.00 ea	\$1,000.00	\$750.00	\$250.00
	Misc. Siding Repairs	1	\$5,000.00 ea	\$5,000.00	\$3,750.00	\$1,250.00
	Paint Exterior	11441 ft ²	\$1.25 / ft ²	\$14,301.25	\$8,580.75	\$5,720.50
	Patio Door 10% Partial Replacement	3	\$1,200.00 ea	\$3,600.00	\$2,700.00	\$900.00
	Sealant of Windows, Doors & Weather Stripping	31	\$100.00 ea	\$3,100.00	\$2,790.00	\$310.00
	Service Door Replacement	14	\$250.00 ea	\$3,500.00	\$2,625.00	\$875.00
	Window Glass 5% Partial Replacement in 15 years	90 ft ²	\$37.50 / ft ²	\$3,375.00	\$1,446.43	\$1,928.57
	Window Glass 5% Partial Replacement in 20 years	90 ft ²	\$37.50 / ft ²	\$3,375.00	\$1,928.57	\$1,446.43
	Window Glass 10 % Partial Replacement in 25 Years	180 ft ²	\$37.50 / ft ²	\$6,750.00	\$4,821.43	\$1,928.57
	Window Glass 15% Partial Replacement in 30 Years	271 ft ²	\$37.50 / ft ²	\$10,162.50	\$8,710.71	\$1,451.79
04.00 Exterior Closure Sub Total =				\$54,163.75	\$38,102.89	\$16,060.86
05.00 Roofing	Downspouts	400 lf	\$5.00 / lf	\$2,000.00	\$1,466.67	\$533.33
	Gutters	316 lf	\$5.00 / lf	\$1,580.00	\$1,158.67	\$421.33
	Membrane Roof	1442 ft ²	\$11.00 / ft ²	\$15,862.00	\$10,786.16	\$5,075.84
	Roof Asphalt	5780 ft ²	\$5.00 / ft ²	\$28,900.00	\$19,652.00	\$9,248.00
05.00 Roofing Sub Total =				\$48,342.00	\$33,063.49	\$15,278.51
06.00 Inner Construction	Front Doors	31	\$250.00 ea	\$7,750.00	\$5,812.50	\$1,937.50
	Hallway & Ceiling Paint (1st Floor)	2837 ft ²	\$0.85 / ft ²	\$2,411.45	\$2,411.45	\$0.00
	Hallway Carpets (4th, 3rd, 2nd Floor)	957 ft ²	\$7.00 / ft ²	\$6,699.00	\$2,233.00	\$4,466.00
	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	4461 ft ²	\$0.85 / ft ²	\$3,791.85	\$947.96	\$2,843.89
	Laminate Flooring	635 ft ²	\$7.00 / ft ²	\$4,445.00	\$4,267.20	\$177.80
	Mail Box Replacement	32	\$100.00 ea	\$3,200.00	\$2,468.57	\$731.43

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Ordered By: Ron Veal of RE/MAX Alliance on Dec 01, 2018
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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
06.00 Inner Construction	Stairwell Carpets	1016 ft ²	\$10.00 / ft ²	\$10,160.00	\$6,096.00	\$4,064.00
	Stairwell Painting	4044 ft ²	\$0.85 / ft ²	\$3,437.40	\$1,604.12	\$1,833.28
06.00 Inner Construction Sub Total =				\$41,894.70	\$25,840.80	\$16,053.90
07.00 Conveying Systems	Elevator Cab	1	\$12,000.00 ea	\$12,000.00	\$8,800.00	\$3,200.00
	Elevator Electronics	1	\$25,000.00 ea	\$25,000.00	\$18,333.33	\$6,666.67
	Elevator Hydraulics	1	\$18,000.00 ea	\$18,000.00	\$13,200.00	\$4,800.00
07.00 Conveying Systems Sub Total =				\$55,000.00	\$40,333.33	\$14,666.67
08.00 Mechanical Systems	200 US Gallon Hot Water Tank	1	\$10,000.00 ea	\$10,000.00	\$1,250.00	\$8,750.00
	A.O. Smith Boiler	1	\$25,000.00 ea	\$25,000.00	\$17,000.00	\$8,000.00
	Air Make Up Unit	1	\$6,500.00 ea	\$6,500.00	\$4,420.00	\$2,080.00
	Circulating Pumps	2	\$500.00 ea	\$1,000.00	\$466.67	\$533.33
	Internal Water Piping Partial Replacement	1	\$5,000.00 ea	\$5,000.00	\$3,000.00	\$2,000.00
	Sprinkler Fire System Valve Updates etc.	1	\$3,500.00 ea	\$3,500.00	\$3,500.00	\$0.00
	Ventilation Fan	1	\$1,000.00 ea	\$1,000.00	\$466.67	\$533.33
08.00 Mechanical Systems Sub Total =				\$52,000.00	\$30,103.33	\$21,896.67
09.00 Electrical Systems	Electrical Upgrades 800 amp main disconnect & 125 amp house panel	1	\$3,200.00 ea	\$3,200.00	\$1,920.00	\$1,280.00
	Emergency Lighting Partial Upgrades	3	\$350.00 ea	\$1,050.00	\$787.50	\$262.50
	Enter Phone System for Entrance	1	\$3,500.00 ea	\$3,500.00	\$2,380.00	\$1,120.00
	Exterior Lighting Upgrades	36	\$100.00 ea	\$3,600.00	\$2,448.00	\$1,152.00
	Fire Alarm System Upgrades	1	\$7,000.00 ea	\$7,000.00	\$4,760.00	\$2,240.00
	Lighting Interior Upgrades	66	\$75.00 ea	\$4,950.00	\$3,366.00	\$1,584.00
09.00 Electrical Systems Sub Total =				\$23,300.00	\$15,661.50	\$7,638.50
10.00 Services/Professional	Depreciation Report & Insurance appraisal	1	\$4,850.00 ea	\$4,850.00	\$4,850.00	\$0.00
12.00 Site Improvements	Asphalt 2" Overlay with scrap and peel	12425 ft ²	\$2.80 / ft ²	\$34,790.00	\$26,092.50	\$8,697.50
	Asphalt Crack Filling	1	\$1,500.00 ea	\$1,500.00	\$500.00	\$1,000.00
	Asphalt Oil Seal	12425 ft ²	\$0.50 / ft ²	\$6,212.50	\$4,659.37	\$1,553.13
	Concrete Curbing Replacement	122 ft ²	\$10.00 / ft ²	\$1,220.00	\$732.00	\$488.00
	Fencing 6' Ht.	112 lf	\$28.00 / lf	\$3,136.00	\$1,463.47	\$1,672.53
	Fencing Misc. Repairs	1	\$1,000.00 ea	\$1,000.00	\$0.00	\$1,000.00
	Paint Parking Lines	1	\$1,000.00 ea	\$1,000.00	\$600.00	\$400.00
	Stamp Concrete (50%) Partial Replacement	471 ft ²	\$12.00 / ft ²	\$5,652.00	\$4,239.00	\$1,413.00

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Uploaded: Jul 07, 2015 Verified: Jul 07, 2015
 Ordered By: Ron Nea of RE/MAX Real Estate
 Order Ref: 2015070701

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
12.00 Site Improvements	Underground Services - Water, sewer, storm, perimeter drains partial replacement	50 lf	\$186.00 / lf	\$9,300.00	\$5,580.00	\$3,720.00
	Water Sprinkler & Misc. Valves Etc.	1	\$1,000.00 ea	\$1,000.00	\$666.67	\$333.33
	Yard Lights	1	\$1,000.00 ea	\$1,000.00	\$750.00	\$250.00
12.00 Site Improvements Sub Total =				\$65,810.50	\$45,283.01	\$20,527.49
Totals =				\$353,794.95	\$238,435.74	\$115,359.21

Supplied to StrataDocs on 2015/07/17
 Ordered by Ron Neal on 2018/12/04

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
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VIS6079 MODEL 1 Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Payment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2014	\$15,500	\$1,165	\$1,022	\$104,818	61.7 %
2015	\$15,841	\$1,356	\$10,449	\$111,566	58.7 %
2016	\$16,190	\$1,439	\$4,050	\$125,144	62.2 %
2017	\$16,546	\$1,606	\$6,388	\$136,908	62.4 %
2018	\$16,910	\$1,750		\$155,567	66.0 %
2019	\$17,282	\$1,978	\$11,743	\$163,083	63.0 %
2020	\$17,662	\$2,071	\$5,657	\$177,159	65.4 %
2021	\$18,050	\$2,243	\$11,525	\$185,928	64.3 %
2022	\$18,448	\$2,352	\$4,158	\$202,569	67.1 %
2023	\$18,853	\$2,555	\$23,725	\$200,253	62.1 %
2024	\$19,268	\$2,529	\$11,833	\$210,217	64.8 %
2025	\$19,692	\$2,652	\$1,424	\$231,138	68.3 %
2026	\$20,125	\$2,908	\$39,006	\$215,165	59.2 %
2027	\$20,568	\$2,717	\$1,360	\$237,090	67.5 %
2028	\$21,021	\$2,985		\$261,095	69.2 %
2029	\$21,483	\$3,278	\$21,944	\$263,912	65.1 %
2030	\$21,956	\$3,314	\$3,504	\$285,679	69.5 %
2031	\$22,439	\$3,581	\$156,423	\$155,275	35.6 %
2032	\$22,932	\$2,005	\$14,640	\$165,573	53.4 %
2033	\$23,437	\$2,133	\$4,811	\$186,331	57.0 %
2034	\$23,952	\$2,387	\$27,238	\$185,433	52.4 %
2035	\$24,479	\$2,379	\$7,866	\$204,425	57.0 %
2036	\$25,018	\$2,612	\$113,145	\$118,910	31.0 %
2037	\$25,568	\$1,580	\$1,695	\$144,363	47.2 %
2038	\$26,131	\$1,891	\$22,174	\$150,210	44.3 %
2039	\$26,706	\$1,965	\$33,204	\$145,677	41.2 %
2040	\$27,293	\$1,913	\$8,844	\$166,040	46.5 %
2041	\$27,894	\$2,163	\$19,522	\$176,574	45.8 %
2042	\$28,507	\$2,294	\$1,892	\$205,484	50.8 %
2043	\$29,135	\$2,647	\$5,994	\$231,271	52.4 %
2044	\$29,775	\$2,963	\$203,855	\$60,154	12.7 %
Totals :	\$678,660	\$71,409	\$779,091		

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$0

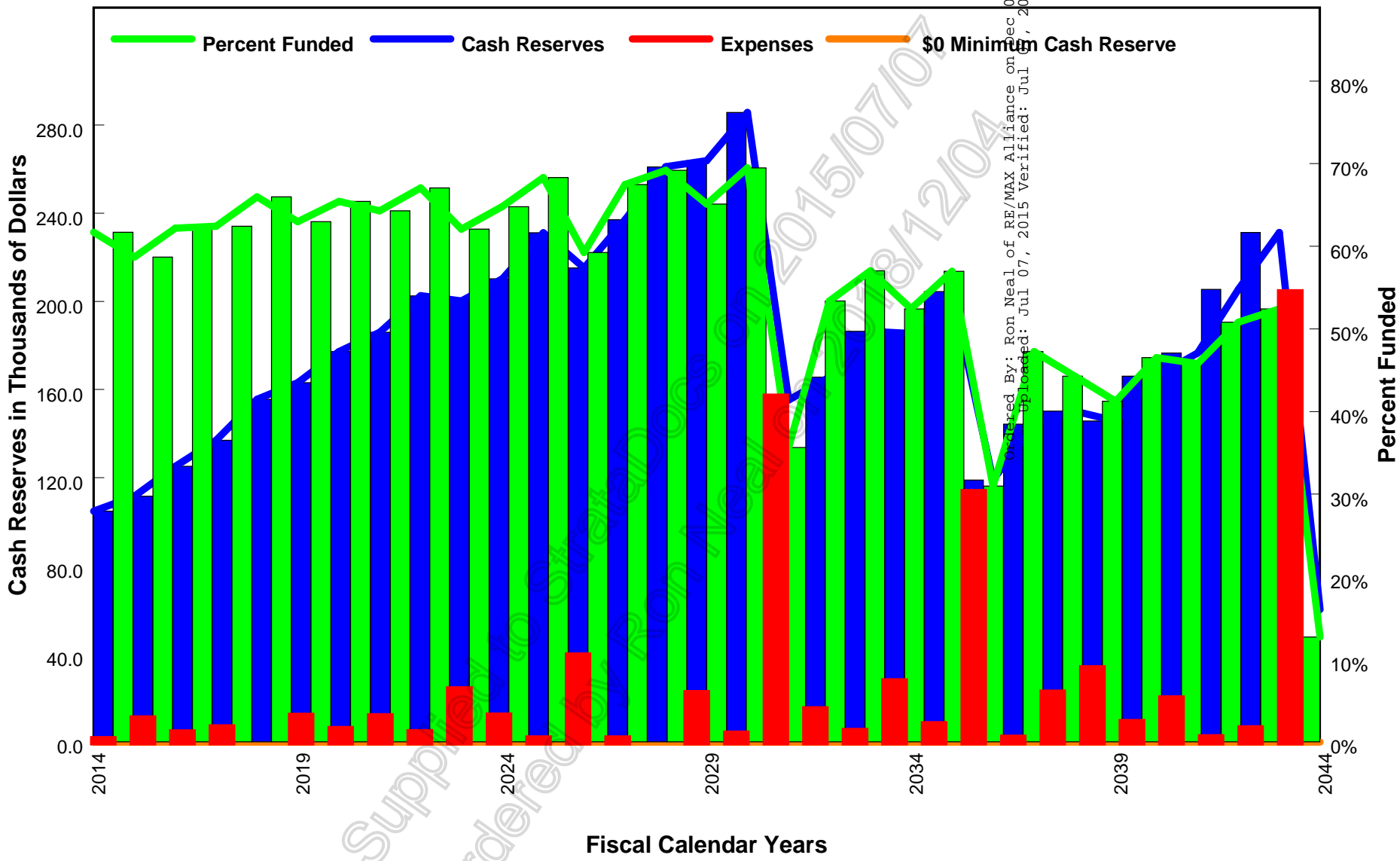
Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2014: 12 Inflation = 2.20 % Interest = 1.20 %
 Study Life = 30 years Initial Reserve Funds = \$89,175.93 Final Reserve Value = \$60,154.39

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VIS6079 MODEL 1 Funding Study Cash Flow by Fiscal Calendar Year - Continued

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
Uploaded: Jul 07, 2015 Verified: Jul 07, 2015



VIS6079 MODEL 1 Modified Reserve Dues Summary

Projected Dues by Month and by Fiscal Calendar Year

Fiscal Calendar Year	Member Monthly Operations Payment	Member Monthly Reserve Payment	Member Total Monthly Payment	Member Total Annual Payment	Monthly Reserve Payment	Annual Reserve Payment
2014	NA	\$41.67	\$41.67	\$500.00	\$1,292	\$15,500
2015	NA	\$42.58	\$42.58	\$511.00	\$1,320	\$15,841
2016	NA	\$43.52	\$43.52	\$522.24	\$1,349	\$16,190
2017	NA	\$44.48	\$44.48	\$533.73	\$1,379	\$16,546
2018	NA	\$45.46	\$45.46	\$545.47	\$1,409	\$16,910
2019	NA	\$46.46	\$46.46	\$557.47	\$1,440	\$17,282
2020	NA	\$47.48	\$47.48	\$569.74	\$1,472	\$17,662
2021	NA	\$48.52	\$48.52	\$582.27	\$1,504	\$18,050
2022	NA	\$49.59	\$49.59	\$595.08	\$1,537	\$18,448
2023	NA	\$50.68	\$50.68	\$608.17	\$1,571	\$18,853
2024	NA	\$51.80	\$51.80	\$621.55	\$1,606	\$19,268
2025	NA	\$52.94	\$52.94	\$635.23	\$1,641	\$19,692
2026	NA	\$54.10	\$54.10	\$649.20	\$1,677	\$20,125
2027	NA	\$55.29	\$55.29	\$663.49	\$1,714	\$20,568
2028	NA	\$56.51	\$56.51	\$678.08	\$1,752	\$21,021
2029	NA	\$57.75	\$57.75	\$693.00	\$1,790	\$21,483
2030	NA	\$59.02	\$59.02	\$708.25	\$1,830	\$21,956
2031	NA	\$60.32	\$60.32	\$723.83	\$1,870	\$22,439
2032	NA	\$61.65	\$61.65	\$739.75	\$1,911	\$22,932
2033	NA	\$63.00	\$63.00	\$756.03	\$1,953	\$23,437
2034	NA	\$64.39	\$64.39	\$772.66	\$1,996	\$23,952
2035	NA	\$65.80	\$65.80	\$789.66	\$2,040	\$24,479
2036	NA	\$67.25	\$67.25	\$807.03	\$2,085	\$25,018
2037	NA	\$68.73	\$68.73	\$824.78	\$2,131	\$25,568
2038	NA	\$70.24	\$70.24	\$842.93	\$2,178	\$26,131
2039	NA	\$71.79	\$71.79	\$861.47	\$2,225	\$26,706
2040	NA	\$73.37	\$73.37	\$880.43	\$2,274	\$27,293
2041	NA	\$74.98	\$74.98	\$899.80	\$2,324	\$27,894
2042	NA	\$76.63	\$76.63	\$919.59	\$2,376	\$28,507
2043	NA	\$78.32	\$78.32	\$939.82	\$2,428	\$29,135
2044	NA	\$80.04	\$80.04	\$960.50	\$2,481	\$29,775

Dues Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Number of Payment Months in Fiscal Calendar Year 2014: 12

Number of Years of Constant Payments: 1

No of Dues Paying Members: 31

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
 Uploaded: Jul 07, 2015 Verified: Jul 07, 2015

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Prepared by Pacific Rim Appraisals Ltd.
VIS6079 MODEL 1 Funding Study - Expenses by Item and by Fiscal Calendar Year

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Item Description	FY 2014	FY 2015	FY 2016	FY 2017	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Reserve Category : 03.00 Superstructure																			
Balconies Partial Wood Replacement																			
Concrete Patio 20% Replacement																			
Decks 25% Vinyl Coverings in 5 Years					\$1,248														\$1,735
Decks 25% Vinyl Coverings in 7 Years							\$1,304												
Decks 25% Vinyl Coverings in 9 Years									\$1,362										
Decks 25% Vinyl Coverings In 11 Years											\$1,424								
Category Subtotal :					\$1,248		\$1,304		\$1,362		\$1,424								\$1,735
Reserve Category : 04.00 Exterior Closure																			
Front Entrance Glass Door Replacement																			
Misc. Siding Repairs																			
Paint Exterior												\$19,031							
Patio Door 10% Partial Replacement																			
Sealant of Windows, Doors & Weather Stripping									\$3,862									\$4,811	
Service Door Replacement																			
Window Glass 5% Partial Replacement in 15 years														\$4,797					
Window Glass 5% Partial Replacement in 20 years																			\$5,355
Window Glass 10 % Partial Replacement in 25 Years																			
Window Glass 15% Partial Replacement in 30 Years																			
Category Subtotal :									\$3,862			\$19,031		\$4,797				\$4,811	\$5,355
Reserve Category : 05.00 Roofing																			
Downspouts																			
Gutters																			
Membrane Roof																	\$23,560		
Roof Asphalt																	\$42,926		
Category Subtotal :																	\$66,486		
Reserve Category : 06.00 Inner Construction																			
Front Doors																			

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
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Payments made with Initial Reserves

VIS6079 MODEL 1 Funding Study Expenses by Fiscal Calendar Year - Continued

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Item Description	FY 2014	FY 2015	FY 2016	FY 2017	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Hallway & Ceiling Paint (1st Floor)								\$2,939							\$3,504				
Hallway Carpets (4th, 3rd, 2nd Floor)					\$7,643														\$10,628
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)			\$4,050							\$4,829							\$5,757		
Laminate Flooring																			
Mail Box Replacement																			
Stairwell Carpets												\$13,520							
Stairwell Painting							\$4,098												
Category Subtotal :			\$4,050		\$7,643		\$4,098	\$2,939		\$4,829		\$13,520			\$3,504		\$5,757		\$10,628
Reserve Category : 07.00 Conveying Systems																			
Elevator Cab																			
Elevator Electronics																			
Elevator Hydraulics																			
Category Subtotal :																			
Reserve Category : 08.00 Mechanical Systems																			
200 US Gallon Hot Water Tank		\$10,449							\$12,458							\$14,853			
A.O. Smith Boiler																\$37,133			
Air Make Up Unit																\$9,655			
Circulating Pumps							\$1,192												
Internal Water Piping Partial Replacement																			
Sprinkler Fire System Valve Updates etc.										\$4,457									\$5,553
Ventilation Fan							\$1,192												
Category Subtotal :		\$10,449					\$2,384		\$12,458	\$4,457						\$61,641			\$5,553
Reserve Category : 09.00 Electrical Systems																			
Electrical Upgrades 800 amp main disconnect & 125 amp house panel																			
Emergency Lighting Partial Upgrades																			
Enter Phone System for Entrance																\$5,199			
Exterior Lighting Upgrades																\$5,347			
Fire Alarm System Upgrades																\$10,397			
Lighting Interior Upgrades																\$7,352			
Category Subtotal :																\$28,295			

Ordered By: Ron Neal of R/MAX Alliance on Dec 04, 2018
 Uploaded: Jul 07, 2015 Verified: Jul 07, 2015

Payments made with Initial Reserves

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Prepared by Pacific Rim Appraisals Ltd.
VIS6079 MODEL 1 Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2014	FY 2015	FY 2016	FY 2017	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Reserve Category : 10.00 Services/Professional																			
Depreciation Report & Insurance appraisal				\$5,296		\$5,657			\$6,042			\$6,454		\$894			\$7,364		
Reserve Category : 12.00 Site Improvements																			
Asphalt 2" Overlay with scrap and peel																			
Asphalt Crack Filling				\$1,711															\$2,380
Asphalt Oil Seal																			
Concrete Curbing Replacement																			
Fencing 6' Ht.							\$3,739												
Fencing Misc. Repairs	\$1,022				\$1,141					\$1,274									\$1,587
Paint Parking Lines				\$1,092				\$1,219					\$1,360				\$1,518		
Stamp Concrete (50%) Partial Replacement																			
Underground Services - Water, sewer, storm, perimeter drains partial replacement																			
Water Sprinkler & Misc. Valves Etc.										\$1,274									
Yard Lights																			
Category Subtotal :	\$1,022			\$1,092	\$2,852		\$3,739	\$1,219		\$2,548			\$1,360	\$10,252			\$1,518		\$3,967
Expense Totals :	\$1,022	\$10,449	\$4,050	\$6,388	\$11,743	\$5,657	\$11,525	\$4,158	\$23,725	\$11,833	\$1,424	\$39,006	\$1,360	\$21,944	\$3,504	\$156,423	\$14,640	\$4,811	\$27,238

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04 2018
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Payments made with Initial Reserves

Prepared by Pacific Rim Appraisals Ltd.

VIS6079 MODEL 1 Funding Study Expenses by Fiscal Calendar Year - Continued

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
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Item Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Reserve Category : 03.00 Superstructure										
Balconies Partial Wood Replacement							\$4,626			
Concrete Patio 20% Replacement										\$3,083
Decks 25% Vinyl Coverings in 5 Years										
Decks 25% Vinyl Coverings in 7 Years		\$1,813								
Decks 25% Vinyl Coverings in 9 Years				\$1,894						
Decks 25% Vinyl Coverings In 11 Years						\$1,979				
Category Subtotal :		\$1,813		\$1,894		\$1,979	\$4,626			\$3,083
Reserve Category : 04.00 Exterior Closure										
Front Entrance Glass Door Replacement										\$1,977
Misc. Siding Repairs										\$9,883
Paint Exterior										
Patio Door 10% Partial Replacement										\$7,116
Sealant of Windows, Doors & Weather Stripping									\$5,994	
Service Door Replacement										\$6,918
Window Glass 5% Partial Replacement in 15 years										
Window Glass 5% Partial Replacement in 20 years										
Window Glass 10 % Partial Replacement in 25 Years					\$11,953					
Window Glass 15% Partial Replacement in 30 Years										\$20,087
Category Subtotal :					\$11,953				\$5,994	\$45,981
Reserve Category : 05.00 Roofing										
Downspouts		\$3,316								
Gutters		\$2,619								
Membrane Roof										
Roof Asphalt										
Category Subtotal :		\$5,935								
Reserve Category : 06.00 Inner Construction										
Front Doors										\$15,319

Payments made with Initial Reserves

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VIS6079 MODEL 1 Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Hallway & Ceiling Paint (1st Floor)				\$4,178						
Hallway Carpets (4th, 3rd, 2nd Floor)										
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)						\$6,864				
Laminate Flooring				\$7,700						
Mail Box Replacement							\$5,921			
Stairwell Carpets										
Stairwell Painting		\$5,699								
Category Subtotal :		\$5,699		\$11,878		\$6,864	\$5,921			\$15,319
Reserve Category : 07.00 Conveying Systems										
Elevator Cab		\$19,895								
Elevator Electronics		\$41,447								
Elevator Hydraulics		\$29,842								
Category Subtotal :		\$91,184								
Reserve Category : 08.00 Mechanical Systems										
200 US Gallon Hot Water Tank				\$17,709						
A.O. Smith Boiler										
Air Make Up Unit										
Circulating Pumps		\$1,658								
Internal Water Piping Partial Replacement										\$9,883
Sprinkler Fire System Valve Updates etc.										\$6,918
Ventilation Fan		\$1,658								
Category Subtotal :		\$3,316			\$17,709					\$16,801
Reserve Category : 09.00 Electrical Systems										
Electrical Upgrades 800 amp main disconnect & 125 amp house panel										\$6,325
Emergency Lighting Partial Upgrades										\$2,075
Enter Phone System for Entrance										
Exterior Lighting Upgrades										
Fire Alarm System Upgrades										
Lighting Interior Upgrades										
Category Subtotal :										\$8,400

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VIS6079 MODEL 1 Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Reserve Category : 10.00 Services/Professional										
Depreciation Report & Insurance appraisal	\$7,866			\$8,402			\$8,975			\$9,586
Reserve Category : 12.00 Site Improvements										
Asphalt 2" Overlay with scrap and peel										\$68,766
Asphalt Crack Filling										
Asphalt Oil Seal										
Concrete Curbing Replacement										\$2,411
Fencing 6' Ht.		\$5,199								
Fencing Misc. Repairs					\$1,771					\$1,977
Paint Parking Lines			\$1,695					\$1,892		
Stamp Concrete (50%) Partial Replacement										\$11,172
Underground Services - Water, sewer, storm, perimeter drains partial replacement										\$18,382
Water Sprinkler & Misc. Valves Etc.					\$1,771					
Yard Lights										\$1,977
Category Subtotal :		\$5,199	\$1,695		\$3,542			\$1,892		\$104,685
Expense Totals :	\$7,866	\$113,145	\$1,695	\$22,174	\$33,204	\$8,844	\$19,522	\$1,892	\$5,994	\$203,855

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Year	Category	Item Name	Expense
FY 2014	12.00 Site Improvements	Fencing Misc. Repairs	\$1,022
			Year Annual Expense Total = \$1,022
FY 2015	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$10,449
			Annual Expense Total = \$10,449
FY 2016	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$4,050
			Annual Expense Total = \$4,050
FY 2017	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$5,296
	12.00 Site Improvements	Paint Parking Lines	\$1,092
			FY 2017 Annual Expense Total = \$6,388
FY 2019	03.00 Superstructure	Decks 25% Vinyl Coverings in 5 Years	\$1,248
	06.00 Inner Construction	Hallway Carpets (4th, 3rd, 2nd Floor)	\$7,643
	12.00 Site Improvements	Asphalt Crack Filling	\$1,711
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,141
			12.00 Site Improvements Subtotal = \$2,852.00
			FY 2019 Annual Expense Total = \$11,743
FY 2020	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$5,657
			Annual Expense Total = \$5,657
FY 2021	03.00 Superstructure	Decks 25% Vinyl Coverings in 7 Years	\$1,304
	06.00 Inner Construction	Stairwell Painting	\$4,098
	08.00 Mechanical Systems	Circulating Pumps	\$1,192
	08.00 Mechanical Systems	Ventilation Fan	\$1,192
			08.00 Mechanical Systems Subtotal = \$2,384.00
	12.00 Site Improvements	Fencing 6' Ht.	\$3,739
			Annual Expense Total = \$11,525
FY 2022	06.00 Inner Construction	Hallway & Ceiling Paint (1st Floor)	\$2,939
	12.00 Site Improvements	Paint Parking Lines	\$1,219
			FY 2022 Annual Expense Total = \$4,158
FY 2023	03.00 Superstructure	Decks 25% Vinyl Coverings in 9 Years	\$1,362
	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$3,862
	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$12,458
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$6,042
			FY 2023 Annual Expense Total = \$23,724
FY 2024	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$4,829

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Year	Category	Item Name	Expense
FY 2024	08.00 Mechanical Systems	Sprinkler Fire System Valve Updates etc.	\$4,457
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,274
	12.00 Site Improvements	Water Sprinkler & Misc. Valves Etc.	\$1,274
12.00 Site Improvements Subtotal = \$2,548.00			
FY 2024 Annual Expense Total = \$11,834			
FY 2025	03.00 Superstructure	Decks 25% Vinyl Coverings In 11 Years	\$1,424
Annual Expense Total = \$1,424			
FY 2026	04.00 Exterior Closure	Paint Exterior	\$19,031
	06.00 Inner Construction	Stairwell Carpets	\$13,520
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$6,454
FY 2026 Annual Expense Total = \$39,005			
FY 2027	12.00 Site Improvements	Paint Parking Lines	\$1,360
Annual Expense Total = \$1,360			
FY 2029	04.00 Exterior Closure	Window Glass 5% Partial Replacement in 15 years	\$4,797
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$6,894
	12.00 Site Improvements	Asphalt Oil Seal	\$8,831
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,421
12.00 Site Improvements Subtotal = \$10,252.00			
FY 2029 Annual Expense Total = \$21,943			
FY 2030	06.00 Inner Construction	Hallway & Ceiling Paint (1st Floor)	\$3,504
Annual Expense Total = \$3,504			
	05.00 Roofing	Membrane Roof	\$23,560
	05.00 Roofing	Roof Asphalt	\$42,926
	05.00 Roofing Subtotal = \$66,486.00		
FY 2031	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$14,853
	08.00 Mechanical Systems	A.O. Smith Boiler	\$37,133
	08.00 Mechanical Systems	Air Make Up Unit	\$9,655
	08.00 Mechanical Systems Subtotal = \$61,641.00		
	09.00 Electrical Systems	Enter Phone System for Entrance	\$5,199
	09.00 Electrical Systems	Exterior Lighting Upgrades	\$5,347
	09.00 Electrical Systems	Fire Alarm System Upgrades	\$10,397
	09.00 Electrical Systems	Lighting Interior Upgrades	\$7,352
09.00 Electrical Systems Subtotal = \$28,295.00			
FY 2031 Annual Expense Total = \$156,422			
FY 2032	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$5,757
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$7,364
	12.00 Site Improvements	Paint Parking Lines	\$1,518

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Year	Category	Item Name	Expense
			FY 2032 Annual Expense Total = \$14,639
FY 2033	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$4,811
			Annual Expense Total = \$4,811
	03.00 Superstructure	Decks 25% Vinyl Coverings in 5 Years	\$1,735
	04.00 Exterior Closure	Window Glass 5% Partial Replacement in 20 years	\$5,355
	06.00 Inner Construction	Hallway Carpets (4th, 3rd, 2nd Floor)	\$10,628
FY 2034	08.00 Mechanical Systems	Sprinkler Fire System Valve Updates etc.	\$5,553
	12.00 Site Improvements	Asphalt Crack Filling	\$2,380
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,587
			12.00 Site Improvements Subtotal = \$3,967.00
			FY 2034 Annual Expense Total = \$27,238
FY 2035	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$7,866
			Annual Expense Total = \$7,866
	03.00 Superstructure	Decks 25% Vinyl Coverings in 7 Years	\$1,813
	05.00 Roofing	Downspouts	\$3,316
	05.00 Roofing	Gutters	\$2,619
			05.00 Roofing Subtotal = \$5,935.00
	06.00 Inner Construction	Stairwell Painting	\$5,699
	07.00 Conveying Systems	Elevator Cab	\$19,895
FY 2036	07.00 Conveying Systems	Elevator Electronics	\$41,447
	07.00 Conveying Systems	Elevator Hydraulics	\$29,842
			07.00 Conveying Systems Subtotal = \$91,184.00
	08.00 Mechanical Systems	Circulating Pumps	\$1,658
	08.00 Mechanical Systems	Ventilation Fan	\$1,658
			08.00 Mechanical Systems Subtotal = \$3,316.00
	12.00 Site Improvements	Fencing 6' Ht.	\$5,199
			Annual Expense Total = \$113,146
FY 2037	12.00 Site Improvements	Paint Parking Lines	\$1,695
			Annual Expense Total = \$1,695
	03.00 Superstructure	Decks 25% Vinyl Coverings in 9 Years	\$1,894
	06.00 Inner Construction	Hallway & Ceiling Paint (1st Floor)	\$4,178
FY 2038	06.00 Inner Construction	Laminate Flooring	\$7,700
			06.00 Inner Construction Subtotal = \$11,878.00
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$8,402
			Annual Expense Total = \$22,174
	04.00 Exterior Closure	Window Glass 10 % Partial Replacement in 25 Years	\$11,953
FY 2039	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$17,709
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,771

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Year	Category	Item Name	Expense
FY 2039	12.00 Site Improvements	Water Sprinkler & Misc. Valves Etc.	\$1,771
12.00 Site Improvements Subtotal = \$3,542.00			
FY 2039 Annual Expense Total = \$33,204			
FY 2040	03.00 Superstructure	Decks 25% Vinyl Coverings In 11 Years	\$1,979
FY 2040	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$6,864
FY 2040 Annual Expense Total = \$8,843			
FY 2041	03.00 Superstructure	Balconies Partial Wood Replacement	\$4,626
FY 2041	06.00 Inner Construction	Mail Box Replacement	\$5,921
FY 2041	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$8,975
FY 2041 Annual Expense Total = \$19,522			
FY 2042	12.00 Site Improvements	Paint Parking Lines	\$1,892
Annual Expense Total = \$1,892			
FY 2043	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$5,994
Annual Expense Total = \$5,994			
	03.00 Superstructure	Concrete Patio 20% Replacement	\$3,083
	04.00 Exterior Closure	Front Entrance Glass Door Replacement	\$1,977
	04.00 Exterior Closure	Misc. Siding Repairs	\$9,883
	04.00 Exterior Closure	Patio Door 10% Partial Replacement	\$7,116
	04.00 Exterior Closure	Service Door Replacement	\$6,918
	04.00 Exterior Closure	Window Glass 15% Partial Replacement in 30 Years	\$20,087
04.00 Exterior Closure Subtotal = \$45,981.00			
	06.00 Inner Construction	Front Doors	\$15,319
	08.00 Mechanical Systems	Internal Water Piping Partial Replacement	\$9,883
	08.00 Mechanical Systems	Sprinkler Fire System Valve Updates etc.	\$6,918
08.00 Mechanical Systems Subtotal = \$16,801.00			
FY 2044	09.00 Electrical Systems	Electrical Upgrades 800 amp main disconnect & 125 amp house panel	\$6,325
FY 2044	09.00 Electrical Systems	Emergency Lighting Partial Upgrades	\$2,075
09.00 Electrical Systems Subtotal = \$8,400.00			
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$9,586
	12.00 Site Improvements	Asphalt 2" Overlay with scrap and peel	\$68,766
	12.00 Site Improvements	Concrete Curbing Replacement	\$2,411
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,977
	12.00 Site Improvements	Stamp Concrete (50%) Partial Replacement	\$11,172
	12.00 Site Improvements	Underground Services - Water, sewer, storm, perimeter drains partial replacement	\$18,382
	12.00 Site Improvements	Yard Lights	\$1,977
12.00 Site Improvements Subtotal = \$104,685.00			
FY 2044 Annual Expense Total = \$203,855			

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Model No. 2

Depreciation Report Analysis

**Funding Based on Current Contributions of \$15,500 Plus
\$310 Per Year until 2044 then reduced**

Model Recommended by Pacific Rim Appraisals Ltd.

for

VIS6079

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VIS6079 MODEL 2 Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
03.00 Superstructure					
Balconies Partial Wood Replacement	\$2,500	27 Years	35 Years	\$4,626	Yes
Concrete Patio 20% Replacement	\$1,560	30 Years	50 Years	\$3,083	Yes
Decks 25% Vinyl Coverings in 5 Years	\$1,094	5 Years	15 Years	\$1,248	Yes
Decks 25% Vinyl Coverings in 7 Years	\$1,094	7 Years	15 Years	\$1,304	Yes
Decks 25% Vinyl Coverings in 9 Years	\$1,094	9 Years	15 Years	\$1,362	Yes
Decks 25% Vinyl Coverings In 11 Years	\$1,094	11 Years	15 Years	\$1,424	Yes
04.00 Exterior Closure					
Front Entrance Glass Door Replacement	\$1,000	30 Years	40 Years	\$1,977	Yes
Misc. Siding Repairs	\$5,000	30 Years	40 Years	\$9,883	Yes
Paint Exterior	\$14,301	12 Years	20 Years	\$19,031	Yes
Patio Door 10% Partial Replacement	\$3,600	30 Years	40 Years	\$7,116	Yes
Sealant of Windows, Doors & Weather Stripping	\$3,100	9 Years	10 Years	\$3,862	Yes
Service Door Replacement	\$3,500	30 Years	40 Years	\$6,918	Yes
Window Glass 5% Partial Replacement in 15 years	\$3,375	15 Years	35 Years	\$4,797	Yes
Window Glass 5% Partial Replacement in 20 years	\$3,375	20 Years	35 Years	\$5,355	Yes
Window Glass 10 % Partial Replacement in 25 Years	\$6,750	25 Years	35 Years	\$11,953	Yes
Window Glass 15% Partial Replacement in 30 Years	\$10,163	30 Years	35 Years	\$20,087	Yes
05.00 Roofing					
Downspouts	\$2,000	22 Years	30 Years	\$3,316	Yes
Gutters	\$1,580	22 Years	30 Years	\$2,619	Yes
Membrane Roof	\$15,862	17 Years	25 Years	\$23,560	Yes
Roof Asphalt	\$28,900	17 Years	25 Years	\$42,926	Yes
06.00 Inner Construction					
Front Doors	\$7,750	30 Years	40 Years	\$15,319	Yes
Hallway & Ceiling Paint (1st Floor)	\$2,411	8 Years	8 Years	\$2,939	Yes
Hallway Carpets (4th, 3rd, 2nd Floor)	\$6,699	5 Years	15 Years	\$7,643	Yes
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$3,792	2 Years	8 Years	\$4,050	Yes

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VIS6079 MODEL 2 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Laminate Flooring	\$4,445	24 Years	25 Years	\$7,700	Yes
Mail Box Replacement	\$3,200	27 Years	35 Years	\$5,921	Yes
Stairwell Carpets	\$10,160	12 Years	20 Years	\$13,520	Yes
Stairwell Painting	\$3,437	7 Years	15 Years	\$4,098	Yes
07.00 Conveying Systems					
Elevator Cab	\$12,000	22 Years	30 Years	\$19,895	Yes
Elevator Electronics	\$25,000	22 Years	30 Years	\$41,447	Yes
Elevator Hydraulics	\$18,000	22 Years	30 Years	\$29,842	Yes
08.00 Mechanical Systems					
200 US Gallon Hot Water Tank	\$10,000	1 Years	8 Year	\$10,449	Yes
A.O. Smith Boiler	\$25,000	17 Years	25 Years	\$37,133	Yes
Air Make Up Unit	\$6,500	17 Years	25 Years	\$9,655	Yes
Circulating Pumps	\$1,000	7 Years	15 Years	\$1,192	Yes
Internal Water Piping Partial Replacement	\$5,000	30 Years	50 Years	\$9,883	Yes
Sprinkler Fire System Valve Updates etc.	\$3,500	10 Years	10 Years	\$4,457	Yes
Ventilation Fan	\$1,000	7 Years	15 Years	\$1,192	Yes
09.00 Electrical Systems					
Electrical Upgrades 800 amp main disconnect & 125 amp house panel	\$3,200	30 Years	50 Years	\$6,325	Yes
Emergency Lighting Partial Upgrades	\$1,050	30 Years	40 Years	\$2,075	Yes
Enter Phone System for Entrance	\$3,500	17 Years	25 Years	\$5,199	Yes
Exterior Lighting Upgrades	\$3,600	17 Years	25 Years	\$5,347	Yes
Fire Alarm System Upgrades	\$7,000	17 Years	25 Years	\$10,397	Yes
Lighting Interior Upgrades	\$4,950	17 Years	25 Years	\$7,352	Yes
10.00 Services/Professional					
Depreciation Report & Insurance appraisal	\$4,850	3 Years	3 Years	\$5,296	Yes
12.00 Site Improvements					
Asphalt 2" Overlay with scrap and peel	\$34,790	30 Years	40 Years	\$68,766	Yes
Asphalt Crack Filling	\$1,500	5 Years	15 Years	\$1,711	Yes
Asphalt Oil Seal	\$6,213	15 Years	20 Years	\$8,831	No
Concrete Curbing Replacement	\$1,220	30 Years	50 Years	\$2,411	Yes
Fencing 6' Ht.	\$3,136	7 Years	15 Years	\$3,739	Yes
Fencing Misc. Repairs	\$1,000	0 Years	5 Years	\$1,022	Yes
Paint Parking Lines	\$1,000	3 Years	5 Years	\$1,092	Yes

VIS6079 MODEL 2 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Stamp Concrete (50%) Partial Replacement	\$5,652	30 Years	40 Years	\$11,172	Yes
Underground Services - Water, sewer, storm, perimeter drains partial replacement	\$9,300	30 Years	50 Years	\$18,382	Yes
Water Sprinkler & Misc. Valves Etc.	\$1,000	10 Years	15 Years	\$1,274	Yes
Yard Lights	\$1,000	30 Years	40 Years	\$1,977	Yes

Months Remaining in Fiscal Calendar Year 2014: 12

Expected annual inflation: 2.20%

Interest earned on reserve funds: 1.20%

Initial Reserve: \$89,176

Supplied to StrataDocs on 2015/07/07
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VIS6079 MODEL 2 Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
03.00 Superstructure							
Balconies Partial Wood Replacement	\$2,500 ea	1	\$2,500	27 Years 35 Years	35 Years	2041 2076	\$4,626 \$9,984
Concrete Patio 20% Replacement	\$10.00 / ft ²	156 ft ²	\$1,560	30 Years	50 Years	2044	\$3,083
Decks 25% Vinyl Coverings in 5 Years	\$6.75 / ft ²	162 ft ²	\$1,094	5 Years 15 Years	15 Years	2019 2034 2049	\$1,248 \$1,735 \$2,412
Decks 25% Vinyl Coverings in 7 Years	\$6.75 / ft ²	162 ft ²	\$1,094	7 Years 15 Years	15 Years	2021 2036 2051	\$1,304 \$1,813 \$2,521
Decks 25% Vinyl Coverings in 9 Years	\$6.75 / ft ²	162 ft ²	\$1,094	9 Years 15 Years	15 Years	2023 2038 2053	\$1,362 \$1,894 \$2,634
Decks 25% Vinyl Coverings In 11 Years	\$6.75 / ft ²	162 ft ²	\$1,094	11 Years 15 Years	15 Years	2025 2040 2055	\$1,424 \$1,979 \$2,753
04.00 Exterior Closure							
Front Entrance Glass Door Replacement	\$1,000 ea	1	\$1,000	30 Years	40 Years	2044	\$1,977
Misc. Siding Repairs	\$5,000 ea	1	\$5,000	30 Years	40 Years	2044	\$9,883
Paint Exterior	\$1.25 / ft ²	11441 ft ²	\$14,301	12 Years 20 Years	20 Years	2026 2046	\$19,031 \$29,538
Patio Door 10% Partial Replacement	\$1,200 ea	3	\$3,600	30 Years	40 Years	2044	\$7,116
Sealant of Windows, Doors & Weather Stripping	\$100 ea	31	\$3,100	9 Years 10 Years	10 Years	2023 2033 2043	\$3,862 \$4,811 \$5,994
Service Door Replacement	\$250 ea	14	\$3,500	30 Years	40 Years	2044	\$6,918
Window Glass 5% Partial Replacement in 15 years	\$37.50 / ft ²	90 ft ²	\$3,375	15 Years 35 Years	35 Years	2029 2064	\$4,797 \$10,354
Window Glass 5% Partial Replacement in 20 years	\$37.50 / ft ²	90 ft ²	\$3,375	20 Years 35 Years	35 Years	2034 2069	\$5,355 \$11,557
Window Glass 10 % Partial Replacement in 25 Years	\$37.50 / ft ²	180 ft ²	\$6,750	25 Years 35 Years	35 Years	2039 2074	\$11,953 \$25,798

VIS6079 MODEL 2 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Window Glass 15% Partial Replacement in 30 Years	\$37.50 / ft ²	271 ft ²	\$10,163	30 Years	35 Years	2044	\$20,087
05.00 Roofing							
Downspouts	\$5.00 / lf	400 lf	\$2,000	22 Years 30 Years	30 Years	2036 2066	\$3,316 \$6,411
Gutters	\$5.00 / lf	316 lf	\$1,580	22 Years 30 Years	30 Years	2036 2066	\$2,619 \$5,065
Membrane Roof	\$11.00 / ft ²	1442 ft ²	\$15,862	17 Years 25 Years	25 Years	2031 2056	\$23,560 \$40,815
Roof Asphalt	\$5.00 / ft ²	5780 ft ²	\$28,900	17 Years 25 Years	25 Years	2031 2056	\$42,926 \$74,364
06.00 Inner Construction							
Front Doors	\$250 ea	31	\$7,750	30 Years	40 Years	2044	\$15,319
Hallway & Ceiling Paint (1st Floor)	\$0.85 / ft ²	2837 ft ²	\$2,411	8 Years	8 Years	2022	\$2,939
						2030	\$3,504
						2038	\$4,178
						2046	\$4,981
Hallway Carpets (4th, 3rd, 2nd Floor)	\$7.00 / ft ²	957 ft ²	\$6,699	5 Years 15 Years	15 Years	2019	\$7,643
						2034	\$10,628
						2049	\$14,779
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$0.85 / ft ²	4461 ft ²	\$3,792	2 Years 8 Years	8 Years	2016	\$4,050
						2024	\$4,829
						2032	\$5,757
						2040	\$6,864
						2048	\$8,184
Laminate Flooring	\$7.00 / ft ²	635 ft ²	\$4,445	24 Years 25 Years	25 Years	2038 2063	\$7,700 \$13,340
Mail Box Replacement	\$100 ea	32	\$3,200	27 Years 35 Years	35 Years	2041 2076	\$5,921 \$12,780
Stairwell Carpets	\$10.00 / ft ²	1016 ft ²	\$10,160	12 Years 20 Years	20 Years	2026 2046	\$13,520 \$20,985
Stairwell Painting	\$0.85 / ft ²	4044 ft ²	\$3,437	7 Years 15 Years	15 Years	2021	\$4,098
						2036	\$5,699
						2051	\$7,924
07.00 Conveying Systems							
Elevator Cab	\$12,000 ea	1	\$12,000	22 Years 30 Years	30 Years	2036	\$19,895
						2066	\$38,468
Elevator Electronics	\$25,000 ea	1	\$25,000	22 Years 30 Years	30 Years	2036	\$41,447
						2066	\$80,143

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VIS6079 MODEL 2 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Elevator Hydraulics	\$18,000 ea	1	\$18,000	22 Years 30 Years	30 Years	2036 2066	\$29,842 \$57,703
08.00 Mechanical Systems							
200 US Gallon Hot Water Tank	\$10,000 ea	1	\$10,000	1 Year 8 Year	8 Years	2015 2023 2031 2039 2047	\$10,449 \$12,458 \$14,853 \$17,709 \$21,113
A.O. Smith Boiler	\$25,000 ea	1	\$25,000	17 Years 25 Years	25 Years	2031 2056	\$37,133 \$64,329
Air Make Up Unit	\$6,500 ea	1	\$6,500	17 Years 25 Years	25 Years	2031 2056	\$9,655 \$16,726
Circulating Pumps	\$500 ea	2	\$1,000	7 Years 15 Years	15 Years	2021 2036 2051	\$1,192 \$1,658 \$2,305
Internal Water Piping Partial Replacement	\$5,000 ea	1	\$5,000	30 Years	50 Years	2044	\$9,883
Sprinkler Fire System Valve Updates etc.	\$3,500 ea	1	\$3,500	10 Years	10 Years	2024 2034 2044	\$4,457 \$5,553 \$6,918
Ventilation Fan	\$1,000 ea	1	\$1,000	7 Years 15 Years	15 Years	2021 2036 2051	\$1,192 \$1,658 \$2,305
09.00 Electrical Systems							
Electrical Upgrades 800 amp main disconnect & 125 amp house panel	\$3,200 ea	1	\$3,200	30 Years	50 Years	2044	\$6,325
Emergency Lighting Partial Upgrades	\$350 ea	3	\$1,050	30 Years	40 Years	2044	\$2,075
Enter Phone System for Entrance	\$3,500 ea	1	\$3,500	17 Years 25 Years	25 Years	2031 2056	\$5,199 \$9,006
Exterior Lighting Upgrades	\$100 ea	36	\$3,600	17 Years 25 Years	25 Years	2031 2056	\$5,347 \$9,263
Fire Alarm System Upgrades	\$7,000 ea	1	\$7,000	17 Years 25 Years	25 Years	2031 2056	\$10,397 \$18,012
Lighting Interior Upgrades	\$75.00 ea	66	\$4,950	17 Years 25 Years	25 Years	2031 2056	\$7,352 \$12,737

VIS6079 MODEL 2 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
10.00 Services/Professional							
Depreciation Report & Insurance appraisal	\$4,850 ea	1	\$4,850	3 Years	3 Years	2017	\$5,296
						2020	\$5,657
						2023	\$6,042
						2026	\$6,454
						2029	\$6,894
						2032	\$7,364
						2035	\$7,866
						2038	\$8,402
						2041	\$8,975
						2044	\$9,586
12.00 Site Improvements							
Asphalt 2" Overlay with scrap and peel	\$2.80 / ft ²	12425 ft ²	\$34,790	30 Years	40 Years	2044	\$68,766
Asphalt Crack Filling	\$1,500 ea	1	\$1,500	5 Years	15 Years	2019	\$1,711
				15 Years		2034	\$2,380
						2049	\$3,309
Asphalt Oil Seal	\$0.50 / ft ²	12425 ft ²	\$6,213	15 Years	20 Years	2029	\$8,831
Concrete Curbing Replacement	\$10.00 / ft ²	122 ft ²	\$1,220	30 Years	50 Years	2044	\$2,411
Fencing 6' Ht.	\$28.00 / lf	112 lf	\$3,136	7 Years	15 Years	2021	\$3,739
				15 Years		2036	\$5,199
						2051	\$7,230
Fencing Misc. Repairs	\$1,000 ea	1	\$1,000	0 Years	5 Years	2014	\$1,022
						2019	\$1,141
						2024	\$1,274
				5 Years		2029	\$1,421
						2034	\$1,587
						2039	\$1,771
		2044	\$1,977				
Paint Parking Lines	\$1,000 ea	1	\$1,000	3 Years	5 Years	2017	\$1,092
						2022	\$1,219
						2027	\$1,360
				5 Years		2032	\$1,518
						2037	\$1,695
						2042	\$1,892
		2047	\$2,111				
Stamp Concrete (50%) Partial Replacement	\$12.00 / ft ²	471 ft ²	\$5,652	30 Years	40 Years	2044	\$11,172

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VIS6079 MODEL 2 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Underground Services - Water, sewer, storm, perimeter drains partial replacement	\$186 / lf	50 lf	\$9,300	30 Years	50 Years	2044	\$18,382
Water Sprinkler & Misc. Valves Etc.	\$1,000 ea	1	\$1,000	10 Years	15 Years	2024	\$1,274
				15 Years		2039	\$1,771
				2054		\$2,462	
Yard Lights	\$1,000 ea	1	\$1,000	30 Years	40 Years	2044	\$1,977

Months Remaining in Fiscal Calendar Year 2014: 12

Expected annual inflation: 2.20% Interest earned on reserve funds: 1.20% Initial Reserve: \$89,176

Supplied to StrataDocs on 2018/10/17
 Ordered by Ron Neal on 2018/12/04

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
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Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
03.00 Superstructure	Balconies Partial Wood Replacement	1	\$2,500.00 ea	\$2,500.00	\$1,928.57	\$571.43
	Concrete Patio 20% Replacement	156 ft ²	\$10.00 / ft ²	\$1,560.00	\$936.00	\$624.00
	Decks 25% Vinyl Coverings in 5 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$364.50	\$729.00
	Decks 25% Vinyl Coverings in 7 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$510.30	\$583.20
	Decks 25% Vinyl Coverings in 9 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$656.10	\$437.40
	Decks 25% Vinyl Coverings In 11 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$801.90	\$291.60
03.00 Superstructure Sub Total =				\$8,434.00	\$5,197.37	\$3,236.63
04.00 Exterior Closure	Front Entrance Glass Door Replacement	1	\$1,000.00 ea	\$1,000.00	\$750.00	\$250.00
	Misc. Siding Repairs	1	\$5,000.00 ea	\$5,000.00	\$3,750.00	\$1,250.00
	Paint Exterior	11441 ft ²	\$1.25 / ft ²	\$14,301.25	\$8,580.75	\$5,720.50
	Patio Door 10% Partial Replacement	3	\$1,200.00 ea	\$3,600.00	\$2,700.00	\$900.00
	Sealant of Windows, Doors & Weather Stripping	31	\$100.00 ea	\$3,100.00	\$2,790.00	\$310.00
	Service Door Replacement	14	\$250.00 ea	\$3,500.00	\$2,625.00	\$875.00
	Window Glass 5% Partial Replacement in 15 years	90 ft ²	\$37.50 / ft ²	\$3,375.00	\$1,446.43	\$1,928.57
	Window Glass 5% Partial Replacement in 20 years	90 ft ²	\$37.50 / ft ²	\$3,375.00	\$1,928.57	\$1,446.43
	Window Glass 10 % Partial Replacement in 25 Years	180 ft ²	\$37.50 / ft ²	\$6,750.00	\$4,821.43	\$1,928.57
	Window Glass 15% Partial Replacement in 30 Years	271 ft ²	\$37.50 / ft ²	\$10,162.50	\$8,710.71	\$1,451.79
04.00 Exterior Closure Sub Total =				\$54,163.75	\$38,102.89	\$16,060.86
05.00 Roofing	Downspouts	400 lf	\$5.00 / lf	\$2,000.00	\$1,466.67	\$533.33
	Gutters	316 lf	\$5.00 / lf	\$1,580.00	\$1,158.67	\$421.33
	Membrane Roof	1442 ft ²	\$11.00 / ft ²	\$15,862.00	\$10,786.16	\$5,075.84
	Roof Asphalt	5780 ft ²	\$5.00 / ft ²	\$28,900.00	\$19,652.00	\$9,248.00
05.00 Roofing Sub Total =				\$48,342.00	\$33,063.49	\$15,278.51
06.00 Inner Construction	Front Doors	31	\$250.00 ea	\$7,750.00	\$5,812.50	\$1,937.50
	Hallway & Ceiling Paint (1st Floor)	2837 ft ²	\$0.85 / ft ²	\$2,411.45	\$2,411.45	\$0.00
	Hallway Carpets (4th, 3rd, 2nd Floor)	957 ft ²	\$7.00 / ft ²	\$6,699.00	\$2,233.00	\$4,466.00
	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	4461 ft ²	\$0.85 / ft ²	\$3,791.85	\$947.96	\$2,843.89
	Laminate Flooring	635 ft ²	\$7.00 / ft ²	\$4,445.00	\$4,267.20	\$177.80
	Mail Box Replacement	32	\$100.00 ea	\$3,200.00	\$2,468.57	\$731.43

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Ordered By: Ron Veal of RE/MAX Alliance on Dec 01, 2018
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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
06.00 Inner Construction	Stairwell Carpets	1016 ft ²	\$10.00 / ft ²	\$10,160.00	\$6,096.00	\$4,064.00
	Stairwell Painting	4044 ft ²	\$0.85 / ft ²	\$3,437.40	\$1,604.12	\$1,833.28
06.00 Inner Construction Sub Total =				\$41,894.70	\$25,840.80	\$16,053.90
07.00 Conveying Systems	Elevator Cab	1	\$12,000.00 ea	\$12,000.00	\$8,800.00	\$3,200.00
	Elevator Electronics	1	\$25,000.00 ea	\$25,000.00	\$18,333.33	\$6,666.67
	Elevator Hydraulics	1	\$18,000.00 ea	\$18,000.00	\$13,200.00	\$4,800.00
07.00 Conveying Systems Sub Total =				\$55,000.00	\$40,333.33	\$14,666.67
08.00 Mechanical Systems	200 US Gallon Hot Water Tank	1	\$10,000.00 ea	\$10,000.00	\$1,250.00	\$8,750.00
	A.O. Smith Boiler	1	\$25,000.00 ea	\$25,000.00	\$17,000.00	\$8,000.00
	Air Make Up Unit	1	\$6,500.00 ea	\$6,500.00	\$4,420.00	\$2,080.00
	Circulating Pumps	2	\$500.00 ea	\$1,000.00	\$466.67	\$533.33
	Internal Water Piping Partial Replacement	1	\$5,000.00 ea	\$5,000.00	\$3,000.00	\$2,000.00
	Sprinkler Fire System Valve Updates etc.	1	\$3,500.00 ea	\$3,500.00	\$3,500.00	\$0.00
	Ventilation Fan	1	\$1,000.00 ea	\$1,000.00	\$466.67	\$533.33
08.00 Mechanical Systems Sub Total =				\$52,000.00	\$30,103.33	\$21,896.67
09.00 Electrical Systems	Electrical Upgrades 800 amp main disconnect & 125 amp house panel	1	\$3,200.00 ea	\$3,200.00	\$1,920.00	\$1,280.00
	Emergency Lighting Partial Upgrades	3	\$350.00 ea	\$1,050.00	\$787.50	\$262.50
	Enter Phone System for Entrance	1	\$3,500.00 ea	\$3,500.00	\$2,380.00	\$1,120.00
	Exterior Lighting Upgrades	36	\$100.00 ea	\$3,600.00	\$2,448.00	\$1,152.00
	Fire Alarm System Upgrades	1	\$7,000.00 ea	\$7,000.00	\$4,760.00	\$2,240.00
	Lighting Interior Upgrades	66	\$75.00 ea	\$4,950.00	\$3,366.00	\$1,584.00
09.00 Electrical Systems Sub Total =				\$23,300.00	\$15,661.50	\$7,638.50
10.00 Services/Professional	Depreciation Report & Insurance appraisal	1	\$4,850.00 ea	\$4,850.00	\$4,850.00	\$0.00
12.00 Site Improvements	Asphalt 2" Overlay with scrap and peel	12425 ft ²	\$2.80 / ft ²	\$34,790.00	\$26,092.50	\$8,697.50
	Asphalt Crack Filling	1	\$1,500.00 ea	\$1,500.00	\$500.00	\$1,000.00
	Asphalt Oil Seal	12425 ft ²	\$0.50 / ft ²	\$6,212.50	\$4,659.37	\$1,553.13
	Concrete Curbing Replacement	122 ft ²	\$10.00 / ft ²	\$1,220.00	\$732.00	\$488.00
	Fencing 6' Ht.	112 lf	\$28.00 / lf	\$3,136.00	\$1,463.47	\$1,672.53
	Fencing Misc. Repairs	1	\$1,000.00 ea	\$1,000.00	\$0.00	\$1,000.00
	Paint Parking Lines	1	\$1,000.00 ea	\$1,000.00	\$600.00	\$400.00
	Stamp Concrete (50%) Partial Replacement	471 ft ²	\$12.00 / ft ²	\$5,652.00	\$4,239.00	\$1,413.00

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Ordered By: Ron Nea of RE/MAX Real Estate
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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
12.00 Site Improvements	Underground Services - Water, sewer, storm, perimeter drains partial replacement	50 lf	\$186.00 / lf	\$9,300.00	\$5,580.00	\$3,720.00
	Water Sprinkler & Misc. Valves Etc.	1	\$1,000.00 ea	\$1,000.00	\$666.67	\$333.33
	Yard Lights	1	\$1,000.00 ea	\$1,000.00	\$750.00	\$250.00
12.00 Site Improvements Sub Total =				\$65,810.50	\$45,283.01	\$20,527.49
Totals =				\$353,794.95	\$238,435.74	\$115,359.21

Supplied to StrataDocs on 2015/07/17
 Ordered by Ron Neal on 2018/12/04

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
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VIS6079 MODEL 2 Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Payment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2014	\$15,500	\$1,165	\$1,022	\$104,818	61.7 %
2015	\$15,810	\$1,356	\$10,449	\$111,534	58.7 %
2016	\$16,120	\$1,439	\$4,050	\$125,043	62.1 %
2017	\$16,430	\$1,604	\$6,388	\$136,689	62.3 %
2018	\$16,740	\$1,746		\$155,175	65.8 %
2019	\$17,050	\$1,972	\$11,743	\$162,453	62.7 %
2020	\$17,360	\$2,061	\$5,657	\$176,218	65.1 %
2021	\$17,670	\$2,230	\$11,525	\$184,592	63.8 %
2022	\$17,980	\$2,333	\$4,158	\$200,748	66.5 %
2023	\$18,290	\$2,530	\$23,725	\$197,843	61.3 %
2024	\$18,600	\$2,497	\$11,833	\$207,106	63.8 %
2025	\$18,910	\$2,610	\$1,424	\$227,203	67.1 %
2026	\$19,220	\$2,855	\$39,006	\$210,272	57.9 %
2027	\$19,530	\$2,652	\$1,360	\$231,094	65.8 %
2028	\$19,840	\$2,906		\$253,840	67.3 %
2029	\$20,150	\$3,183	\$21,944	\$255,229	63.0 %
2030	\$20,460	\$3,201	\$3,504	\$275,386	67.0 %
2031	\$20,770	\$3,447	\$156,423	\$143,180	32.9 %
2032	\$21,080	\$1,849	\$14,640	\$151,469	48.9 %
2033	\$21,390	\$1,951	\$4,811	\$169,998	52.0 %
2034	\$21,700	\$2,177	\$27,238	\$166,637	47.1 %
2035	\$22,010	\$2,138	\$7,866	\$182,919	51.0 %
2036	\$22,320	\$2,336	\$113,145	\$94,431	24.6 %
2037	\$22,630	\$1,267	\$1,695	\$116,634	38.2 %
2038	\$22,940	\$1,538	\$22,174	\$118,937	35.1 %
2039	\$23,250	\$1,567	\$33,204	\$110,551	31.3 %
2040	\$23,560	\$1,468	\$8,844	\$126,735	35.5 %
2041	\$23,870	\$1,665	\$19,522	\$132,747	34.4 %
2042	\$24,180	\$1,740	\$1,892	\$156,776	38.8 %
2043	\$24,490	\$2,032	\$5,994	\$177,303	40.2 %
2044	\$24,272	\$2,279	\$203,855	\$0	0.0 %
Totals :	\$624,122	\$65,792	\$779,091		

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$0

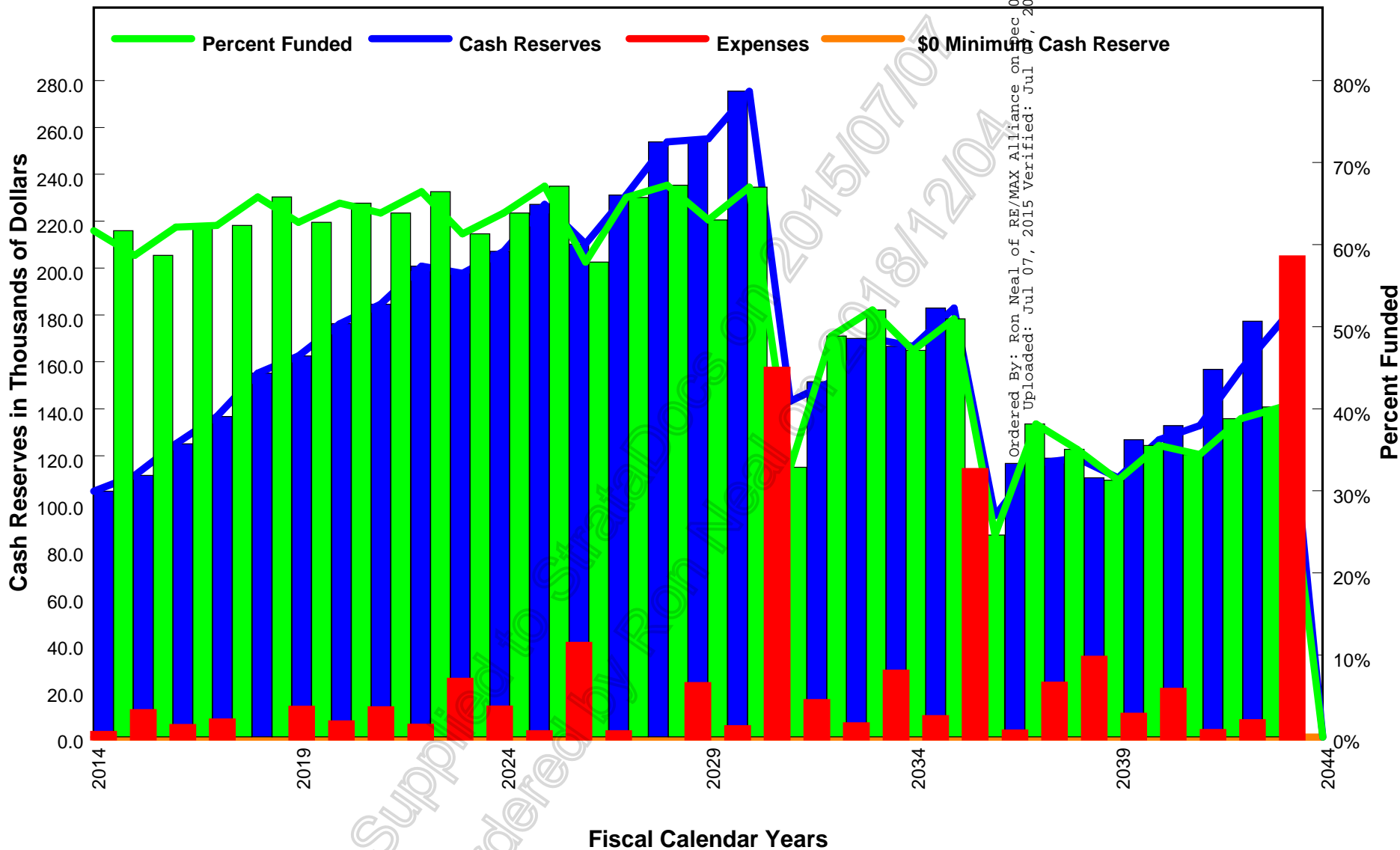
Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2014: 12 Inflation = 2.20 % Interest = 1.20 %

Study Life = 30 years Initial Reserve Funds = \$89,175.93 Final Reserve Value = -\$0.36

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VIS6079 MODEL 2 Funding Study Cash Flow by Fiscal Calendar Year - Continued



Ordered By: Ron Neal of RE/MAX Alliance on 04/04/2018
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VIS6079 MODEL 2 Modified Reserve Dues Summary

Projected Dues by Month and by Fiscal Calendar Year

Fiscal Calendar Year	Member Monthly Operations Payment	Member Monthly Reserve Payment	Member Total Monthly Payment	Member Total Annual Payment	Monthly Reserve Payment	Annual Reserve Payment
2014	NA	\$41.67	\$41.67	\$500.00	\$1,292	\$15,500
2015	NA	\$42.50	\$42.50	\$510.00	\$1,318	\$15,810
2016	NA	\$43.33	\$43.33	\$520.00	\$1,343	\$16,120
2017	NA	\$44.17	\$44.17	\$530.00	\$1,369	\$16,430
2018	NA	\$45.00	\$45.00	\$540.00	\$1,395	\$16,740
2019	NA	\$45.83	\$45.83	\$550.00	\$1,421	\$17,050
2020	NA	\$46.67	\$46.67	\$560.00	\$1,447	\$17,360
2021	NA	\$47.50	\$47.50	\$570.00	\$1,473	\$17,670
2022	NA	\$48.33	\$48.33	\$580.00	\$1,498	\$17,980
2023	NA	\$49.17	\$49.17	\$590.00	\$1,524	\$18,290
2024	NA	\$50.00	\$50.00	\$600.00	\$1,550	\$18,600
2025	NA	\$50.83	\$50.83	\$610.00	\$1,576	\$18,910
2026	NA	\$51.67	\$51.67	\$620.00	\$1,602	\$19,220
2027	NA	\$52.50	\$52.50	\$630.00	\$1,628	\$19,530
2028	NA	\$53.33	\$53.33	\$640.00	\$1,653	\$19,840
2029	NA	\$54.17	\$54.17	\$650.00	\$1,679	\$20,150
2030	NA	\$55.00	\$55.00	\$660.00	\$1,705	\$20,460
2031	NA	\$55.83	\$55.83	\$670.00	\$1,731	\$20,770
2032	NA	\$56.67	\$56.67	\$680.00	\$1,757	\$21,080
2033	NA	\$57.50	\$57.50	\$690.00	\$1,783	\$21,390
2034	NA	\$58.33	\$58.33	\$700.00	\$1,808	\$21,700
2035	NA	\$59.17	\$59.17	\$710.00	\$1,834	\$22,010
2036	NA	\$60.00	\$60.00	\$720.00	\$1,860	\$22,320
2037	NA	\$60.83	\$60.83	\$730.00	\$1,886	\$22,630
2038	NA	\$61.67	\$61.67	\$740.00	\$1,912	\$22,940
2039	NA	\$62.50	\$62.50	\$750.00	\$1,938	\$23,250
2040	NA	\$63.33	\$63.33	\$760.00	\$1,963	\$23,560
2041	NA	\$64.17	\$64.17	\$770.00	\$1,989	\$23,870
2042	NA	\$65.00	\$65.00	\$780.00	\$2,015	\$24,180
2043	NA	\$65.83	\$65.83	\$790.00	\$2,041	\$24,490
2044	NA	\$65.25	\$65.25	\$782.97	\$2,023	\$24,272

Dues Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Number of Payment Months in Fiscal Calendar Year 2014: 12

Number of Years of Constant Payments: 1

No of Dues Paying Members: 31

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VIS6079 MODEL 2 Funding Study - Expenses by Item and by Fiscal Calendar Year

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Item Description	FY 2014	FY 2015	FY 2016	FY 2017	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Reserve Category : 03.00 Superstructure																			
Balconies Partial Wood Replacement																			
Concrete Patio 20% Replacement																			
Decks 25% Vinyl Coverings in 5 Years					\$1,248														\$1,735
Decks 25% Vinyl Coverings in 7 Years							\$1,304												
Decks 25% Vinyl Coverings in 9 Years									\$1,362										
Decks 25% Vinyl Coverings In 11 Years											\$1,424								
Category Subtotal :					\$1,248		\$1,304		\$1,362		\$1,424								\$1,735
Reserve Category : 04.00 Exterior Closure																			
Front Entrance Glass Door Replacement																			
Misc. Siding Repairs																			
Paint Exterior												\$19,031							
Patio Door 10% Partial Replacement																			
Sealant of Windows, Doors & Weather Stripping									\$3,862									\$4,811	
Service Door Replacement																			
Window Glass 5% Partial Replacement in 15 years														\$4,797					
Window Glass 5% Partial Replacement in 20 years																			\$5,355
Window Glass 10 % Partial Replacement in 25 Years																			
Window Glass 15% Partial Replacement in 30 Years																			
Category Subtotal :									\$3,862			\$19,031		\$4,797				\$4,811	\$5,355
Reserve Category : 05.00 Roofing																			
Downspouts																			
Gutters																			
Membrane Roof																	\$23,560		
Roof Asphalt																	\$42,926		
Category Subtotal :																	\$66,486		
Reserve Category : 06.00 Inner Construction																			
Front Doors																			

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Payments made with Initial Reserves

VIS6079 MODEL 2 Funding Study Expenses by Fiscal Calendar Year - Continued

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Item Description	FY 2014	FY 2015	FY 2016	FY 2017	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Hallway & Ceiling Paint (1st Floor)								\$2,939							\$3,504				
Hallway Carpets (4th, 3rd, 2nd Floor)					\$7,643														\$10,628
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)			\$4,050							\$4,829							\$5,757		
Laminate Flooring																			
Mail Box Replacement																			
Stairwell Carpets												\$13,520							
Stairwell Painting							\$4,098												
Category Subtotal :			\$4,050		\$7,643		\$4,098	\$2,939		\$4,829		\$13,520			\$3,504		\$5,757		\$10,628
Reserve Category : 07.00 Conveying Systems																			
Elevator Cab																			
Elevator Electronics																			
Elevator Hydraulics																			
Category Subtotal :																			
Reserve Category : 08.00 Mechanical Systems																			
200 US Gallon Hot Water Tank		\$10,449							\$12,458							\$14,853			
A.O. Smith Boiler																\$37,133			
Air Make Up Unit																\$9,655			
Circulating Pumps							\$1,192												
Internal Water Piping Partial Replacement																			
Sprinkler Fire System Valve Updates etc.										\$4,457									\$5,553
Ventilation Fan							\$1,192												
Category Subtotal :		\$10,449					\$2,384		\$12,458	\$4,457						\$61,641			\$5,553
Reserve Category : 09.00 Electrical Systems																			
Electrical Upgrades 800 amp main disconnect & 125 amp house panel																			
Emergency Lighting Partial Upgrades																			
Enter Phone System for Entrance																\$5,199			
Exterior Lighting Upgrades																\$5,347			
Fire Alarm System Upgrades																\$10,397			
Lighting Interior Upgrades																\$7,352			
Category Subtotal :																\$28,295			

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Payments made with Initial Reserves

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VIS6079 MODEL 2 Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2014	FY 2015	FY 2016	FY 2017	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Reserve Category : 10.00 Services/Professional																			
Depreciation Report & Insurance appraisal				\$5,296		\$5,657			\$6,042			\$6,454		\$894			\$7,364		
Reserve Category : 12.00 Site Improvements																			
Asphalt 2" Overlay with scrap and peel																			
Asphalt Crack Filling				\$1,711															\$2,380
Asphalt Oil Seal																			\$831
Concrete Curbing Replacement																			
Fencing 6' Ht.							\$3,739												
Fencing Misc. Repairs	\$1,022				\$1,141					\$1,274									\$1,587
Paint Parking Lines				\$1,092				\$1,219					\$1,360				\$1,518		
Stamp Concrete (50%) Partial Replacement																			
Underground Services - Water, sewer, storm, perimeter drains partial replacement																			
Water Sprinkler & Misc. Valves Etc.										\$1,274									
Yard Lights																			
Category Subtotal :	\$1,022			\$1,092	\$2,852		\$3,739	\$1,219		\$2,548			\$1,360	\$10,252			\$1,518		\$3,967
Expense Totals :	\$1,022	\$10,449	\$4,050	\$6,388	\$11,743	\$5,657	\$11,525	\$4,158	\$23,725	\$11,833	\$1,424	\$39,006	\$1,360	\$21,944	\$3,504	\$156,423	\$14,640	\$4,811	\$27,238

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Payments made with Initial Reserves

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VIS6079 MODEL 2 Funding Study Expenses by Fiscal Calendar Year - Continued

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
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Item Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Reserve Category : 03.00 Superstructure										
Balconies Partial Wood Replacement							\$4,626			
Concrete Patio 20% Replacement										\$3,083
Decks 25% Vinyl Coverings in 5 Years										
Decks 25% Vinyl Coverings in 7 Years		\$1,813								
Decks 25% Vinyl Coverings in 9 Years				\$1,894						
Decks 25% Vinyl Coverings In 11 Years						\$1,979				
Category Subtotal :		\$1,813		\$1,894		\$1,979	\$4,626			\$3,083
Reserve Category : 04.00 Exterior Closure										
Front Entrance Glass Door Replacement										\$1,977
Misc. Siding Repairs										\$9,883
Paint Exterior										
Patio Door 10% Partial Replacement										\$7,116
Sealant of Windows, Doors & Weather Stripping									\$5,994	
Service Door Replacement										\$6,918
Window Glass 5% Partial Replacement in 15 years										
Window Glass 5% Partial Replacement in 20 years										
Window Glass 10 % Partial Replacement in 25 Years					\$11,953					
Window Glass 15% Partial Replacement in 30 Years										\$20,087
Category Subtotal :					\$11,953				\$5,994	\$45,981
Reserve Category : 05.00 Roofing										
Downspouts		\$3,316								
Gutters		\$2,619								
Membrane Roof										
Roof Asphalt										
Category Subtotal :		\$5,935								
Reserve Category : 06.00 Inner Construction										
Front Doors										\$15,319

Payments made with Initial Reserves

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VIS6079 MODEL 2 Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Hallway & Ceiling Paint (1st Floor)				\$4,178						
Hallway Carpets (4th, 3rd, 2nd Floor)										
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)						\$6,864				
Laminate Flooring				\$7,700						
Mail Box Replacement							\$5,921			
Stairwell Carpets										
Stairwell Painting		\$5,699								
Category Subtotal :		\$5,699		\$11,878		\$6,864	\$5,921			\$15,319
Reserve Category : 07.00 Conveying Systems										
Elevator Cab		\$19,895								
Elevator Electronics		\$41,447								
Elevator Hydraulics		\$29,842								
Category Subtotal :		\$91,184								
Reserve Category : 08.00 Mechanical Systems										
200 US Gallon Hot Water Tank				\$17,709						
A.O. Smith Boiler										
Air Make Up Unit										
Circulating Pumps		\$1,658								
Internal Water Piping Partial Replacement										\$9,883
Sprinkler Fire System Valve Updates etc.										\$6,918
Ventilation Fan		\$1,658								
Category Subtotal :		\$3,316			\$17,709					\$16,801
Reserve Category : 09.00 Electrical Systems										
Electrical Upgrades 800 amp main disconnect & 125 amp house panel										\$6,325
Emergency Lighting Partial Upgrades										\$2,075
Enter Phone System for Entrance										
Exterior Lighting Upgrades										
Fire Alarm System Upgrades										
Lighting Interior Upgrades										
Category Subtotal :										\$8,400

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VIS6079 MODEL 2 Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Reserve Category : 10.00 Services/Professional										
Depreciation Report & Insurance appraisal	\$7,866			\$8,402			\$8,975			\$9,586
Reserve Category : 12.00 Site Improvements										
Asphalt 2" Overlay with scrap and peel										\$68,766
Asphalt Crack Filling										
Asphalt Oil Seal										
Concrete Curbing Replacement										\$2,411
Fencing 6' Ht.		\$5,199								
Fencing Misc. Repairs					\$1,771					\$1,977
Paint Parking Lines			\$1,695					\$1,892		
Stamp Concrete (50%) Partial Replacement										\$11,172
Underground Services - Water, sewer, storm, perimeter drains partial replacement										\$18,382
Water Sprinkler & Misc. Valves Etc.					\$1,771					
Yard Lights										\$1,977
Category Subtotal :		\$5,199	\$1,695		\$3,542			\$1,892		\$104,685
Expense Totals :	\$7,866	\$113,145	\$1,695	\$22,174	\$33,204	\$8,844	\$19,522	\$1,892	\$5,994	\$203,855

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Year	Category	Item Name	Expense
FY 2014	12.00 Site Improvements	Fencing Misc. Repairs	\$1,022
			Year Annual Expense Total = \$1,022
FY 2015	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$10,449
			Annual Expense Total = \$10,449
FY 2016	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$4,050
			Annual Expense Total = \$4,050
FY 2017	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$5,296
	12.00 Site Improvements	Paint Parking Lines	\$1,092
			FY 2017 Annual Expense Total = \$6,388
FY 2019	03.00 Superstructure	Decks 25% Vinyl Coverings in 5 Years	\$1,248
	06.00 Inner Construction	Hallway Carpets (4th, 3rd, 2nd Floor)	\$7,643
	12.00 Site Improvements	Asphalt Crack Filling	\$1,711
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,141
			12.00 Site Improvements Subtotal = \$2,852.00
			FY 2019 Annual Expense Total = \$11,743
FY 2020	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$5,657
			Annual Expense Total = \$5,657
FY 2021	03.00 Superstructure	Decks 25% Vinyl Coverings in 7 Years	\$1,304
	06.00 Inner Construction	Stairwell Painting	\$4,098
	08.00 Mechanical Systems	Circulating Pumps	\$1,192
	08.00 Mechanical Systems	Ventilation Fan	\$1,192
			08.00 Mechanical Systems Subtotal = \$2,384.00
	12.00 Site Improvements	Fencing 6' Ht.	\$3,739
			Annual Expense Total = \$11,525
FY 2022	06.00 Inner Construction	Hallway & Ceiling Paint (1st Floor)	\$2,939
	12.00 Site Improvements	Paint Parking Lines	\$1,219
			FY 2022 Annual Expense Total = \$4,158
FY 2023	03.00 Superstructure	Decks 25% Vinyl Coverings in 9 Years	\$1,362
	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$3,862
	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$12,458
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$6,042
			FY 2023 Annual Expense Total = \$23,724
FY 2024	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$4,829

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Year	Category	Item Name	Expense
FY 2024	08.00 Mechanical Systems	Sprinkler Fire System Valve Updates etc.	\$4,457
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,274
	12.00 Site Improvements	Water Sprinkler & Misc. Valves Etc.	\$1,274
12.00 Site Improvements Subtotal = \$2,548.00			
FY 2024 Annual Expense Total = \$11,834			
FY 2025	03.00 Superstructure	Decks 25% Vinyl Coverings In 11 Years	\$1,424
Annual Expense Total = \$1,424			
FY 2026	04.00 Exterior Closure	Paint Exterior	\$19,031
	06.00 Inner Construction	Stairwell Carpets	\$13,520
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$6,454
FY 2026 Annual Expense Total = \$39,005			
FY 2027	12.00 Site Improvements	Paint Parking Lines	\$1,360
Annual Expense Total = \$1,360			
FY 2029	04.00 Exterior Closure	Window Glass 5% Partial Replacement in 15 years	\$4,797
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$6,894
	12.00 Site Improvements	Asphalt Oil Seal	\$8,831
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,421
12.00 Site Improvements Subtotal = \$10,252.00			
FY 2029 Annual Expense Total = \$21,943			
FY 2030	06.00 Inner Construction	Hallway & Ceiling Paint (1st Floor)	\$3,504
Annual Expense Total = \$3,504			
	05.00 Roofing	Membrane Roof	\$23,560
	05.00 Roofing	Roof Asphalt	\$42,926
	05.00 Roofing Subtotal = \$66,486.00		
FY 2031	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$14,853
	08.00 Mechanical Systems	A.O. Smith Boiler	\$37,133
	08.00 Mechanical Systems	Air Make Up Unit	\$9,655
	08.00 Mechanical Systems Subtotal = \$61,641.00		
	09.00 Electrical Systems	Enter Phone System for Entrance	\$5,199
	09.00 Electrical Systems	Exterior Lighting Upgrades	\$5,347
	09.00 Electrical Systems	Fire Alarm System Upgrades	\$10,397
	09.00 Electrical Systems	Lighting Interior Upgrades	\$7,352
09.00 Electrical Systems Subtotal = \$28,295.00			
FY 2031 Annual Expense Total = \$156,422			
FY 2032	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$5,757
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$7,364
	12.00 Site Improvements	Paint Parking Lines	\$1,518

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Year	Category	Item Name	Expense
			FY 2032 Annual Expense Total = \$14,639
FY 2033	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$4,811
			Annual Expense Total = \$4,811
	03.00 Superstructure	Decks 25% Vinyl Coverings in 5 Years	\$1,735
	04.00 Exterior Closure	Window Glass 5% Partial Replacement in 20 years	\$5,355
	06.00 Inner Construction	Hallway Carpets (4th, 3rd, 2nd Floor)	\$10,628
FY 2034	08.00 Mechanical Systems	Sprinkler Fire System Valve Updates etc.	\$5,553
	12.00 Site Improvements	Asphalt Crack Filling	\$2,380
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,587
			12.00 Site Improvements Subtotal = \$3,967.00
			FY 2034 Annual Expense Total = \$27,238
FY 2035	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$7,866
			Annual Expense Total = \$7,866
	03.00 Superstructure	Decks 25% Vinyl Coverings in 7 Years	\$1,813
	05.00 Roofing	Downspouts	\$3,316
	05.00 Roofing	Gutters	\$2,619
			05.00 Roofing Subtotal = \$5,935.00
	06.00 Inner Construction	Stairwell Painting	\$5,699
	07.00 Conveying Systems	Elevator Cab	\$19,895
FY 2036	07.00 Conveying Systems	Elevator Electronics	\$41,447
	07.00 Conveying Systems	Elevator Hydraulics	\$29,842
			07.00 Conveying Systems Subtotal = \$91,184.00
	08.00 Mechanical Systems	Circulating Pumps	\$1,658
	08.00 Mechanical Systems	Ventilation Fan	\$1,658
			08.00 Mechanical Systems Subtotal = \$3,316.00
	12.00 Site Improvements	Fencing 6' Ht.	\$5,199
			Annual Expense Total = \$113,146
FY 2037	12.00 Site Improvements	Paint Parking Lines	\$1,695
			Annual Expense Total = \$1,695
	03.00 Superstructure	Decks 25% Vinyl Coverings in 9 Years	\$1,894
	06.00 Inner Construction	Hallway & Ceiling Paint (1st Floor)	\$4,178
FY 2038	06.00 Inner Construction	Laminate Flooring	\$7,700
			06.00 Inner Construction Subtotal = \$11,878.00
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$8,402
			Annual Expense Total = \$22,174
	04.00 Exterior Closure	Window Glass 10 % Partial Replacement in 25 Years	\$11,953
FY 2039	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$17,709
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,771

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Year	Category	Item Name	Expense
FY 2039	12.00 Site Improvements	Water Sprinkler & Misc. Valves Etc.	\$1,771
12.00 Site Improvements Subtotal = \$3,542.00			
FY 2039 Annual Expense Total = \$33,204			
FY 2040	03.00 Superstructure	Decks 25% Vinyl Coverings In 11 Years	\$1,979
FY 2040	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$6,864
FY 2040 Annual Expense Total = \$8,843			
FY 2041	03.00 Superstructure	Balconies Partial Wood Replacement	\$4,626
FY 2041	06.00 Inner Construction	Mail Box Replacement	\$5,921
FY 2041	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$8,975
FY 2041 Annual Expense Total = \$19,522			
FY 2042	12.00 Site Improvements	Paint Parking Lines	\$1,892
Annual Expense Total = \$1,892			
FY 2043	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$5,994
Annual Expense Total = \$5,994			
	03.00 Superstructure	Concrete Patio 20% Replacement	\$3,083
	04.00 Exterior Closure	Front Entrance Glass Door Replacement	\$1,977
	04.00 Exterior Closure	Misc. Siding Repairs	\$9,883
	04.00 Exterior Closure	Patio Door 10% Partial Replacement	\$7,116
	04.00 Exterior Closure	Service Door Replacement	\$6,918
	04.00 Exterior Closure	Window Glass 15% Partial Replacement in 30 Years	\$20,087
04.00 Exterior Closure Subtotal = \$45,981.00			
	06.00 Inner Construction	Front Doors	\$15,319
	08.00 Mechanical Systems	Internal Water Piping Partial Replacement	\$9,883
	08.00 Mechanical Systems	Sprinkler Fire System Valve Updates etc.	\$6,918
08.00 Mechanical Systems Subtotal = \$16,801.00			
FY 2044	09.00 Electrical Systems	Electrical Upgrades 800 amp main disconnect & 125 amp house panel	\$6,325
FY 2044	09.00 Electrical Systems	Emergency Lighting Partial Upgrades	\$2,075
09.00 Electrical Systems Subtotal = \$8,400.00			
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$9,586
	12.00 Site Improvements	Asphalt 2" Overlay with scrap and peel	\$68,766
	12.00 Site Improvements	Concrete Curbing Replacement	\$2,411
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,977
	12.00 Site Improvements	Stamp Concrete (50%) Partial Replacement	\$11,172
	12.00 Site Improvements	Underground Services - Water, sewer, storm, perimeter drains partial replacement	\$18,382
	12.00 Site Improvements	Yard Lights	\$1,977
12.00 Site Improvements Subtotal = \$104,685.00			
FY 2044 Annual Expense Total = \$203,855			

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Model No. 3

Depreciation Report Analysis

**Funding Based on Current Contributions of \$15,500 Plus
\$500 Per Year until year 2033 then reduced**

Model Recommended by Pacific Rim Appraisals Ltd.

for

VIS6079

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15	Dues Summary
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22 to 25	Expense Summary

VIS6079 MODEL 3 Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
03.00 Superstructure					
Balconies Partial Wood Replacement	\$2,500	27 Years	35 Years	\$4,626	Yes
Concrete Patio 20% Replacement	\$1,560	30 Years	50 Years	\$3,083	Yes
Decks 25% Vinyl Coverings in 5 Years	\$1,094	5 Years	15 Years	\$1,248	Yes
Decks 25% Vinyl Coverings in 7 Years	\$1,094	7 Years	15 Years	\$1,304	Yes
Decks 25% Vinyl Coverings in 9 Years	\$1,094	9 Years	15 Years	\$1,362	Yes
Decks 25% Vinyl Coverings In 11 Years	\$1,094	11 Years	15 Years	\$1,424	Yes
04.00 Exterior Closure					
Front Entrance Glass Door Replacement	\$1,000	30 Years	40 Years	\$1,977	Yes
Misc. Siding Repairs	\$5,000	30 Years	40 Years	\$9,883	Yes
Paint Exterior	\$14,301	12 Years	20 Years	\$19,031	Yes
Patio Door 10% Partial Replacement	\$3,600	30 Years	40 Years	\$7,116	Yes
Sealant of Windows, Doors & Weather Stripping	\$3,100	9 Years	10 Years	\$3,862	Yes
Service Door Replacement	\$3,500	30 Years	40 Years	\$6,918	Yes
Window Glass 5% Partial Replacement in 15 years	\$3,375	15 Years	35 Years	\$4,797	Yes
Window Glass 5% Partial Replacement in 20 years	\$3,375	20 Years	35 Years	\$5,355	Yes
Window Glass 10 % Partial Replacement in 25 Years	\$6,750	25 Years	35 Years	\$11,953	Yes
Window Glass 15% Partial Replacement in 30 Years	\$10,163	30 Years	35 Years	\$20,087	Yes
05.00 Roofing					
Downspouts	\$2,000	22 Years	30 Years	\$3,316	Yes
Gutters	\$1,580	22 Years	30 Years	\$2,619	Yes
Membrane Roof	\$15,862	17 Years	25 Years	\$23,560	Yes
Roof Asphalt	\$28,900	17 Years	25 Years	\$42,926	Yes
06.00 Inner Construction					
Front Doors	\$7,750	30 Years	40 Years	\$15,319	Yes
Hallway & Ceiling Paint (1st Floor)	\$2,411	8 Years	8 Years	\$2,939	Yes
Hallway Carpets (4th, 3rd, 2nd Floor)	\$6,699	5 Years	15 Years	\$7,643	Yes
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$3,792	2 Years	8 Years	\$4,050	Yes

VIS6079 MODEL 3 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Laminate Flooring	\$4,445	24 Years	25 Years	\$7,700	Yes
Mail Box Replacement	\$3,200	27 Years	35 Years	\$5,921	Yes
Stairwell Carpets	\$10,160	12 Years	20 Years	\$13,520	Yes
Stairwell Painting	\$3,437	7 Years	15 Years	\$4,098	Yes
07.00 Conveying Systems					
Elevator Cab	\$12,000	22 Years	30 Years	\$19,895	Yes
Elevator Electronics	\$25,000	22 Years	30 Years	\$41,447	Yes
Elevator Hydraulics	\$18,000	22 Years	30 Years	\$29,842	Yes
08.00 Mechanical Systems					
200 US Gallon Hot Water Tank	\$10,000	1 Years	8 Year	\$10,449	Yes
A.O. Smith Boiler	\$25,000	17 Years	25 Years	\$37,133	Yes
Air Make Up Unit	\$6,500	17 Years	25 Years	\$9,655	Yes
Circulating Pumps	\$1,000	7 Years	15 Years	\$1,192	Yes
Internal Water Piping Partial Replacement	\$5,000	30 Years	50 Years	\$9,883	Yes
Sprinkler Fire System Valve Updates etc.	\$3,500	10 Years	10 Years	\$4,457	Yes
Ventilation Fan	\$1,000	7 Years	15 Years	\$1,192	Yes
09.00 Electrical Systems					
Electrical Upgrades 800 amp main disconnect & 125 amp house panel	\$3,200	30 Years	50 Years	\$6,325	Yes
Emergency Lighting Partial Upgrades	\$1,050	30 Years	40 Years	\$2,075	Yes
Enter Phone System for Entrance	\$3,500	17 Years	25 Years	\$5,199	Yes
Exterior Lighting Upgrades	\$3,600	17 Years	25 Years	\$5,347	Yes
Fire Alarm System Upgrades	\$7,000	17 Years	25 Years	\$10,397	Yes
Lighting Interior Upgrades	\$4,950	17 Years	25 Years	\$7,352	Yes
10.00 Services/Professional					
Depreciation Report & Insurance appraisal	\$4,850	3 Years	3 Years	\$5,296	Yes
12.00 Site Improvements					
Asphalt 2" Overlay with scrap and peel	\$34,790	30 Years	40 Years	\$68,766	Yes
Asphalt Crack Filling	\$1,500	5 Years	15 Years	\$1,711	Yes
Asphalt Oil Seal	\$6,213	15 Years	20 Years	\$8,831	No
Concrete Curbing Replacement	\$1,220	30 Years	50 Years	\$2,411	Yes
Fencing 6' Ht.	\$3,136	7 Years	15 Years	\$3,739	Yes
Fencing Misc. Repairs	\$1,000	0 Years	5 Years	\$1,022	Yes
Paint Parking Lines	\$1,000	3 Years	5 Years	\$1,092	Yes

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VIS6079 MODEL 3 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Stamp Concrete (50%) Partial Replacement	\$5,652	30 Years	40 Years	\$11,172	Yes
Underground Services - Water, sewer, storm, perimeter drains partial replacement	\$9,300	30 Years	50 Years	\$18,382	Yes
Water Sprinkler & Misc. Valves Etc.	\$1,000	10 Years	15 Years	\$1,274	Yes
Yard Lights	\$1,000	30 Years	40 Years	\$1,977	Yes

Months Remaining in Fiscal Calendar Year 2014: 12

Expected annual inflation: 2.20%

Interest earned on reserve funds: 1.20%

Initial Reserve: \$89,176

Supplied to StrataDocs on 2015/07/07
 Ordered by Ron Neal on 2018/12/04

VIS6079 MODEL 3 Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
03.00 Superstructure							
Balconies Partial Wood Replacement	\$2,500 ea	1	\$2,500	27 Years 35 Years	35 Years	2041 2076	\$4,626 \$9,984
Concrete Patio 20% Replacement	\$10.00 / ft ²	156 ft ²	\$1,560	30 Years	50 Years	2044	\$3,083
Decks 25% Vinyl Coverings in 5 Years	\$6.75 / ft ²	162 ft ²	\$1,094	5 Years 15 Years	15 Years	2019 2034 2049	\$1,248 \$1,735 \$2,412
Decks 25% Vinyl Coverings in 7 Years	\$6.75 / ft ²	162 ft ²	\$1,094	7 Years 15 Years	15 Years	2021 2036 2051	\$1,304 \$1,813 \$2,521
Decks 25% Vinyl Coverings in 9 Years	\$6.75 / ft ²	162 ft ²	\$1,094	9 Years 15 Years	15 Years	2023 2038 2053	\$1,362 \$1,894 \$2,634
Decks 25% Vinyl Coverings In 11 Years	\$6.75 / ft ²	162 ft ²	\$1,094	11 Years 15 Years	15 Years	2025 2040 2055	\$1,424 \$1,979 \$2,753
04.00 Exterior Closure							
Front Entrance Glass Door Replacement	\$1,000 ea	1	\$1,000	30 Years	40 Years	2044	\$1,977
Misc. Siding Repairs	\$5,000 ea	1	\$5,000	30 Years	40 Years	2044	\$9,883
Paint Exterior	\$1.25 / ft ²	11441 ft ²	\$14,301	12 Years 20 Years	20 Years	2026 2046	\$19,031 \$29,538
Patio Door 10% Partial Replacement	\$1,200 ea	3	\$3,600	30 Years	40 Years	2044	\$7,116
Sealant of Windows, Doors & Weather Stripping	\$100 ea	31	\$3,100	9 Years 10 Years	10 Years	2023 2033 2043	\$3,862 \$4,811 \$5,994
Service Door Replacement	\$250 ea	14	\$3,500	30 Years	40 Years	2044	\$6,918
Window Glass 5% Partial Replacement in 15 years	\$37.50 / ft ²	90 ft ²	\$3,375	15 Years 35 Years	35 Years	2029 2064	\$4,797 \$10,354
Window Glass 5% Partial Replacement in 20 years	\$37.50 / ft ²	90 ft ²	\$3,375	20 Years 35 Years	35 Years	2034 2069	\$5,355 \$11,557
Window Glass 10 % Partial Replacement in 25 Years	\$37.50 / ft ²	180 ft ²	\$6,750	25 Years 35 Years	35 Years	2039 2074	\$11,953 \$25,798

VIS6079 MODEL 3 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Window Glass 15% Partial Replacement in 30 Years	\$37.50 / ft ²	271 ft ²	\$10,163	30 Years	35 Years	2044	\$20,087
05.00 Roofing							
Downspouts	\$5.00 / lf	400 lf	\$2,000	22 Years 30 Years	30 Years	2036 2066	\$3,316 \$6,411
Gutters	\$5.00 / lf	316 lf	\$1,580	22 Years 30 Years	30 Years	2036 2066	\$2,619 \$5,065
Membrane Roof	\$11.00 / ft ²	1442 ft ²	\$15,862	17 Years 25 Years	25 Years	2031 2056	\$23,560 \$40,815
Roof Asphalt	\$5.00 / ft ²	5780 ft ²	\$28,900	17 Years 25 Years	25 Years	2031 2056	\$42,926 \$74,364
06.00 Inner Construction							
Front Doors	\$250 ea	31	\$7,750	30 Years	40 Years	2044	\$15,319
Hallway & Ceiling Paint (1st Floor)	\$0.85 / ft ²	2837 ft ²	\$2,411	8 Years	8 Years	2022 2030 2038 2046	\$2,939 \$3,504 \$4,178 \$4,981
Hallway Carpets (4th, 3rd, 2nd Floor)	\$7.00 / ft ²	957 ft ²	\$6,699	5 Years 15 Years	15 Years	2019 2034 2049	\$7,643 \$10,628 \$14,779
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$0.85 / ft ²	4461 ft ²	\$3,792	2 Years 8 Years	8 Years	2016 2024 2032 2040 2048	\$4,050 \$4,829 \$5,757 \$6,864 \$8,184
Laminate Flooring	\$7.00 / ft ²	635 ft ²	\$4,445	24 Years 25 Years	25 Years	2038 2063	\$7,700 \$13,340
Mail Box Replacement	\$100 ea	32	\$3,200	27 Years 35 Years	35 Years	2041 2076	\$5,921 \$12,780
Stairwell Carpets	\$10.00 / ft ²	1016 ft ²	\$10,160	12 Years 20 Years	20 Years	2026 2046	\$13,520 \$20,985
Stairwell Painting	\$0.85 / ft ²	4044 ft ²	\$3,437	7 Years 15 Years	15 Years	2021 2036 2051	\$4,098 \$5,699 \$7,924
07.00 Conveying Systems							
Elevator Cab	\$12,000 ea	1	\$12,000	22 Years 30 Years	30 Years	2036 2066	\$19,895 \$38,468
Elevator Electronics	\$25,000 ea	1	\$25,000	22 Years 30 Years	30 Years	2036 2066	\$41,447 \$80,143

VIS6079 MODEL 3 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Elevator Hydraulics	\$18,000 ea	1	\$18,000	22 Years 30 Years	30 Years	2036 2066	\$29,842 \$57,703
08.00 Mechanical Systems							
200 US Gallon Hot Water Tank	\$10,000 ea	1	\$10,000	1 Year 8 Year	8 Years	2015 2023 2031 2039 2047	\$10,449 \$12,458 \$14,853 \$17,709 \$21,113
A.O. Smith Boiler	\$25,000 ea	1	\$25,000	17 Years 25 Years	25 Years	2031 2056	\$37,133 \$64,329
Air Make Up Unit	\$6,500 ea	1	\$6,500	17 Years 25 Years	25 Years	2031 2056	\$9,655 \$16,726
Circulating Pumps	\$500 ea	2	\$1,000	7 Years 15 Years	15 Years	2021 2036 2051	\$1,192 \$1,658 \$2,305
Internal Water Piping Partial Replacement	\$5,000 ea	1	\$5,000	30 Years	50 Years	2044	\$9,883
Sprinkler Fire System Valve Updates etc.	\$3,500 ea	1	\$3,500	10 Years	10 Years	2024 2034 2044	\$4,457 \$5,553 \$6,918
Ventilation Fan	\$1,000 ea	1	\$1,000	7 Years 15 Years	15 Years	2021 2036 2051	\$1,192 \$1,658 \$2,305
09.00 Electrical Systems							
Electrical Upgrades 800 amp main disconnect & 125 amp house panel	\$3,200 ea	1	\$3,200	30 Years	50 Years	2044	\$6,325
Emergency Lighting Partial Upgrades	\$350 ea	3	\$1,050	30 Years	40 Years	2044	\$2,075
Enter Phone System for Entrance	\$3,500 ea	1	\$3,500	17 Years 25 Years	25 Years	2031 2056	\$5,199 \$9,006
Exterior Lighting Upgrades	\$100 ea	36	\$3,600	17 Years 25 Years	25 Years	2031 2056	\$5,347 \$9,263
Fire Alarm System Upgrades	\$7,000 ea	1	\$7,000	17 Years 25 Years	25 Years	2031 2056	\$10,397 \$18,012
Lighting Interior Upgrades	\$75.00 ea	66	\$4,950	17 Years 25 Years	25 Years	2031 2056	\$7,352 \$12,737

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VIS6079 MODEL 3 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
10.00 Services/Professional							
Depreciation Report & Insurance appraisal	\$4,850 ea	1	\$4,850	3 Years	3 Years	2017	\$5,296
						2020	\$5,657
						2023	\$6,042
						2026	\$6,454
						2029	\$6,894
						2032	\$7,364
						2035	\$7,866
						2038	\$8,402
						2041	\$8,975
						2044	\$9,586
12.00 Site Improvements							
Asphalt 2" Overlay with scrap and peel	\$2.80 / ft ²	12425 ft ²	\$34,790	30 Years	40 Years	2044	\$68,766
Asphalt Crack Filling	\$1,500 ea	1	\$1,500	5 Years	15 Years	2019	\$1,711
				15 Years		2034	\$2,380
						2049	\$3,309
Asphalt Oil Seal	\$0.50 / ft ²	12425 ft ²	\$6,213	15 Years	20 Years	2029	\$8,831
Concrete Curbing Replacement	\$10.00 / ft ²	122 ft ²	\$1,220	30 Years	50 Years	2044	\$2,411
Fencing 6' Ht.	\$28.00 / lf	112 lf	\$3,136	7 Years	15 Years	2021	\$3,739
				15 Years		2036	\$5,199
						2051	\$7,230
Fencing Misc. Repairs	\$1,000 ea	1	\$1,000	0 Years	5 Years	2014	\$1,022
						2019	\$1,141
						2024	\$1,274
				5 Years		2029	\$1,421
						2034	\$1,587
						2039	\$1,771
		2044	\$1,977				
Paint Parking Lines	\$1,000 ea	1	\$1,000	3 Years	5 Years	2017	\$1,092
						2022	\$1,219
						2027	\$1,360
				5 Years		2032	\$1,518
						2037	\$1,695
						2042	\$1,892
		2047	\$2,111				
Stamp Concrete (50%) Partial Replacement	\$12.00 / ft ²	471 ft ²	\$5,652	30 Years	40 Years	2044	\$11,172

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VIS6079 MODEL 3 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Underground Services - Water, sewer, storm, perimeter drains partial replacement	\$186 / lf	50 lf	\$9,300	30 Years	50 Years	2044	\$18,382
Water Sprinkler & Misc. Valves Etc.	\$1,000 ea	1	\$1,000	10 Years	15 Years	2024	\$1,274
				15 Years		2039	\$1,771
				2054		\$2,462	
Yard Lights	\$1,000 ea	1	\$1,000	30 Years	40 Years	2044	\$1,977

Months Remaining in Fiscal Calendar Year 2014: 12

Expected annual inflation: 2.20% Interest earned on reserve funds: 1.20% Initial Reserve: \$89,176

Supplied to StrataDocs on 2018/10/17
 Ordered by Ron Neal on 2018/12/04

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
 Uploaded: Jul 07, 2015 Verified: Jul 07, 2015

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Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
03.00 Superstructure	Balconies Partial Wood Replacement	1	\$2,500.00 ea	\$2,500.00	\$1,928.57	\$571.43
	Concrete Patio 20% Replacement	156 ft ²	\$10.00 / ft ²	\$1,560.00	\$936.00	\$624.00
	Decks 25% Vinyl Coverings in 5 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$364.50	\$729.00
	Decks 25% Vinyl Coverings in 7 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$510.30	\$583.20
	Decks 25% Vinyl Coverings in 9 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$656.10	\$437.40
	Decks 25% Vinyl Coverings In 11 Years	162 ft ²	\$6.75 / ft ²	\$1,093.50	\$801.90	\$291.60
03.00 Superstructure Sub Total =				\$8,434.00	\$5,197.37	\$3,236.63
04.00 Exterior Closure	Front Entrance Glass Door Replacement	1	\$1,000.00 ea	\$1,000.00	\$750.00	\$250.00
	Misc. Siding Repairs	1	\$5,000.00 ea	\$5,000.00	\$3,750.00	\$1,250.00
	Paint Exterior	11441 ft ²	\$1.25 / ft ²	\$14,301.25	\$8,580.75	\$5,720.50
	Patio Door 10% Partial Replacement	3	\$1,200.00 ea	\$3,600.00	\$2,700.00	\$900.00
	Sealant of Windows, Doors & Weather Stripping	31	\$100.00 ea	\$3,100.00	\$2,790.00	\$310.00
	Service Door Replacement	14	\$250.00 ea	\$3,500.00	\$2,625.00	\$875.00
	Window Glass 5% Partial Replacement in 15 years	90 ft ²	\$37.50 / ft ²	\$3,375.00	\$1,446.43	\$1,928.57
	Window Glass 5% Partial Replacement in 20 years	90 ft ²	\$37.50 / ft ²	\$3,375.00	\$1,928.57	\$1,446.43
	Window Glass 10 % Partial Replacement in 25 Years	180 ft ²	\$37.50 / ft ²	\$6,750.00	\$4,821.43	\$1,928.57
	Window Glass 15% Partial Replacement in 30 Years	271 ft ²	\$37.50 / ft ²	\$10,162.50	\$8,710.71	\$1,451.79
04.00 Exterior Closure Sub Total =				\$54,163.75	\$38,102.89	\$16,060.86
05.00 Roofing	Downspouts	400 lf	\$5.00 / lf	\$2,000.00	\$1,466.67	\$533.33
	Gutters	316 lf	\$5.00 / lf	\$1,580.00	\$1,158.67	\$421.33
	Membrane Roof	1442 ft ²	\$11.00 / ft ²	\$15,862.00	\$10,786.16	\$5,075.84
	Roof Asphalt	5780 ft ²	\$5.00 / ft ²	\$28,900.00	\$19,652.00	\$9,248.00
05.00 Roofing Sub Total =				\$48,342.00	\$33,063.49	\$15,278.51
06.00 Inner Construction	Front Doors	31	\$250.00 ea	\$7,750.00	\$5,812.50	\$1,937.50
	Hallway & Ceiling Paint (1st Floor)	2837 ft ²	\$0.85 / ft ²	\$2,411.45	\$2,411.45	\$0.00
	Hallway Carpets (4th, 3rd, 2nd Floor)	957 ft ²	\$7.00 / ft ²	\$6,699.00	\$2,233.00	\$4,466.00
	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	4461 ft ²	\$0.85 / ft ²	\$3,791.85	\$947.96	\$2,843.89
	Laminate Flooring	635 ft ²	\$7.00 / ft ²	\$4,445.00	\$4,267.20	\$177.80
	Mail Box Replacement	32	\$100.00 ea	\$3,200.00	\$2,468.57	\$731.43

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Ordered By: Ron Veal of RE/MAX Alliance on Dec 01, 2018
Uploaded: Jul 07, 2015 Verified: Jul 07, 2015

Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
06.00 Inner Construction	Stairwell Carpets	1016 ft ²	\$10.00 / ft ²	\$10,160.00	\$6,096.00	\$4,064.00
	Stairwell Painting	4044 ft ²	\$0.85 / ft ²	\$3,437.40	\$1,604.12	\$1,833.28
06.00 Inner Construction Sub Total =				\$41,894.70	\$25,840.80	\$16,053.90
07.00 Conveying Systems	Elevator Cab	1	\$12,000.00 ea	\$12,000.00	\$8,800.00	\$3,200.00
	Elevator Electronics	1	\$25,000.00 ea	\$25,000.00	\$18,333.33	\$6,666.67
	Elevator Hydraulics	1	\$18,000.00 ea	\$18,000.00	\$13,200.00	\$4,800.00
07.00 Conveying Systems Sub Total =				\$55,000.00	\$40,333.33	\$14,666.67
08.00 Mechanical Systems	200 US Gallon Hot Water Tank	1	\$10,000.00 ea	\$10,000.00	\$1,250.00	\$8,750.00
	A.O. Smith Boiler	1	\$25,000.00 ea	\$25,000.00	\$17,000.00	\$8,000.00
	Air Make Up Unit	1	\$6,500.00 ea	\$6,500.00	\$4,420.00	\$2,080.00
	Circulating Pumps	2	\$500.00 ea	\$1,000.00	\$466.67	\$533.33
	Internal Water Piping Partial Replacement	1	\$5,000.00 ea	\$5,000.00	\$3,000.00	\$2,000.00
	Sprinkler Fire System Valve Updates etc.	1	\$3,500.00 ea	\$3,500.00	\$3,500.00	\$0.00
	Ventilation Fan	1	\$1,000.00 ea	\$1,000.00	\$466.67	\$533.33
08.00 Mechanical Systems Sub Total =				\$52,000.00	\$30,103.33	\$21,896.67
09.00 Electrical Systems	Electrical Upgrades 800 amp main disconnect & 125 amp house panel	1	\$3,200.00 ea	\$3,200.00	\$1,920.00	\$1,280.00
	Emergency Lighting Partial Upgrades	3	\$350.00 ea	\$1,050.00	\$787.50	\$262.50
	Enter Phone System for Entrance	1	\$3,500.00 ea	\$3,500.00	\$2,380.00	\$1,120.00
	Exterior Lighting Upgrades	36	\$100.00 ea	\$3,600.00	\$2,448.00	\$1,152.00
	Fire Alarm System Upgrades	1	\$7,000.00 ea	\$7,000.00	\$4,760.00	\$2,240.00
	Lighting Interior Upgrades	66	\$75.00 ea	\$4,950.00	\$3,366.00	\$1,584.00
09.00 Electrical Systems Sub Total =				\$23,300.00	\$15,661.50	\$7,638.50
10.00 Services/Professional	Depreciation Report & Insurance appraisal	1	\$4,850.00 ea	\$4,850.00	\$4,850.00	\$0.00
12.00 Site Improvements	Asphalt 2" Overlay with scrap and peel	12425 ft ²	\$2.80 / ft ²	\$34,790.00	\$26,092.50	\$8,697.50
	Asphalt Crack Filling	1	\$1,500.00 ea	\$1,500.00	\$500.00	\$1,000.00
	Asphalt Oil Seal	12425 ft ²	\$0.50 / ft ²	\$6,212.50	\$4,659.37	\$1,553.13
	Concrete Curbing Replacement	122 ft ²	\$10.00 / ft ²	\$1,220.00	\$732.00	\$488.00
	Fencing 6' Ht.	112 lf	\$28.00 / lf	\$3,136.00	\$1,463.47	\$1,672.53
	Fencing Misc. Repairs	1	\$1,000.00 ea	\$1,000.00	\$0.00	\$1,000.00
	Paint Parking Lines	1	\$1,000.00 ea	\$1,000.00	\$600.00	\$400.00
	Stamp Concrete (50%) Partial Replacement	471 ft ²	\$12.00 / ft ²	\$5,652.00	\$4,239.00	\$1,413.00

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Ordered By: Ron Nea of RE/MAX Real Estate
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Present Costs - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
12.00 Site Improvements	Underground Services - Water, sewer, storm, perimeter drains partial replacement	50 lf	\$186.00 / lf	\$9,300.00	\$5,580.00	\$3,720.00
	Water Sprinkler & Misc. Valves Etc.	1	\$1,000.00 ea	\$1,000.00	\$666.67	\$333.33
	Yard Lights	1	\$1,000.00 ea	\$1,000.00	\$750.00	\$250.00
12.00 Site Improvements Sub Total =				\$65,810.50	\$45,283.01	\$20,527.49
				Totals =	\$353,794.95	\$238,435.74
						\$115,359.21

Supplied to StrataDocs on 2015/07/17
 Ordered by Ron Neal on 2018/12/04

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
 Uploaded: Jul 07, 2015 Verified: Jul 07, 2015

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VIS6079 MODEL 3 Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Payment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2014	\$15,500	\$1,165	\$1,022	\$104,818	61.7 %
2015	\$16,000	\$1,357	\$10,449	\$111,725	58.8 %
2016	\$16,500	\$1,443	\$4,050	\$125,618	62.4 %
2017	\$17,000	\$1,614	\$6,388	\$137,844	62.9 %
2018	\$17,500	\$1,764		\$157,109	66.6 %
2019	\$18,000	\$2,000	\$11,743	\$165,366	63.9 %
2020	\$18,500	\$2,103	\$5,657	\$180,312	66.6 %
2021	\$19,000	\$2,287	\$11,525	\$190,073	65.7 %
2022	\$19,500	\$2,407	\$4,158	\$207,823	68.8 %
2023	\$20,000	\$2,625	\$23,725	\$206,723	64.1 %
2024	\$20,500	\$2,614	\$11,833	\$218,004	67.2 %
2025	\$21,000	\$2,754	\$1,424	\$240,335	71.0 %
2026	\$21,500	\$3,027	\$39,006	\$225,856	62.2 %
2027	\$22,000	\$2,854	\$1,360	\$249,350	71.0 %
2028	\$22,500	\$3,141		\$274,991	72.9 %
2029	\$23,000	\$3,454	\$21,944	\$279,501	69.0 %
2030	\$23,500	\$3,512	\$3,504	\$303,009	73.7 %
2031	\$24,000	\$3,799	\$156,423	\$174,385	40.0 %
2032	\$24,500	\$2,245	\$14,640	\$186,491	60.1 %
2033	\$20,000	\$2,367	\$4,811	\$204,046	62.5 %
2034	\$20,000	\$2,579	\$27,238	\$199,388	56.4 %
2035	\$20,000	\$2,523	\$7,866	\$214,045	59.7 %
2036	\$20,000	\$2,700	\$113,145	\$123,600	32.2 %
2037	\$20,000	\$1,606	\$1,695	\$143,512	47.0 %
2038	\$20,000	\$1,847	\$22,174	\$143,184	42.2 %
2039	\$20,000	\$1,843	\$33,204	\$131,823	37.3 %
2040	\$20,000	\$1,705	\$8,844	\$144,685	40.5 %
2041	\$20,000	\$1,861	\$19,522	\$147,023	38.1 %
2042	\$20,000	\$1,889	\$1,892	\$167,021	41.3 %
2043	\$20,000	\$2,131	\$5,994	\$183,158	41.5 %
2044	\$18,379	\$2,318	\$203,855	\$0	0.0 %
Totals :	\$618,379	\$71,535	\$779,091		

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$0

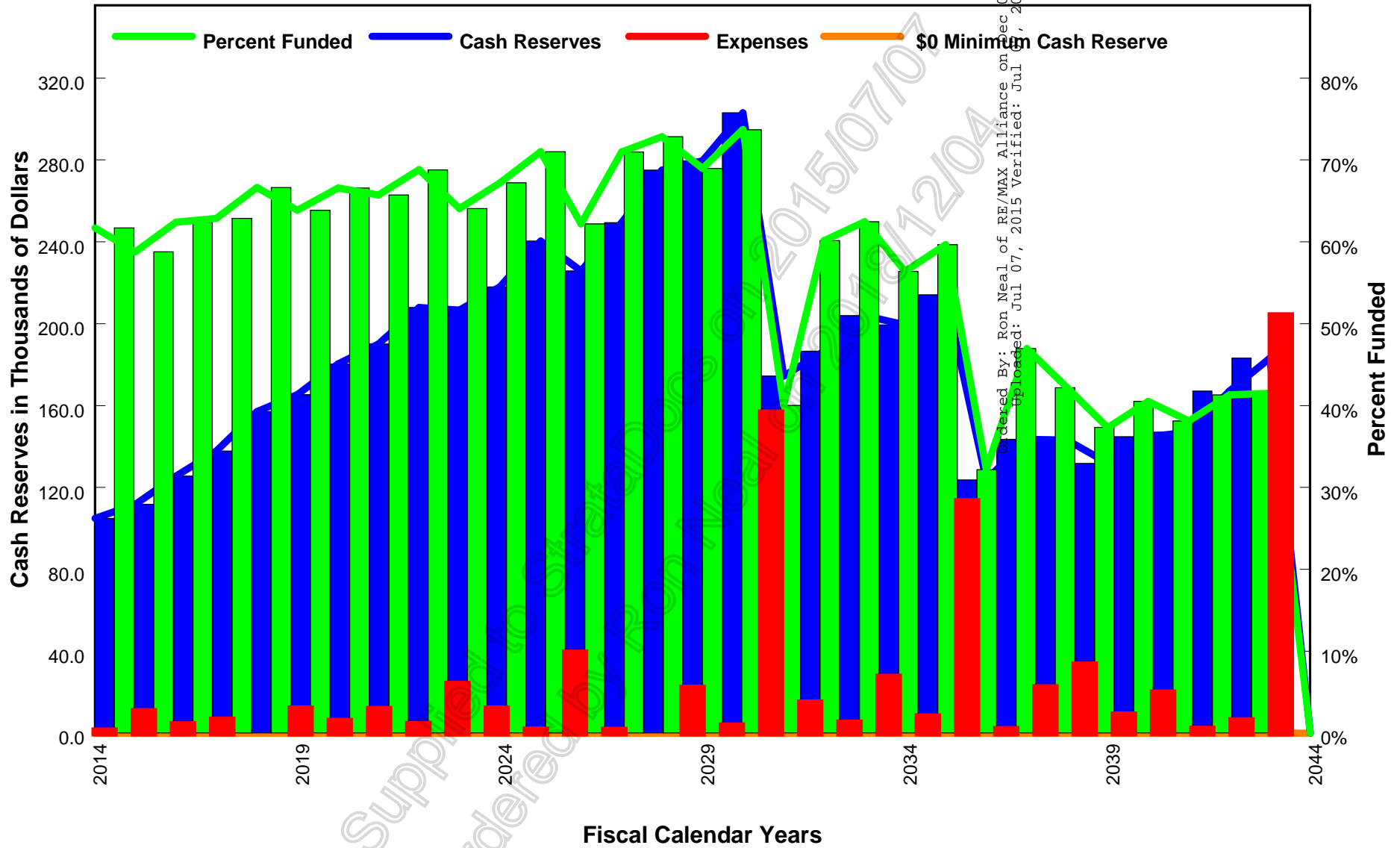
Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2014: 12 Inflation = 2.20 % Interest = 1.20 %

Study Life = 30 years Initial Reserve Funds = \$89,175.93 Final Reserve Value = -\$0.20

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VIS6079 MODEL 3 Funding Study Cash Flow by Fiscal Calendar Year - Continued



Created By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
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VIS6079 MODEL 3 Modified Reserve Dues Summary

Projected Dues by Month and by Fiscal Calendar Year

Fiscal Calendar Year	Member Monthly Operations Payment	Member Monthly Reserve Payment	Member Total Monthly Payment	Member Total Annual Payment	Monthly Reserve Payment	Annual Reserve Payment
2014	NA	\$41.67	\$41.67	\$500.00	\$1,292	\$15,500
2015	NA	\$43.01	\$43.01	\$516.13	\$1,333	\$16,000
2016	NA	\$44.35	\$44.35	\$532.26	\$1,375	\$16,500
2017	NA	\$45.70	\$45.70	\$548.39	\$1,417	\$17,000
2018	NA	\$47.04	\$47.04	\$564.52	\$1,458	\$17,500
2019	NA	\$48.39	\$48.39	\$580.65	\$1,500	\$18,000
2020	NA	\$49.73	\$49.73	\$596.77	\$1,542	\$18,500
2021	NA	\$51.08	\$51.08	\$612.90	\$1,583	\$19,000
2022	NA	\$52.42	\$52.42	\$629.03	\$1,625	\$19,500
2023	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2024	NA	\$55.11	\$55.11	\$661.29	\$1,708	\$20,500
2025	NA	\$56.45	\$56.45	\$677.42	\$1,750	\$21,000
2026	NA	\$57.80	\$57.80	\$693.55	\$1,792	\$21,500
2027	NA	\$59.14	\$59.14	\$709.68	\$1,833	\$22,000
2028	NA	\$60.48	\$60.48	\$725.81	\$1,875	\$22,500
2029	NA	\$61.83	\$61.83	\$741.94	\$1,917	\$23,000
2030	NA	\$63.17	\$63.17	\$758.06	\$1,958	\$23,500
2031	NA	\$64.52	\$64.52	\$774.19	\$2,000	\$24,000
2032	NA	\$65.86	\$65.86	\$790.32	\$2,042	\$24,500
2033	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2034	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2035	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2036	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2037	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2038	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2039	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2040	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2041	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2042	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2043	NA	\$53.76	\$53.76	\$645.16	\$1,667	\$20,000
2044	NA	\$49.41	\$49.41	\$592.87	\$1,532	\$18,379

Dues Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Number of Payment Months in Fiscal Calendar Year 2014: 12

Number of Years of Constant Payments: 1

No of Dues Paying Members: 31

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VIS6079 MODEL 3 Funding Study - Expenses by Item and by Fiscal Calendar Year

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Item Description	FY 2014	FY 2015	FY 2016	FY 2017	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Reserve Category : 03.00 Superstructure																			
Balconies Partial Wood Replacement																			
Concrete Patio 20% Replacement																			
Decks 25% Vinyl Coverings in 5 Years					\$1,248														\$1,735
Decks 25% Vinyl Coverings in 7 Years							\$1,304												
Decks 25% Vinyl Coverings in 9 Years									\$1,362										
Decks 25% Vinyl Coverings In 11 Years											\$1,424								
Category Subtotal :					\$1,248		\$1,304		\$1,362		\$1,424								\$1,735
Reserve Category : 04.00 Exterior Closure																			
Front Entrance Glass Door Replacement																			
Misc. Siding Repairs																			
Paint Exterior												\$19,031							
Patio Door 10% Partial Replacement																			
Sealant of Windows, Doors & Weather Stripping									\$3,862									\$4,811	
Service Door Replacement																			
Window Glass 5% Partial Replacement in 15 years														\$4,797					
Window Glass 5% Partial Replacement in 20 years																			\$5,355
Window Glass 10 % Partial Replacement in 25 Years																			
Window Glass 15% Partial Replacement in 30 Years																			
Category Subtotal :									\$3,862			\$19,031		\$4,797				\$4,811	\$5,355
Reserve Category : 05.00 Roofing																			
Downspouts																			
Gutters																			
Membrane Roof																	\$23,560		
Roof Asphalt																	\$42,926		
Category Subtotal :																	\$66,486		
Reserve Category : 06.00 Inner Construction																			
Front Doors																			

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Payments made with Initial Reserves

VIS6079 MODEL 3 Funding Study Expenses by Fiscal Calendar Year - Continued

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Item Description	FY 2014	FY 2015	FY 2016	FY 2017	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Hallway & Ceiling Paint (1st Floor)								\$2,939							\$3,504				
Hallway Carpets (4th, 3rd, 2nd Floor)					\$7,643														\$10,628
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)			\$4,050							\$4,829							\$5,757		
Laminate Flooring																			
Mail Box Replacement																			
Stairwell Carpets												\$13,520							
Stairwell Painting							\$4,098												
Category Subtotal :			\$4,050		\$7,643		\$4,098	\$2,939		\$4,829		\$13,520			\$3,504		\$5,757		\$10,628
Reserve Category : 07.00 Conveying Systems																			
Elevator Cab																			
Elevator Electronics																			
Elevator Hydraulics																			
Category Subtotal :																			
Reserve Category : 08.00 Mechanical Systems																			
200 US Gallon Hot Water Tank		\$10,449							\$12,458							\$14,853			
A.O. Smith Boiler																\$37,133			
Air Make Up Unit																\$9,655			
Circulating Pumps							\$1,192												
Internal Water Piping Partial Replacement																			
Sprinkler Fire System Valve Updates etc.										\$4,457									\$5,553
Ventilation Fan							\$1,192												
Category Subtotal :		\$10,449					\$2,384		\$12,458	\$4,457						\$61,641			\$5,553
Reserve Category : 09.00 Electrical Systems																			
Electrical Upgrades 800 amp main disconnect & 125 amp house panel																			
Emergency Lighting Partial Upgrades																			
Enter Phone System for Entrance																\$5,199			
Exterior Lighting Upgrades																\$5,347			
Fire Alarm System Upgrades																\$10,397			
Lighting Interior Upgrades																\$7,352			
Category Subtotal :																\$28,295			

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Payments made with Initial Reserves

VIS6079 MODEL 3 Funding Study Expenses by Fiscal Calendar Year - Continued

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Item Description	FY 2014	FY 2015	FY 2016	FY 2017	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Reserve Category : 10.00 Services/Professional																			
Depreciation Report & Insurance appraisal				\$5,296		\$5,657			\$6,042			\$6,454		\$7,364					
Reserve Category : 12.00 Site Improvements																			
Asphalt 2" Overlay with scrap and peel																			
Asphalt Crack Filling				\$1,711															\$2,380
Asphalt Oil Seal																			
Concrete Curbing Replacement																			
Fencing 6' Ht.							\$3,739												
Fencing Misc. Repairs	\$1,022				\$1,141					\$1,274									\$1,587
Paint Parking Lines				\$1,092				\$1,219					\$1,360				\$1,518		
Stamp Concrete (50%) Partial Replacement																			
Underground Services - Water, sewer, storm, perimeter drains partial replacement																			
Water Sprinkler & Misc. Valves Etc.										\$1,274									
Yard Lights																			
Category Subtotal :	\$1,022			\$1,092	\$2,852		\$3,739	\$1,219		\$2,548			\$1,360	\$10,252			\$1,518		\$3,967
Expense Totals :	\$1,022	\$10,449	\$4,050	\$6,388	\$11,743	\$5,657	\$11,525	\$4,158	\$23,725	\$11,833	\$1,424	\$39,006	\$1,360	\$21,944	\$3,504	\$156,423	\$14,640	\$4,811	\$27,238

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Payments made with Initial Reserves

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VIS6079 MODEL 3 Funding Study Expenses by Fiscal Calendar Year - Continued

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Item Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Reserve Category : 03.00 Superstructure										
Balconies Partial Wood Replacement							\$4,626			
Concrete Patio 20% Replacement										\$3,083
Decks 25% Vinyl Coverings in 5 Years										
Decks 25% Vinyl Coverings in 7 Years		\$1,813								
Decks 25% Vinyl Coverings in 9 Years				\$1,894						
Decks 25% Vinyl Coverings In 11 Years						\$1,979				
Category Subtotal :		\$1,813		\$1,894		\$1,979	\$4,626			\$3,083
Reserve Category : 04.00 Exterior Closure										
Front Entrance Glass Door Replacement										\$1,977
Misc. Siding Repairs										\$9,883
Paint Exterior										
Patio Door 10% Partial Replacement										\$7,116
Sealant of Windows, Doors & Weather Stripping									\$5,994	
Service Door Replacement										\$6,918
Window Glass 5% Partial Replacement in 15 years										
Window Glass 5% Partial Replacement in 20 years										
Window Glass 10 % Partial Replacement in 25 Years					\$11,953					
Window Glass 15% Partial Replacement in 30 Years										\$20,087
Category Subtotal :					\$11,953				\$5,994	\$45,981
Reserve Category : 05.00 Roofing										
Downspouts		\$3,316								
Gutters		\$2,619								
Membrane Roof										
Roof Asphalt										
Category Subtotal :		\$5,935								
Reserve Category : 06.00 Inner Construction										
Front Doors										\$15,319

Payments made with Initial Reserves

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VIS6079 MODEL 3 Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Hallway & Ceiling Paint (1st Floor)				\$4,178						
Hallway Carpets (4th, 3rd, 2nd Floor)										
Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)						\$6,864				
Laminate Flooring				\$7,700						
Mail Box Replacement							\$5,921			
Stairwell Carpets										
Stairwell Painting		\$5,699								
Category Subtotal :		\$5,699		\$11,878		\$6,864	\$5,921			\$15,319
Reserve Category : 07.00 Conveying Systems										
Elevator Cab		\$19,895								
Elevator Electronics		\$41,447								
Elevator Hydraulics		\$29,842								
Category Subtotal :		\$91,184								
Reserve Category : 08.00 Mechanical Systems										
200 US Gallon Hot Water Tank				\$17,709						
A.O. Smith Boiler										
Air Make Up Unit										
Circulating Pumps		\$1,658								
Internal Water Piping Partial Replacement										\$9,883
Sprinkler Fire System Valve Updates etc.										\$6,918
Ventilation Fan		\$1,658								
Category Subtotal :		\$3,316			\$17,709					\$16,801
Reserve Category : 09.00 Electrical Systems										
Electrical Upgrades 800 amp main disconnect & 125 amp house panel										\$6,325
Emergency Lighting Partial Upgrades										\$2,075
Enter Phone System for Entrance										
Exterior Lighting Upgrades										
Fire Alarm System Upgrades										
Lighting Interior Upgrades										
Category Subtotal :										\$8,400

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VIS6079 MODEL 3 Funding Study Expenses by Fiscal Calendar Year - Continued

Item Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Reserve Category : 10.00 Services/Professional										
Depreciation Report & Insurance appraisal	\$7,866			\$8,402			\$8,975			\$9,586
Reserve Category : 12.00 Site Improvements										
Asphalt 2" Overlay with scrap and peel										\$68,766
Asphalt Crack Filling										
Asphalt Oil Seal										
Concrete Curbing Replacement										\$2,411
Fencing 6' Ht.		\$5,199								
Fencing Misc. Repairs					\$1,771					\$1,977
Paint Parking Lines			\$1,695					\$1,892		
Stamp Concrete (50%) Partial Replacement										\$11,172
Underground Services - Water, sewer, storm, perimeter drains partial replacement										\$18,382
Water Sprinkler & Misc. Valves Etc.					\$1,771					
Yard Lights										\$1,977
Category Subtotal :		\$5,199	\$1,695		\$3,542			\$1,892		\$104,685
Expense Totals :	\$7,866	\$113,145	\$1,695	\$22,174	\$33,204	\$8,844	\$19,522	\$1,892	\$5,994	\$203,855

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Year	Category	Item Name	Expense
FY 2014	12.00 Site Improvements	Fencing Misc. Repairs	\$1,022
			Year Annual Expense Total = \$1,022
FY 2015	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$10,449
			Annual Expense Total = \$10,449
FY 2016	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$4,050
			Annual Expense Total = \$4,050
FY 2017	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$5,296
	12.00 Site Improvements	Paint Parking Lines	\$1,092
			FY 2017 Annual Expense Total = \$6,388
FY 2019	03.00 Superstructure	Decks 25% Vinyl Coverings in 5 Years	\$1,248
	06.00 Inner Construction	Hallway Carpets (4th, 3rd, 2nd Floor)	\$7,643
	12.00 Site Improvements	Asphalt Crack Filling	\$1,711
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,141
			12.00 Site Improvements Subtotal = \$2,852.00
			FY 2019 Annual Expense Total = \$11,743
FY 2020	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$5,657
			Annual Expense Total = \$5,657
FY 2021	03.00 Superstructure	Decks 25% Vinyl Coverings in 7 Years	\$1,304
	06.00 Inner Construction	Stairwell Painting	\$4,098
	08.00 Mechanical Systems	Circulating Pumps	\$1,192
	08.00 Mechanical Systems	Ventilation Fan	\$1,192
			08.00 Mechanical Systems Subtotal = \$2,384.00
	12.00 Site Improvements	Fencing 6' Ht.	\$3,739
			Annual Expense Total = \$11,525
FY 2022	06.00 Inner Construction	Hallway & Ceiling Paint (1st Floor)	\$2,939
	12.00 Site Improvements	Paint Parking Lines	\$1,219
			FY 2022 Annual Expense Total = \$4,158
FY 2023	03.00 Superstructure	Decks 25% Vinyl Coverings in 9 Years	\$1,362
	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$3,862
	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$12,458
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$6,042
			FY 2023 Annual Expense Total = \$23,724
FY 2024	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$4,829

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Year	Category	Item Name	Expense
FY 2024	08.00 Mechanical Systems	Sprinkler Fire System Valve Updates etc.	\$4,457
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,274
	12.00 Site Improvements	Water Sprinkler & Misc. Valves Etc.	\$1,274
12.00 Site Improvements Subtotal = \$2,548.00			
FY 2024 Annual Expense Total = \$11,834			
FY 2025	03.00 Superstructure	Decks 25% Vinyl Coverings In 11 Years	\$1,424
Annual Expense Total = \$1,424			
FY 2026	04.00 Exterior Closure	Paint Exterior	\$19,031
	06.00 Inner Construction	Stairwell Carpets	\$13,520
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$6,454
FY 2026 Annual Expense Total = \$39,005			
FY 2027	12.00 Site Improvements	Paint Parking Lines	\$1,360
Annual Expense Total = \$1,360			
FY 2029	04.00 Exterior Closure	Window Glass 5% Partial Replacement in 15 years	\$4,797
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$6,894
	12.00 Site Improvements	Asphalt Oil Seal	\$8,831
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,421
12.00 Site Improvements Subtotal = \$10,252.00			
FY 2029 Annual Expense Total = \$21,943			
FY 2030	06.00 Inner Construction	Hallway & Ceiling Paint (1st Floor)	\$3,504
Annual Expense Total = \$3,504			
	05.00 Roofing	Membrane Roof	\$23,560
	05.00 Roofing	Roof Asphalt	\$42,926
	05.00 Roofing Subtotal = \$66,486.00		
FY 2031	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$14,853
	08.00 Mechanical Systems	A.O. Smith Boiler	\$37,133
	08.00 Mechanical Systems	Air Make Up Unit	\$9,655
	08.00 Mechanical Systems Subtotal = \$61,641.00		
	09.00 Electrical Systems	Enter Phone System for Entrance	\$5,199
	09.00 Electrical Systems	Exterior Lighting Upgrades	\$5,347
	09.00 Electrical Systems	Fire Alarm System Upgrades	\$10,397
	09.00 Electrical Systems	Lighting Interior Upgrades	\$7,352
09.00 Electrical Systems Subtotal = \$28,295.00			
FY 2031 Annual Expense Total = \$156,422			
FY 2032	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$5,757
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$7,364
	12.00 Site Improvements	Paint Parking Lines	\$1,518

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Year	Category	Item Name	Expense
			FY 2032 Annual Expense Total = \$14,639
FY 2033	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$4,811
			Annual Expense Total = \$4,811
	03.00 Superstructure	Decks 25% Vinyl Coverings in 5 Years	\$1,735
	04.00 Exterior Closure	Window Glass 5% Partial Replacement in 20 years	\$5,355
	06.00 Inner Construction	Hallway Carpets (4th, 3rd, 2nd Floor)	\$10,628
FY 2034	08.00 Mechanical Systems	Sprinkler Fire System Valve Updates etc.	\$5,553
	12.00 Site Improvements	Asphalt Crack Filling	\$2,380
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,587
			12.00 Site Improvements Subtotal = \$3,967.00
			FY 2034 Annual Expense Total = \$27,238
FY 2035	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$7,866
			Annual Expense Total = \$7,866
	03.00 Superstructure	Decks 25% Vinyl Coverings in 7 Years	\$1,813
	05.00 Roofing	Downspouts	\$3,316
	05.00 Roofing	Gutters	\$2,619
			05.00 Roofing Subtotal = \$5,935.00
	06.00 Inner Construction	Stairwell Painting	\$5,699
	07.00 Conveying Systems	Elevator Cab	\$19,895
FY 2036	07.00 Conveying Systems	Elevator Electronics	\$41,447
	07.00 Conveying Systems	Elevator Hydraulics	\$29,842
			07.00 Conveying Systems Subtotal = \$91,184.00
	08.00 Mechanical Systems	Circulating Pumps	\$1,658
	08.00 Mechanical Systems	Ventilation Fan	\$1,658
			08.00 Mechanical Systems Subtotal = \$3,316.00
	12.00 Site Improvements	Fencing 6' Ht.	\$5,199
			Annual Expense Total = \$113,146
FY 2037	12.00 Site Improvements	Paint Parking Lines	\$1,695
			Annual Expense Total = \$1,695
	03.00 Superstructure	Decks 25% Vinyl Coverings in 9 Years	\$1,894
	06.00 Inner Construction	Hallway & Ceiling Paint (1st Floor)	\$4,178
FY 2038	06.00 Inner Construction	Laminate Flooring	\$7,700
			06.00 Inner Construction Subtotal = \$11,878.00
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$8,402
			Annual Expense Total = \$22,174
	04.00 Exterior Closure	Window Glass 10 % Partial Replacement in 25 Years	\$11,953
FY 2039	08.00 Mechanical Systems	200 US Gallon Hot Water Tank	\$17,709
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,771

Ordered By: Ron Neal of RE/MAX Alliance on Dec 04, 2018
 Uploaded: Jul 07, 2015 Verified: Jul 07, 2015

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Year	Category	Item Name	Expense
FY 2039	12.00 Site Improvements	Water Sprinkler & Misc. Valves Etc.	\$1,771
12.00 Site Improvements Subtotal = \$3,542.00			
FY 2039 Annual Expense Total = \$33,204			
FY 2040	03.00 Superstructure	Decks 25% Vinyl Coverings In 11 Years	\$1,979
FY 2040	06.00 Inner Construction	Hallway Painting Walls & Ceilings (4th, 3rd, 2nd Floor)	\$6,864
FY 2040 Annual Expense Total = \$8,843			
FY 2041	03.00 Superstructure	Balconies Partial Wood Replacement	\$4,626
FY 2041	06.00 Inner Construction	Mail Box Replacement	\$5,921
FY 2041	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$8,975
FY 2041 Annual Expense Total = \$19,522			
FY 2042	12.00 Site Improvements	Paint Parking Lines	\$1,892
Annual Expense Total = \$1,892			
FY 2043	04.00 Exterior Closure	Sealant of Windows, Doors & Weather Stripping	\$5,994
Annual Expense Total = \$5,994			
	03.00 Superstructure	Concrete Patio 20% Replacement	\$3,083
	04.00 Exterior Closure	Front Entrance Glass Door Replacement	\$1,977
	04.00 Exterior Closure	Misc. Siding Repairs	\$9,883
	04.00 Exterior Closure	Patio Door 10% Partial Replacement	\$7,116
	04.00 Exterior Closure	Service Door Replacement	\$6,918
	04.00 Exterior Closure	Window Glass 15% Partial Replacement in 30 Years	\$20,087
04.00 Exterior Closure Subtotal = \$45,981.00			
	06.00 Inner Construction	Front Doors	\$15,319
	08.00 Mechanical Systems	Internal Water Piping Partial Replacement	\$9,883
	08.00 Mechanical Systems	Sprinkler Fire System Valve Updates etc.	\$6,918
08.00 Mechanical Systems Subtotal = \$16,801.00			
FY 2044	09.00 Electrical Systems	Electrical Upgrades 800 amp main disconnect & 125 amp house panel	\$6,325
FY 2044	09.00 Electrical Systems	Emergency Lighting Partial Upgrades	\$2,075
09.00 Electrical Systems Subtotal = \$8,400.00			
	10.00 Services/Professional	Depreciation Report & Insurance appraisal	\$9,586
	12.00 Site Improvements	Asphalt 2" Overlay with scrap and peel	\$68,766
	12.00 Site Improvements	Concrete Curbing Replacement	\$2,411
	12.00 Site Improvements	Fencing Misc. Repairs	\$1,977
	12.00 Site Improvements	Stamp Concrete (50%) Partial Replacement	\$11,172
	12.00 Site Improvements	Underground Services - Water, sewer, storm, perimeter drains partial replacement	\$18,382
	12.00 Site Improvements	Yard Lights	\$1,977
12.00 Site Improvements Subtotal = \$104,685.00			
FY 2044 Annual Expense Total = \$203,855			

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STRATA PLAN OF LOT 2, SECTION 5, ESQUIMALT DISTRICT, PLAN VIP75906

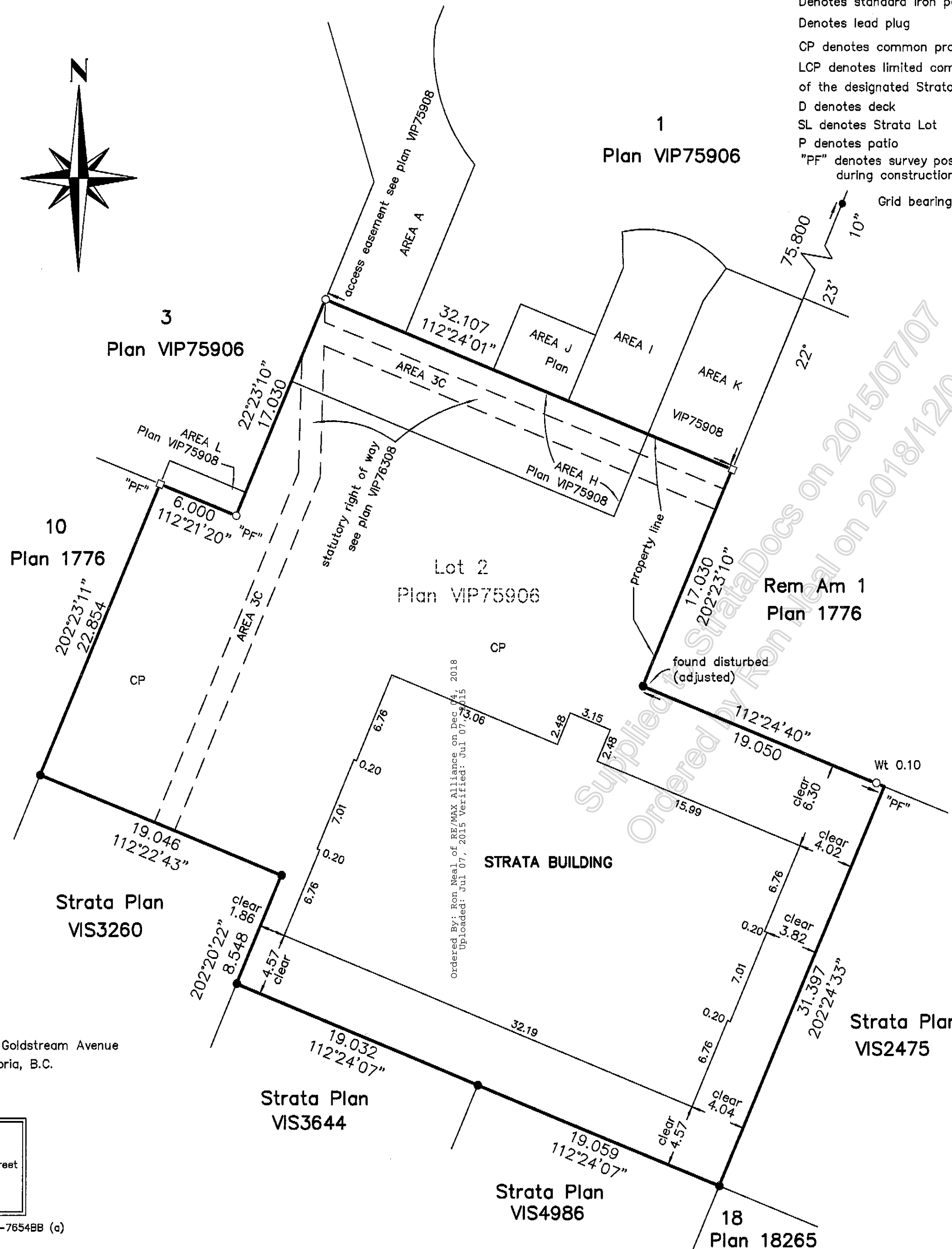
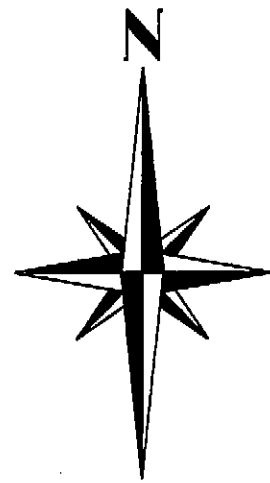


Scale 1 : 250 All distances are in metres

B.C.G.S. 92B 043

Sheet 1 of 5 sheets

Strata Plan VIS 6079



Legend

- Denotes standard iron post ● ○
- Denotes lead plug □
- CP denotes common property for the use of all Strata units
- LCP denotes limited common property for the exclusive use of the designated Strata Lot
- D denotes deck
- SL denotes Strata Lot
- P denotes patio
- "PF" denotes survey post previously located but removed during construction

Grid bearings are derived from Plan VIP75906.

Deposited and registered in the
Land Title Office at Victoria, B.C.,

this 8 day of August, 2006

Johnston per [signature]
Registrar

FA 96601

This plan lies within the Capital Regional District and the District of Langford.

Registered Owner

STRATFORD BUSINESS GROUP LTD.
INC. NO. BC0510531

authorized signatory

authorized signatory

witness

1030 NORTH PARK ST.
VICTORIA.

LAND SURVEYOR.

occupation

Mortgagee

COAST CAPITAL SAVINGS
CREDIT UNION

authorized signatory

authorized signatory

witness

4040-645 Tyce Rd, Victoria

Banker

occupation

I, Glen Mitchell, a British Columbia Land Surveyor, certify that the building included in this Strata Plan has not, as of AUGUST 8th, 2006, been previously occupied.

[Signature]
B.C.L.S.

I, Glen Mitchell, a British Columbia Land Surveyor, certify that the building shown on this Strata Plan is within the external boundaries of the land that is the subject of the Strata Plan.

Dated at Victoria, British Columbia
this 8th day of AUGUST, 2005

[Signature]
B.C.L.S.

I, Glen Mitchell, a British Columbia Land Surveyor, of Victoria, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct.

The survey was completed on the 8th day of AUGUST, 2006

The plan was completed and checked and the checklist filed under No. 52427 on the 8th day of AUGUST, 2006

[Signature]
B.C.L.S.

Civic Address: 821 Goldstream Avenue
Victoria, B.C.

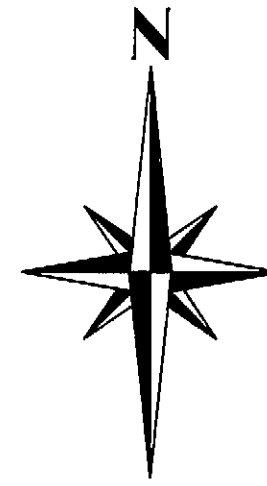
Glen Mitchell
Land Surveying Inc.
1030 North Park Street
Victoria, B.C.
V8T 1C6
tel 385-1712

fb 219 220 file 06-WC7-76548B (a)
228

Lower Floor (first level)

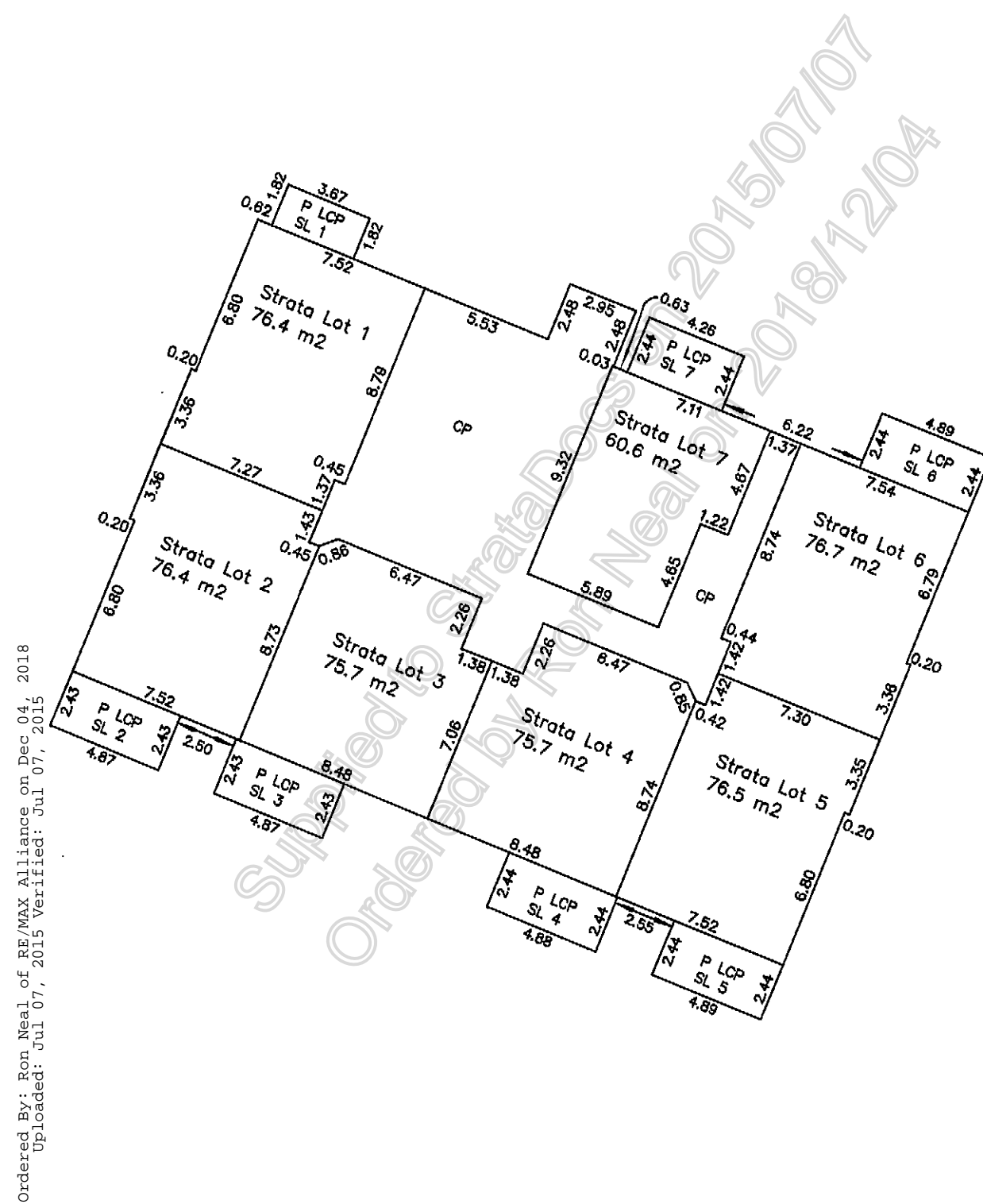
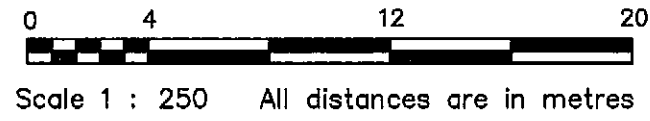
Sheet 2 of 5 sheets

Strata Plan VIS 6079



Legend

SL denotes Strata Lot
 CP denotes common property
 LCP denotes limited common property
 for the exclusive use of the designated Strata Lot
 P denotes patio



All balconies, decks and patios are defined as to height by the center of the floor above or its extensions, or where there is not floor above by the average height of a strata lot within the same building unless indicated otherwise.

Dated at Victoria, British Columbia
 this 8th day of AUGUST, 2006

[Signature]
 B.C.L.S.

Second Floor (second level)

Sheet 3 of 5 sheets

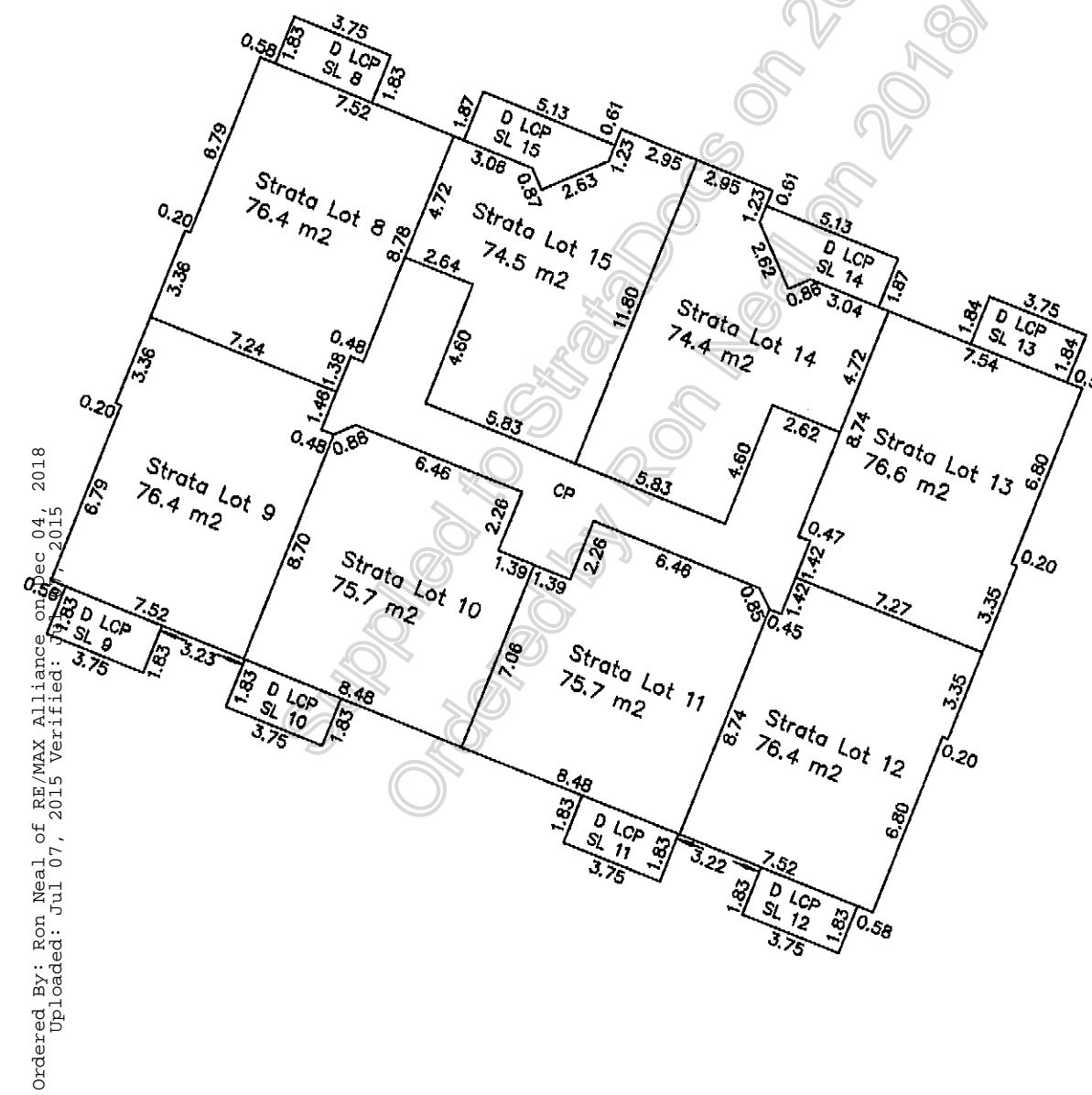
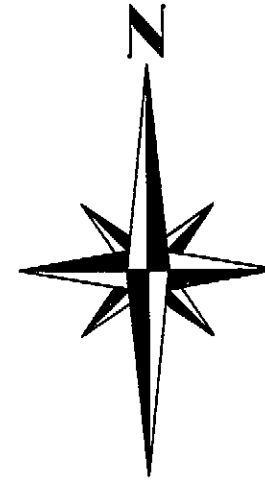
Strata Plan VIS 6079

Legend

- SL denotes Strata Lot
- CP denotes common property
- LCP denotes limited common property for the exclusive use of the designated Strata Lot
- D denotes deck



Scale 1 : 250 All distances are in metres



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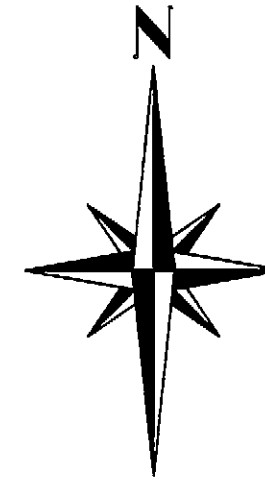
All balconies, decks and patios are defined as to height by the center of the floor above or its extensions, or where there is not floor above by the average height of a strata lot within the same building unless indicated otherwise.

Dated at Victoria, British Columbia
 this 8th day of AUGUST, 2006
[Signature]
 B.C.L.S.

Third Floor (third level)

Sheet 4 of 5 sheets

Strata Plan VIS 6079

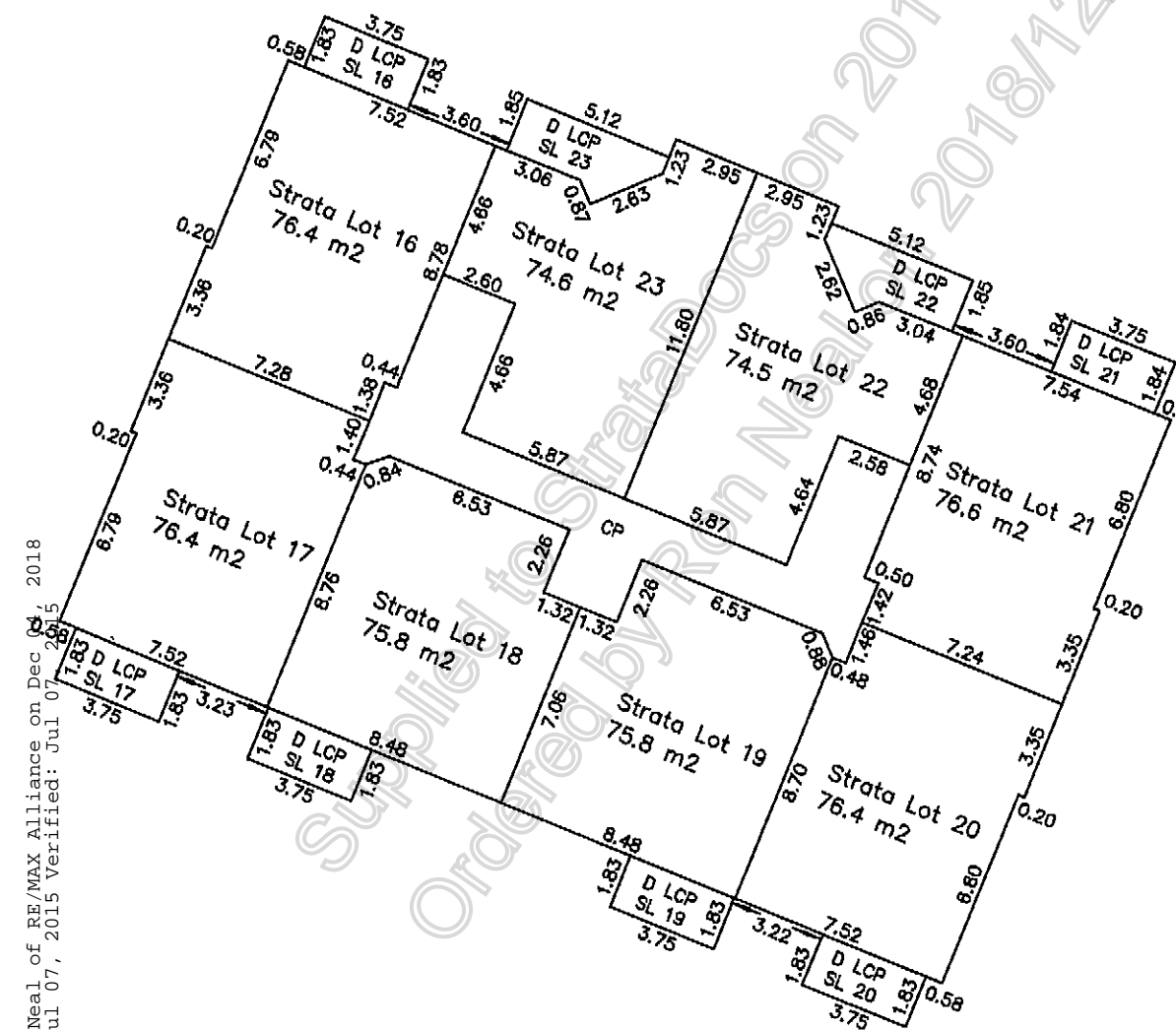


Legend

- SL denotes Strata Lot
- CP denotes common property
- LCP denotes limited common property for the exclusive use of the designated Strata Lot
- D denotes deck



Scale 1 : 250 All distances are in metres



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 Submitted to StrataDocs on 2015/07/07
 2018/12/04

All balconies, decks and patios are defined as to height by the center of the floor above or its extensions, or where there is not floor above by the average height of a strata lot within the same building unless indicated otherwise.

Dated at Victoria, British Columbia

this 8th day of AUGUST, 2006

[Signature]
 B.C.L.S.

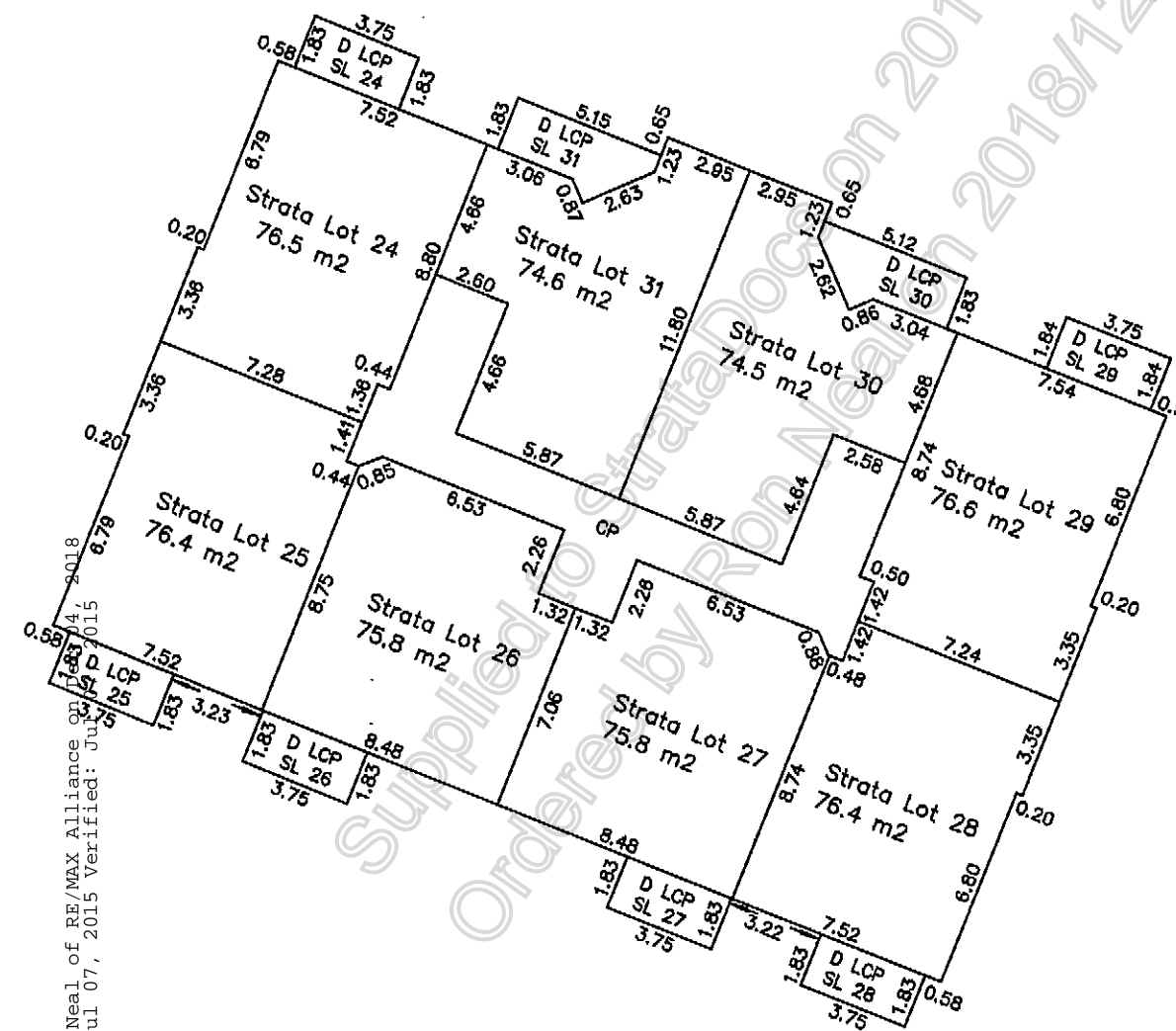
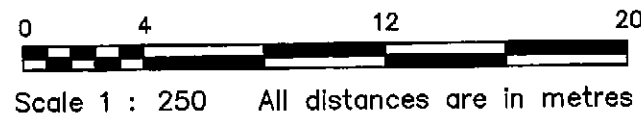
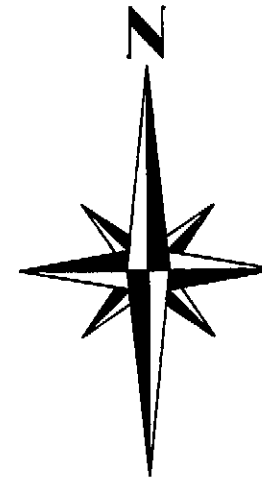
Fourth Floor (fourth level)

Sheet 5 of 5 sheets

Strata Plan VIS 6079

Legend

- SL denotes Strata Lot
- CP denotes common property
- LCP denotes limited common property for the exclusive use of the designated Strata Lot
- D denotes deck



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 Uploaded: Jul 07, 2015 Verified: J...
 Supplied by: Ron Neal of RE/MAX Alliance CP
 Uploaded: Jul 07, 2015 Verified: J...

All balconies, decks and patios are defined as to height by the center of the floor above or its extensions, or where there is not floor above by the average height of a strata lot within the same building unless indicated otherwise.

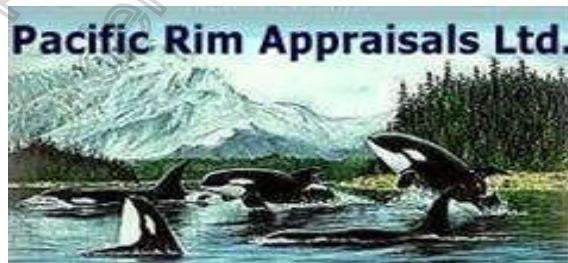
Dated at Victoria, British Columbia
 this 8th day of August, 2006

[Signature]
 B.C.L.S.

STRATA CORPORATION MULTI-FAMILY PROJECT MAINTENANCE MANUAL



Provided by: Pacific Rim Appraisals Ltd.



STRATA CORPORATION MAINTENANCE MANUAL

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Common Property Professional Consultant Inspection Log

Supplied to StrataDocs on 2015/10/07/07
Ordered by Ron Neal on 2015/10/07/12/04



A. INTRODUCTION

Pacific Rim Appraisals Ltd. is pleased to provide this manual for the use of the Strata Corporation. It provides a summary of maintenance issues the Strata Corporation can expect to encounter with regard to the *Common Property* of the Strata Project. The information covered presents a clear picture that building maintenance is necessary and mandatory for your Strata Corporation. We hope this builds confidence that implementing a planned maintenance program will help protect your home and investment from unnecessary repairs.

Common Property

The Strata Property Act, 1998 defines *Common Property* as,

- 1) that part of the land and buildings shown on a strata plan that is not part of a strata lot, and
- 2) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services if they are located:
 - a) within a floor, wall or ceiling that forms a boundary.
 - i. between a strata lot and another strata lot
 - ii. between a strata lot and the common property, or
 - iii. between a strata lot or common property and another parcel of land, or
 - b) wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or the common property.

The Strata Corporation must inform all owners in the Strata Project about the distinction between the individual unit and those areas specified as *Common Property*. In addition, it must be made clear to the owners that it is the duty of the Strata Corporation to address issues related to the *Common Property* and not the individual owner's responsibility. The owners should notify the Strata Corporation of any deficiencies or maintenance concerns and then the Strata Corporation may address the matter as they determine under their overall building maintenance program.

Why is Maintenance Required?

No home is maintenance free. All building components have a *design service life*. The life of a component is affected by the environmental conditions it exists in, and by installations, operating and maintenance procedures. As a result, all components of a building require regular inspections and scheduled maintenance to maximize their performance and durability, thus maximizing their service life.

Every building is subject to considerable wear and tear from both weather conditions and occupant usage. This manual attempts to be thorough with regard to the components covered, however, please recognize that the building(s) may contain components not discussed here. It is very important that the Strata Council and individual homeowners with assistance from the retained Property Management

Company become educated about the building(s) and find out as much information about any additional components as possible.

The recommendations noted are intended to provide a basic understanding of the maintenance requirements, however, we must emphasize that the Strata Corporation must immediately set out to establish an annual maintenance program. Through the assistance of your Property Management Company an effective cost efficient program can be developed. The Strata Corporation must then maintain clear and concise records of all work that is completed on the building(s). Please refer to Section C of this manual for further information on the responsibility of The Strata Corporation to **mitigate and maintain** their building(s). **This responsibility is now a legislative requirement under the Homeowner Protection Act Regulation, Part 2, Item 17, and the Strata Property Act 1998, Part 17, Item 2.**

When to Start Your Maintenance Program?

A budget for maintenance should be established once the building(s) has been turned over to the Strata Corporation. If funds have not been allocated in the initial budget for the required annual maintenance, please address this issue with your Property Manager to determine an appropriate amount for proper maintenance. Implementing an effective maintenance program will protect the Strata Corporation from needless repair costs in the future.

Establish a Maintenance Budget

Depending upon the number of individual unit owners within the Strata Corporation funds must be set aside specifically for **annual maintenance** in the operating budget. As an example, say you are in a project consisting of forty units, to start with we suggest an annual maintenance budget of ten thousand dollars be established. To put that number in perspective, for a project this size each individual owner would pay just under twenty-one dollars per month ($\$10,000/40/12=\20.83) towards annual maintenance. This amount may then be adjusted once the program is established and in operation to reflect the realistic long-term requirements for maintenance for both interior and exterior components of the building. Remember, just because there are fewer units in a project do not mean less maintenance is required. The cost per unit may in fact increase. The Property Manager should play an integral role in this budgeting process.

Renewal Versus Maintenance

Monies allocated to maintenance should not be confused with the additional requirement for the Strata Corporation to establish a depreciation report and appropriate budget based on the recommendations of a professional reserve fund planner. Renewal costs refers to the larger sums of money the Strata Corporation will incur when particular building components have achieved their serviceable life and must be completely replaced or refurbished. Once the design service life of a component has been maximized, due to regular maintenance, then that component must be replaced with monies from the contingency reserve fund that has been established. Carpet, roof cladding, fencing, painting, boilers are examples of building components that would be included in a contingency reserve fund.

Who Should Complete Maintenance Repairs/Inspections on Behalf of the Strata Corporation?

Undertaking general maintenance and the specific maintenance requirements of your building(s) is not simple. This work should be completed by professionals. Any questions that arise over specific maintenance requirements should be directed to your strata manager and/or the specific product supplier/manufacturer.

Proper Record Keeping is Imperative for an Effective Maintenance Program

Proper record keeping that catalogues when maintenance occurs and what actions were undertaken or recommended, is imperative. Members of the Strata Corporation should be made aware of the building components and be familiar with the potential problems and maintenance requirements. It is suggested that an orientation meeting occur with the Strata Council and the appropriate trades.

Summarized at the back of this manual for the use of the Strata Corporation are the following:

Common Property Maintenance Manual Sign-off Form
Common Property Deficiency List Document
Common Property Sub-trade and Supplier List
Common Property Maintenance Log
Common Property Professional Inspection Log

Supplied to StrataDocs on 2015/07/07
Ordered by Ron Neal on 2018/12/04

B. EXTERIOR MAINTENANCE ITEMS



The following information provides the framework for a Strata Corporation to establish an effective building maintenance program. This must be read in conjunction with the specific manuals provided on the various exterior building components.

GENERAL EXTERIOR

Maintenance Scheduling

The Strata Corporation must establish a maintenance plan that includes a specific maintenance schedule. For the plan to be effective it must be adhered to and adapted as the building ages. A sample maintenance schedule is provided as Section H at the end of this manual. This plan may be modified in consultation with input from the major sub-trades.

A fundamental part of a good maintenance plan is to employ qualified party(s) to monitor the condition and performance of the building components. The maintenance schedule should allow space for a qualified inspector to “sign off” each component as it is inspected. The qualifications of this inspector should be attached to the maintenance schedule as an Appendix for easy reference.

General – Driveways or Parking Surfaces

Most driveway or parking surfaces can be adversely affected by oil or other contaminants. The Strata Corporation should have a program in place to routinely inspect for and correct dripping oil from the automobiles. In some cases a coating may have been applied to the surface to limit the effects of contaminants on the concrete. The Strata Corporation should be aware of the required maintenance of these coatings to protect the concrete surface from premature wear.

Concrete Driveways, Sidewalks and Patios

Driveways and sidewalks are generally made of concrete. Concrete is a strong material that wears well and will perform for many years.

Following installation, concrete will shrink as it cures. This shrinkage causes stress in the concrete, which often results in surface cracks as this stress is released. This cracking can be controlled by the installation of control joints in the concrete during construction. These deliberate joints in the concrete are more susceptible to cracking than the remainder of the slab, thereby preventing cracks from occurring in the slab surface itself. Unfortunately, these control measures are not always effective and surface cracks can appear despite the builder’s best efforts. These cracks are generally cosmetic and do not require repair unless they constitute a tripping hazard that exceeds acceptable standards.

Seasonal variations in temperature may also cause cracks in concrete slabs. Soil movement beneath the concrete due to frost can crack and/or raise sections of the concrete. This change in height may change the direction of surface drainage causing water to pool against the foundation wall of the building. Should this occur, repairs should be undertaken to prevent water from pooling, as it may then seep through the foundation wall and into the home or underground parkade.

Both of the instances above are natural occurrences that are beyond the builder's control and, therefore, not considered to be warrantable defects.

Another potential cause of damage to concrete surfaces is road salt and other chemical contaminants. Road salt or other de-icing products used for ice control in the winter may adversely affect the surface of the concrete. A good alternative to de-icers is sand or cat litter for increased traction on icy sections of driveway or sidewalk.

Common lawn fertilizer, contaminated surface water, and run-off from stores materials can cause staining of the concrete surface that cannot be removed. Concrete sealers that are commercially available may reduce damage due to chemical contaminants. Care should be taken in the handling and storage of potential contaminants on or near any concrete surface.

Concrete Pavers

Manufactured concrete products such as paving stones are also susceptible to surface damage and staining. The precautions pertaining to concrete surfaces listed above also apply to these products.

Concrete pavers are installed on a bed of coarse sand or gravel. Some localized settlement may occur due to compaction of these materials. Should some areas settle excessively, lift out the pavers in the low area and add sand to level the area out. Suitable material for this repair can be purchased in bag form from most home supply centres.

Asphalt

Asphalt surfaces are seldom smooth and often have indentations. Tire impressions and checking or cracking at the edges due to expansion and contraction are other common characteristics. Damage to the surface may also occur in hot weather as the surface softens due to the heat. Sharp or pointed objects such as motorcycle kickstands or trailer hitches can penetrate the surface under such conditions. Automobile tires can scuff the surface as well under hot conditions especially while turning.

Gasoline and solvents will dissolve asphalt quickly. Any spills or fluid leakage from automobiles should be removed immediately. Periodic sealing of the asphalt surface with an acrylic-based sealant is recommended.

Site Drainage and Grading

The intent of site drainage patterns is to prevent surface water from pooling near or against the perimeter foundation wall of the building(s). This is accomplished adjacent to the building by sloping the soil away from the foundation walls on all sides.

Window wells are a means of providing a window for a basement below grade while maintaining reasonable grades around the building. Window wells must be kept free of ice, snow, leaves and other debris, which may block the drainage system provided and cause flooding of the building.

Depressions due to soil compaction following construction may occur adjacent to the foundation walls over time. These depressions should be filled as they become apparent and graded to direct surface water away from the walls for a distance of at least two meters (6'). At no time should water be allowed to pool against the foundations walls.

In addition to the drainage considerations adjacent to the buildings, overall property drainage systems may include surface depressions (swales), drain tile curtain drains and catch basins. Ice, snow, leaves and other debris can block the flow of drainage and must be seasonally maintained by the Strata Corporation. Care must be taken not to permanently alter the drainage flow so as to cause an ongoing drainage problem.

During periods of excessive rainfall, standing water may occur due to soil saturation. Such conditions are beyond the control of the owner or builder.

Drain Tile and Sump

In most jurisdictions there is a requirement for a perimeter drain tile system to be located below the level of the basement, or the crawlspace floor, or the parking slab in an underground parking area. This system is generally comprised of perforated pipes that are covered with gravel to allow water to seep into them. This drain tile carries the water away from the perimeter of the foundation or the underside of the slab to prevent it from accumulating against the foundation wall or footing. The drain tile then carries the water to a sump or catch basin. The sump allows any sediment in the water to settle to the bottom of the sump. The clear water is then drained off by another pipe to the municipal storm sewer, ditch or a rock pit, or retention pond located on the property. Access pipes or cleanouts are installed to allow the perimeter drain tile to be inspected and cleaned. The location of these cleanouts should be identified for future reference.

Sumps and catch basins should be cleaned every year, as a minimum, to remove any excessive sediment, leaves or other debris. Exterior stairwells are often equipped with a drain and sump at the bottom of the stairwell to prevent flooding of the below grade areas. These drains must be kept clear of debris.

Deep-rooted plants or trees should be avoided next to the foundation walls as deep roots can clog a drain tile system.

The authority having jurisdiction may in arid regions, regions with free draining soils, or some rocky lots, waive the requirement for a perimeter drain tile system. In areas of blasted rock, it is virtually impossible to stop the movement of water through the rock. Exposed areas of rock in a crawlspace may seep water in wet conditions. Care must be taken to ensure that any visible water is drained away and that the area is adequately ventilated.

Landscaping

Frequent watering of the grass is essential during the first few weeks after an area has had sod laid or been seeded. Once the grass is established, weekly watering is adequate. This will promote a deep root system that will result in a healthier more drought resistant lawn. Frequent light watering results in a shallow root system that causes the lawn to dry out and die in drought conditions. For the same reason, grass should not be cut shorter than two inches in height. Fertilizing twice a year and controlling weeds will promote a healthy lawn. Consult your local home garden center or maintenance contractor for suitable products.

During the spring thaw, do not allow snow or ice to accumulate in shaded areas as this will damage the grass. Any accumulations of snow should be distributed evenly over a large area so that it melts evenly.

Some minor settlement will occur over some areas of new lawns or landscaping. These areas should be filled and re-seeded to maintain a level surface.

When installing flowerbeds be careful not to interfere with the drainage system. Ensure that flowerbeds are graded away from the foundation wall and that a minimum clearance of eight inches is maintained between the ground level and the bottom of the exterior wall cladding. Never allow soil or gravel to come in contact with untreated wood materials or the exterior finishes of the building.

Trees and shrubs should be kept clear of the buildings. Deep rooted plants or trees could interfere with the performance of the perimeter drainage system or slab drainage system.

Newly planted trees or shrubs require a shallow depression around their base. The depression should be worked periodically to loosen the soil to allow air and water to penetrate to the root system. Once the plant is established (approximately two years), the depression can be filled in; however, never raise the soil above the level of the base of trunk as this will kill the tree.

In some arid locations, the installation of lawns, planters, trees or shrubs directly adjacent to the buildings is not recommended. The water required to sustain the health of the lawn or plants causes the soil to expand or collapse depending on the composition of the soil. This will adversely affect the load-bearing ability of the soil and may cause structural damage to the residences. Any questions regarding these concerns should be directed to the builder or the geo-technical engineer involved with the building.

If a sprinkler system has been installed careful attention should be taken to review the spray pattern regularly. Adjust sprinkler heads to **ensure they do not spray onto any building components.**

Wood Fencing

Wood fences should be checked annually. The base of posts should be protected to ensure landscaping firms do not cause damage due to weed whackers. Wearing of the posts may reduce the effectiveness of the preservative treatment, which may result in rot. Frost action may also cause movement of the fence that may result in the fence leaning and just general weakening of the fence.

EXTERIOR CLADDING AND MATERIAL COMPONENTS

Building Envelope - General

The building envelope is defined as the “assemblies, components and materials of a New Home which are intended to separate and protect the interior space of the New Home from the adverse effects of exterior climate conditions.” It is comprised of a series of assemblies intended to control rain penetration, heat flow, moisture and air flow. Depending on the design of the building, a Professional Engineer or Architect may have been retained to provide the conceptual design of the building envelope. These professionals are also responsible for ensuring that their envelope design concept was actually built as designed. Travelers Guarantee Company of Canada places full reliance on these professionals for the adequacy of this design and their field inspections. The Strata Corporation must take their recommendations and maintenance requirements very seriously.

Rainscreen Wall System

The exterior cladding may utilize “rainscreen” technology. The rainscreen wall system provides a drainage plane to prevent water from being drawn into the framed wall assembly. Rainscreen systems incorporate a drainage cavity behind the cladding. By design, water that penetrates through the claddings runs down the backside of the cladding, where it is intercepted and drained back to the outside by flashings or weep holes.

A Building Envelope Professional should monitor the maintenance of a rainscreen wall system. To the untrained person it may appear reasonable to seal with caulking an open space between a flashing and the exterior cladding. However, this space may have been designed as the drainage/ventilation cavity for the wall system and is integral to the design. A Building Envelope professional will understand the system and be able to provide the maintenance locations and how they should be maintained.

Rainscreen wall systems generally incorporate bug screens at the top and bottom of the cavity to protect the cavity from nesting insects. The bug screen should not be painted, as this will prevent airflow in and out of the cavity.

Vinyl and Metal Siding

Generally, vinyl and metal siding materials will not require refinishing. Metal siding materials can be re-painted, vinyl siding cannot. Due to their smooth surface, these materials can be kept clean by washing with a garden hose and mild detergent and some light scrubbing. Never use a pressure washer to clean the exterior cladding. Excessive water pressure can cause damage to the surface of the cladding and/or force water into the wall cavity behind.

Vinyl and metal siding materials are installed loosely to allow for expansion and contraction due to the variations in the outside temperature. Damaged or very loose siding should be replaced/refastened to prevent further damage to the siding and to prevent the entry of water into the wall cavity.

Wood Siding or Composite Siding

Wood siding and shingles can be cleaned with a mild detergent and a garden hose. Do not use a pressure washer to clean wood siding as this will damage the surface and force water into the pores of the wood.

Painted or stained wood siding or shingles will generally require re-painting or staining within five years. This will vary depending on the type and quality of the product used, the initial coverage, and the exposure to the elements. The siding will require re-painting or staining whenever the surface begins to fade, discolour, or peel.

Moisture in wood siding causes most exterior paint failures. This moisture may be from garden sprinklers improperly directed at the building, damp shrubbery close to the wall, small cracks in the siding or around door and window details. Spot repair of affected areas can sometimes extend the life of the remaining surfaces. Please note that if spot touch-ups of the painted/stained surfaces are undertaken, the new paint/stain colour will likely not match that of the existing surface due to fading and weathering. This cannot be avoided.

Siding installed on the south and west elevations, especially dark and bright colours that fade more rapidly, may require more frequent repainting or staining to maintain their original appearance and also to provide adequate protection for the siding. For best results, follow the manufacturer's recommendations for surface preparation.

Wooden decks, handrails and windowsills may require cleaning and "touching up" more frequently than other components of the building due to their horizontal orientation.

Composite siding should be maintained to the manufacturer's specifications. It is typical that vertical butt joints be sealed.

Stucco

Stucco consists of a mixture of sand, lime, water and Portland cement. Conventional stucco applications, including those with an acrylic finish coat, are not waterproof. The protection from water penetration comes from the building paper and flashing installed prior to the application of the first coat of stucco. The stucco does help in shedding water, but will become saturated after a prolonged period of rain.

Control joints are installed at each floor to compensate for the movement of the building frame caused by the wood components that shrink in size as they dry. Hairline cracks may appear in the finish coat after the drying and shrinking process of the stucco is complete. These cracks should be expected and it is suggested that they be left until near the end of the first year, or until all shrinkage has taken place and then, if desired, they can be repaired. Please note that the repair of the crack is often more unsightly than the original crack. Cracks less than 3mm (1/8") in width do not require repair. Larger cracks should be sealed to prevent the entry of bulk amounts of water into the wall assembly and to reduce damage from freeze/thaw cycles.

Most surface dirt on stucco can be cleaned with a garden hose. A pressure washer should never be used to clean stucco surfaces as considerable damage and excessive water penetration can occur.

Over time mildew and moss can grow on any shaded surface on any type of cladding. A mild solution of bleach and water may remove this growth. Wall surfaces should be washed from the bottom upwards, otherwise the lower portions of the wall will become excessively stained as they absorb the contaminants washing down from above.

Exterior Concrete Walls

Concrete is one of the most commonly used building materials, popular for its inherent strength and durability. Typically solid concrete walls are used as the sole cladding on a building, and are relied upon for their weatherproofing properties as well as their structural integrity. The mass of a concrete wall can be sufficient to provide an air and watertight building envelope.

In spite of concrete's inherent durability, it can and often does develop cracks. Most cracks occur early in the life of the building and are usually the result of the mass shrinking as the concrete dries. Thermally induced expansion and cracking can also create cracks. These cracks are generally superficial and easily repaired. Minor cracking is not an indication of structural failure, and should not be assumed to be of catastrophic proportions. As the concrete is the weather barrier portion of the wall, it is important to review the condition of the concrete walls on a regular basis.

Individual owners should report any cracking, spalling or staining they come across to the property manager. It is important that the cracking or spalling be evaluated and repairs made by someone capable of the assessing the severity of the problem.

In some cases the concrete walls are painted with an acrylic based elastomeric coating. This coating will enhance the water shedding capabilities of the concrete in addition to providing an esthetically pleasing appearance. The paint should be inspected for signs of peeling or flaking and repaired as required.

Masonry

Neither the mortar joints in the brickwork nor the bricks themselves are entirely waterproof. Periodically, the mortar joints should be checked for cracks. Hairline cracks are not problematic; however, if these cracks are excessive, they should be re-pointed to reduce the potential for moisture related problems. Re-pointing involves cleaning out loose mortar to a depth of at least 1/2" and filling the space with new mortar.

The bottom course of brick contains intentional openings (weep holes) that allow for the drainage of moisture from the cavity located behind the brick. These openings must remain unobstructed and must be a consideration when landscaping.

White dust or staining on the masonry surface is referred to as efflorescence. It is the result of salts within the masonry or mortar migrating to the surface of the brick over time. It can usually be controlled with water and a light scrubbing. More persistent occurrences can be washed off with muriatic acid or baking soda and water. Should efflorescence continually reoccur in a localized area, it may be due to a specific water source such as a leaking gutter. If so, the problem should be identified and corrected. It is otherwise normal and beyond the builder's control.

Sealants (Caulking)

Flexible sealing compounds are generally referred to as caulking. Numerous varieties exist and have many specialized uses. Caulking is generally used to seal gaps between dissimilar materials on the exterior the building and to seal gaps or joints in exterior finishes in order to assure the continuity of the exterior surface. As the building moves due to the shrinkage of the building framing members and/or the finishing materials themselves, considerable stress is placed on the caulking materials. While a caulking joint should never be the only means of preventing water from entering a building, it is one of the initial means of keeping water out. Therefore, caulking requires examination annually before the wet weather arrives. Any cracked, damaged, or loose caulking should be removed and replaced.

Flashing

Metal flashing is installed at junctions between dissimilar materials and above unprotected door and window openings. Flashing may also be installed at each floor level to allow for movement in the exterior finish as the building structure shrinks and settles. These flashings are intended to redirect water from the face of the building and to drain any water from behind the exterior wall finish. The flashing will require washing periodically to remove accumulated grime and re-painting when corrosion of the metal becomes apparent.

At the time of installation flashing is sloped downwards to the outer edge in order to drain water. If, with the settlement of the building, these flashings begin to slope in towards the building repairs should be undertaken to correct the slope.

Windows

Window glazing is typically made of glass with the exception of some skylights that may use an acrylic glazing. Current building standards require the use of double glazed sealed units mounted in thermally broken frames. There is a wide assortment of frame types and the material used can vary widely. Windows may open in different fashions: they may slide horizontally or vertically, open outwards like a door or tilt open in the fashion of an awning. Typical windows require minimal maintenance. Window hardware should be cleaned and lubricated annually. Any accumulated grime or debris should be removed from between the window and the frame.

Most window designs incorporate a drainage track at the bottom of the window to collect any condensation that runs off of the glazing. These tracks will have weep holes to the outside to drain this moisture. These holes must be kept clean and can be maintained with a short piece of wire or a cotton swab.

Aluminum and vinyl windows are manufactured with mitre joint connections that must be inspected regularly. Particularly with aluminum windows, the mitre joints may fail and require the application of a small joint sealer.

If high relative humidity levels occur inside the home during periods of very cold weather, condensation and frost on the inside face of the windows will occur. This is a ventilation issue and is not a fault with the window. Condensation can result in the growth of mold on the window frame that can be controlled with a mild solution of bleach and water.

Condensation between the layers of glass within the window frame indicates that the sealed unit has failed. The glazing unit will require replacement, as there is no method of repairing sealed units. If failure of the sealed unit occurs after the expiry of the first year of warranty coverage, contact your window supplier as the cost of this repair may be partially borne by the manufacturer.

Acrylic skylight glazing does allow the migration of moisture through it, therefore, condensation between the double-glazing can be expected. This form of skylight usually has a vent that can be opened to allow for additional airflow between the acrylic glazing units. Check with your skylight manufacturer for further information in this regard.

Doors

Exterior swing doors are generally made of solid wood, metal, wood over a foam core or fiberglass. Sliding patio doors are usually constructed with metal or vinyl frames and are supplied by the window manufacturer. Interior doors are usually a wood veneer over a hollow core. The man door between the garage and the house will be provided with an automatic door closer and seal (weather-stripping) to ensure that the door automatically closes to prevent the entry of exhaust gases from the garage into your new home. This closer may require periodic adjustment.

Exterior doors are exposed to detrimental weather conditions and extreme temperature variations from the inside to the outside that can harm the surface of the door. Variations in the relative humidity from the interior to the exterior can also affect the door. Collectively or separately, these conditions can cause doors to warp or change in dimension. Seasonal variations can occur up to 1/4" in any direction. It is prudent to refrain from trimming a binding exterior door as the problem may rectify itself with a change in climatic conditions.

Some exterior doors have restrictions imposed by the manufacturer as to the colour the door may be painted. The heat absorbed by darker colours can cause failure of the sealing compounds in the glazing and/or cause excessive warping of the door. The use of dark paint colour may void the manufacturer's warranty; therefore, any such restrictions should be reviewed prior to the door being painted.

Interior doors are generally sized to allow a gap up to 18mm (3/4") at the bottom of the door between the door and the floor covering. This gap is provided to allow for the circulation of air beneath the door.

The entry door to units in buildings with common hallways will not be sealed in order to allow airflow into the unit around the door. Hallways in multi-family buildings are pressurized to keep smoke and odors within each unit.

Overhead Doors

Overhead doors for both garages and leading into underground parking structures must be inspected regularly. They experience considerable wear and tear and should be regularly maintained for usage as well as security. Please refer to the manufacturer's product and maintenance manual for more information and set up a maintenance contract with a qualified contractor.

Weather-Stripping

Weather-stripping is installed around doors and windows to reduce air infiltration. Check the weather-stripping annually to ensure that the seal is adequate. Some weather-stripping is adjustable and the door should be slightly difficult to latch or lock in order to provide a good seal. Petroleum jelly can be used to lubricate rubber or vinyl products to maintain their flexibility.

Storm Doors

It is recommended that storm doors be installed where conventional swing doors are unsuitable for the weather conditions. Unfortunately, this may not often be determined until the first winter season. Supplying a storm door after occupancy due to weather factors is not a builder responsibility.

Finish Hardware

The factory finish on exterior locks and door handles will wear with normal use. This is especially evident with brass finishes in marine environments. To restore this finish, remove the factory lacquer finish with a scouring powder, and then polish the hardware. Once a uniform appearance is obtained, the surface can be sealed with a coat of clear lacquer.

Interior door hardware can be wiped clean with a damp cloth and polished with a soft dry cloth. It should be noted that natural body oils and many hand lotions are detrimental to brass finishes and will cause tarnishing. Door hardware and locks can be lubricated with powdered graphite or light oil.

Decking And Handrails

Sundecks, balconies and handrails are exposed to rain, snow and sun. Cracking, warping and splitting of wooden deck materials is normal and cannot be prevented. Painted surfaces will chip and peel and should be touched up annually before the onset of poor wet weather. Open seams in wood caps and exposed screws should be sealed with a suitable caulking to prevent the entry of water.

Care must be taken not to damage any deck membranes and any damage must be repaired immediately. Usually, cleaning with mild soap and water is adequate and will address any dirt accumulation. The Strata Corporation must ensure that owners with planters on the decks must not use excessive amounts of fertilizers nor use heavy furniture that may damage deck membranes.

Vinyl or liquid applied membranes are the most common and they must be maintained professionally. Drains and scuppers that tie into these membranes should be cleaned several times per year and checked annually for their adhesion or attachment to the membrane.

Paint and Exterior Coatings

Exterior paint or other coatings are applied primarily for decoration and to protect the substrate. Though not all substrate materials need to be protected most paint or coatings will increase the durability of the material. The Strata Corporation must review these coatings annually to check for wear and peeling. If areas are determined to need refinishing, the compatibility of these coatings with the substrate and surrounding finishes must be maintained. Consult with a professional painter for further information on compatibility of finishes and regular maintenance.

ROOF AND GUTTERS

Roof

If the roof of the building(s) is sloped, it will typically be clad with asphalt or fiberglass shingles, cedar shingles or shakes (which may or may not be treated with a preservative), clay or concrete tile, metal or a composite manufactured product. Flat or slightly sloped roofs may be surfaced in built-up tar and gravel or torched on rolled sheet goods. The typical life expectancy of these various roof materials ranges from 10 - 25 years.

The life expectancy of the roof will depend on the product used and the care and maintenance provided. Loose, broken or missing shingles following heavy windstorms should be repaired or replaced. It should be noted that most manufacturer's warranties for shingles do not cover wind damage in conditions exceeding 80 kph (50 mph) unless otherwise specified. Storm related damage is not the builder's responsibility; therefore, maintenance repairs should be made as soon as possible after such occurrences to prevent leakage. Leakage can cause serious damage to the interior of the building(s) or further damage to the remainder of the roof.

Asphalt shingles and some roll roofing have granules on the surface to protect the products from damage due to ultra-violet radiation from sunlight. If bare areas of the underlying roof material are present, they should be protected with additional granules. This material is available at most roofing material supply stores. In addition, these types of roofs will become soft in hot weather and the top surface can become damaged from people walking over it.

Deflection of the roof sheathing or the lifting of the shingles due to expansion can cause variations in the roof surface.

Cedar roofing should be washed annually with a garden hose and any accumulated debris such as needles or moss should be removed from between the shingles or shakes. The shingles should not be pressure washed as the high-pressure water causes irreparable damage to the composition of the shingle. Wood roofs become very slippery when wet and extreme caution must be undertaken when working on a wet roof.

Wood shingles will crack and split with time. This weathering is generally not a concern unless it causes a roof leak. If such a leak occurs, it should be repaired immediately by installing a piece of sheet metal beneath the cracked shingle. Older wooden roofs are very brittle and traffic on the roof can cause extensive damage to the shingles.

A professional should inspect flat roofs every year and all recommended maintenance should be carried out. Several membrane types are utilized in our province for most flat roof locations. Built-up roofs are very common and consist of multi-layers of roofing felts and regular maintenance is imperative to maximize and extend their life.

All forms of roofing are intended to shed water and prevent its entry into the residence. Obstructions that prevent the free flow of water off of the roof surface or to a drain can cause leakage and/or premature failure of the roofing material. The roof and ancillary flashings must also be kept free of debris and build-up of ice or snow. While cleaning the roof is recommended on a semi-annual basis, the roof surface should also be checked for excess debris after every heavy windstorm. This is especially true if trees surround the building. Please note that coniferous trees will also deposit debris in sufficient quantities to impede the free flow of water.

Regardless of the type of roof material used, the area beneath the roof surface will be vented to the outdoors. Sloped roofs generally have an attic that is vented at the perimeter (eaves), gables or at the ridge of the roof. Flat roofs are also vented. This unobstructed ventilation is crucial to the longevity of the roof structure and roofing material. At no time should you allow this venting to become blocked.

All penetrations through the roof, such as skylights, plumbing stacks, vents etc., need to be checked annually and re-sealed as necessary.

Ice Dams

Snow melting on the roof and freezing as it runs off at the un-insulated overhang or eave of the roof can cause ice damming. Ice dams can cause water to back up under the shingles and will result in a leak inside. This is a natural occurrence and generally is not due to a builder defect. When ice dams occur, the snow and ice should be removed off of the roof at the eaves and valleys.

Gutters and Downspouts

Gutters are often installed at the perimeter of the roof to control the runoff of rainwater from the roof. They also serve to prevent the rainwater from being deposited alongside the foundation wall where it could eventually seep into the basement or splash water and mud up onto the surface of the wall. If the gutters or the down pipes become clogged with debris or ice, water damage can occur.

Keep gutters, roof drains and downspouts free of obstructions such as leaves, tree needles and moss. Washed down by rain, particles from asphalt shingles can settle in the gutters and reduce their efficiency. As with the roof, the gutters should be checked for obstructions at least twice a year, after every heavy windstorm or after prolonged periods of freezing and thawing. When cleaning out the gutters, do not allow the leaves and debris to clog the down pipes that lead to the ground.

STRUCTURE

Foundation

The most common material used in foundation construction is poured-in-place concrete. Alternative methods of construction include masonry block walls and wood walls constructed of pressure treated preserved wood. Concrete foundations and slabs shrink as they cure. The result of this shrinkage may be cracks as the stresses in the concrete are released. These cracks have little effect on the structural integrity of the building.

The exterior surfaces of the foundation walls are coated with a bituminous damp-proofing material below grade, which is often visible several inches above grade. Damp-proofing is placed on the foundation wall to prevent moisture from seeping into the concrete, but it is not waterproof. Ground water must be controlled by other means such as site grading or drainage. Care must also be taken to ensure that landscaping modifications do not cause the soil to be placed above the height of the damp-proofing material.

As previously referenced, hairline cracks in the foundation wall may allow the entry of water. These can be repaired from the outside with an asphalt-based sealant. If exterior access is not possible, numerous concrete patching compounds are available commercially which can be installed to the inside surface of the concrete wall. Parkade, Basement Floor Slabs and Crawspace Ground Seals

The floors of basement style homes will be cast-in-place concrete. This surface may not be perfectly smooth and is generally not intended as a finished floor surface. As concrete shrinks while curing, stress cracks are common. Cracks will generally form at corners and across doorways and at the perimeter of the floor where it abuts the foundation walls. As the floor is not a structural component there is generally no reason to repair cracks in a concrete floor unless they are larger than 3mm (1/8") in width. These can usually be filled with concrete grout.

Concrete floor slabs can be painted. The product used should be alkali resistant and allow continued curing of the concrete. Painted concrete floors often flake or peel and require continual touch-up.

Efflorescence may appear on areas of the concrete floors and walls. Efflorescence is a white powder on the surface of the concrete that is caused by salts in the concrete mix that are brought to the surface by the moisture in the concrete. It is cosmetic only and can be removed with a brush. Once the concrete has cured it will likely stop appearing, although a secondary water source could cause efflorescence to continue indefinitely. If this is the case, this source of water should be identified and remedied.

A polyethylene moisture barrier is generally installed beneath the concrete floor to stop the migration of ground water through the concrete. Despite this moisture barrier, some moisture may still transmit through the concrete. Storage items should be raised up off of the floor and kept away from the walls. This allows for the flow of air around the stored items and helps to prevent the growth of mold or mildew.

Crawl space floors are required to be sealed with a moisture retarder as well. This can be a polyethylene barrier weighted down with rocks or gravel or a concrete skim coat. Although it is common for both to be used together, either method alone is acceptable.

If a concrete skim coat is used, it will generally be a lower strength concrete and will measure approximately 50mm (2") thick. It may be very roughly finished and is not intended as a finished floor. It will likely crack extensively due to its weak strength and the manner in which it was installed. This is normal and no repair is necessary unless the cracks exceed 10mm (3/8") in width.

Strata Projects with multi-level underground parking structures require the installation of a waterproof membrane in specific locations. A membrane is placed between parking levels on the suspended concrete slab and any locations where the parking structure exceeds the footprint of the building above. Prior to the placement of any landscaping a membrane is placed over the concrete roof of the parkade. It is imperative that these membranes not be damaged if the Strata Corporation undertakes to change or replace existing landscaping.

Wood Frame

The most common means of building the structure of a new home is a method called "*western platform framing*". This method incorporates a vertical frame of 2"x4" or 2"x6" studs with continuous plates of the same width at the top and bottom of the wall. The wall studs are generally on a 16" or 24" spacing. Plywood, lumber or oriented strand board (OSB) sheathing is used on the exterior of the frame.

The floor "platforms" are constructed using 2"x8", 2"x10", 2"x12" floor joists of solid lumber or manufactured floor joists with sheathing screwed or nailed to the top surface. To help eliminate squeaks and to provide additional structural rigidity, glue is often applied to the top of the floor joist prior to the installation of the floor sheathing. The interior and exterior walls of the structure and/or the perimeter foundation wall generally support the floor joists.

For space considerations, beams constructed of several joists nailed together, or engineered wood products, may be used to support the joists in lieu of a wall. For larger loads or longer spans, a specialized manufactured beam may be used for added strength. Posts at intermediate locations may support these beams.

Most roofs are constructed using prefabricated wood roof trusses spaced 600mm (24") apart. Detailed roof structures may be framed by hand using roof rafters and ceiling joists.

Following installation, the wood used to construct your building(s) will shrink as it dries out. This shrinkage will cause minor changes in the size and the shape of the wood members. These changes do not affect the structural integrity of the wood frame, but may cause changes in the finishes used throughout your new home. The most common changes are cracks or nail pops in the finished surfaces of the drywall on the walls and ceilings. The movement that results from the shrinkage of the structure may also affect other finishes such as flooring and wood trims. Minor floor squeaks may appear and doors may begin to bind. Any necessary repairs in this regard should be postponed until towards the end of the first year to allow the majority of the wood shrinkage to occur.

Beams And Teleposts

As previously referenced, the main floor of the residence may be constructed with beams installed beneath the floor structure to support the floor joists above. In turn, posts may support these beams at specific intervals. Clay or other soils subject to shrinking or swelling may be common in some geographical regions. In these regions, adjustable posts may be used. These posts are threaded and commonly referred to as teleposts. The beam should be checked for straightness at least twice a year and the posts adjusted as needed. A hairline crack between the wall and the ceiling over a main beam may be an indication that adjustments are required.

If further development is undertaken in unfinished areas with teleposts, the new walls must not come in contact with the underside of the beam, as this will not allow adjustments to be made to the posts.

C. MECHANICAL SYSTEM

The following information provides the framework for A Strata Corporation to establish an effective building maintenance program. This must be read in conjunction with the project specific manuals provided on the various building mechanical components.

ELECTRICAL

General

The electrical system has been installed in accordance with the requirements of the provincial electrical code. The power supply is fed to the building(s) via underground or overhead cable. With underground service cables, piping, gas lines, etc., care should be taken when digging on your property. For information on these underground services, contact your hydro, telephone, and gas provider, your cable supplier and/or your local building department.

The small glass enclosed meter(s) mounted on the side of each building or housed within a hydro room or closet, are the hydro meter(s). They are the property of the utility provider and measure the electrical consumption. The voltage at the point of entry is generally 120/240 volts and 60 cycles per second. This voltage may vary in some multi-family developments.

Circuit protection will be via circuit breakers located in the electrical panel(s). The main power shutoff will be located inside the electrical panel located in each residence or within the hydro room. These panels and the location of the main breakers should be located upon moving in, before an emergency occurs.

Should the circuit breaker "trip", it is likely due to overloading of a specific circuit or a short circuit in an appliance cord. The start-up load of electric motors can also temporarily overload a circuit. To correct tripped breakers, isolate the cause of the overload or short and disconnect it. The circuit breaker can then be reset by turning it to the "off" position and then to the "on" position. If the breaker continually trips, contact an electrician.

G.F.C.I. Circuits.

A ground fault circuit interrupter (G.F.C.I.) is an additional electrical safety device installed in the electrical system. This device is a breaker that can be located in the main electrical panel or within specialty outlet receptacles and is designed to provide protection from ground faults. The G.F.C.I. is extremely sensitive and will trip if grounding of the electrical current is detected. Ground faults usually occur in older appliances and electrical equipment or inexpensive extension cords. A poorly insulated extension cord lying on wet ground will often cause a ground fault. Because water and electricity are a poor combination, protection is installed to the outlets in the bathroom and outdoors. If this breaker trips, unplug the source of the ground fault and reset the breaker either at the panel or at the outlet itself.

G.F.C.I. outlets should be tested monthly to ensure their proper operation.

Smoke and Fire Detectors

Smoke detectors have been installed in accordance with the requirements of the Building Code. They should be tested monthly to ensure their proper operation, and should be cleaned twice a year with a vacuum.

Please note that these devices are connected directly to the electrical system and do not require batteries. However, they will not operate in a power outage unless the unit has a backup battery.

HEATING AND VENTILATION

Heating

Regardless of type, the heating system is designed to maintain a minimum temperature of 21°C at the outside design temperature. The indoor temperature is measured in the center of the room. This calculation is a health and safety issue defined by the Building Code/Bylaw and is not directly related to comfort. Temperature variations from room to room can be expected. The heating system may temporarily not be able to meet comfortable temperatures in specific regions where the temperatures fall below the outdoor design temperature.

There are numerous types of thermostatic controls for any given heating system. The accuracy of these controls can vary due to internal heat gains within the thermostat caused by a continued demand for heat. At times, it may be necessary to ignore the numerical temperature settings and set the thermostat for a temperature that is comfortable. Adjusting a thermostat to a setting higher than the temperature desired will not speed the rise in temperature.

The various heating systems available all have specific requirements for maintenance in order to operate at maximum efficiency. The operation of the specific system is best determined by reviewing the instructions provided by the builder or the manufacturer.

Heating systems can be noisy at times due to the expansion and contraction of the pipes and other metal components of the distribution system. These noises are particularly noticeable when starting up or cooling down, or at night (when it is quieter) and do not affect the performance of the system.

Systems that rely on burning fuel to generate heat require makeup air for combustion. This air supply must not be blocked as potentially fatal back drafting conditions can occur.

Heating systems will not operate unless the thermostat setting is higher than the room temperature. Solar heat gains can warm a room or area to the extent that the thermostat is warm enough not to be calling for more heat. The heating system will then remain turned off and other rooms not positively affected by the heat of the sun can become cool.

With forced air systems, the heat outlets and cold air returns must be kept free of any furniture or floor coverings that could block the free flow of air. In addition, the filters must be cleaned or replaced at least twice a year to allow the unobstructed flow of air through the furnace. The quality of the replacement filter used dramatically affects the air quality within the home.

Ventilation, Condensation and Relative Humidity

The optimum year round humidity level to be maintained within the residences is approximately 50%. Due to seasonal variations of the relative humidity outdoors, outdoors, this level of humidity can be impossible to maintain without the use of specialized mechanical equipment. Mechanical means of maintaining a constant humidity within the home are available.

Furnace humidifiers, which add moisture to the indoor environment, are available, but they must be checked frequently when in use to ensure that the proper water level is maintained within the unit.

Due to Building Code/Bylaw requirements pertaining to energy conservation, current standards for house construction require that the exterior envelope of the building be sealed against incidental air leakage. This sealing of the exterior walls prohibits the leakage of warm air to the outdoors from within the residence.

Warm air has the ability to hold more moisture than cold air; therefore, daily activities within your new home such as showering, boiling water, and even respiration create moisture in the form of water vapour. Surprisingly, this can total 7 - 9 litres (1 1/2 to 2 gallons) of moisture per day with four occupants. The warm air holds this water in suspension and as this moisture-laden air comes in contact with cold surfaces it will condense and water will form. Condensation will fuel the creation of mold and mildew.

The failure of an owner to properly ventilate and maintain proper heating levels can seriously affect a new home and the health of the occupants. Any resultant damage due to an owner's actions would not be covered under the warranty.

The key to controlling humidity levels within the home and avoiding condensation is to properly heat and adequately ventilate. Ventilation allows the warm moist air to be exhausted from the home and replaced with dry cool air from the outdoors. This will marginally increase the cost of heating as this cold air is brought up to room temperature; however, this added cost is necessary to offset the harm the high humidity levels will cause.

As the outdoor temperature drops, the surface temperature of the exterior walls will also drop. The air inside the house will not be able to sustain as high a level of relative humidity. This will cause condensation to occur on cold surfaces.

The chart below provides a rough guideline as to the relative humidity levels that can be sustained within the house as the temperature drops.

Celsius	Outside air temperature Fahrenheit	Desirable maximum inside relative humidity (%) at an indoor temperature of 21°C (70°F)
-29	-20	20%
-24	-10	25%
-18	0	30%
-12	10	35%
-7	20	40%

Windows or the toilet tank of the toilet used most frequently can be used as a guide to determine whether or not the proper relative humidity is being maintained. As soon as condensation occurs on inside window surfaces or on the tank of the toilet, steps should be taken to reduce the relative humidity by controlling the moisture sources and/or by increasing ventilation.

As previously stated, ventilation is often the only effective means for removing moisture. Dehumidifiers are only practical in limited areas. If vented outdoors, exhaust fans in the kitchen and bathroom will remove moisture created from cooking and bathing before the vapour can circulate through the house. These fans should not exhaust into the attic space as this will only exhaust the moisture into the attic potentially causing problems. These fans need to be run often enough to remove the air-borne moisture. The length of time required will depend on the number of occupants, the activities undertaken and outdoor climatic conditions. Many new homes are now provided with intermittent time controls that regulate the operation of these fans. These controls should never be tampered with or turned off. Exhaust fans can become ineffective due to lint buildup on the vent cover. These covers should be kept clean.

Range Hoods and Exhaust Fans

Range hoods and exhaust fans are provided to reduce or eliminate cooking odours and excess moisture. Not all range hoods vent directly outdoors. For efficient operation and to reduce potential fire hazards created by grease accumulation, filters should be washed in mild detergent. They can also be run through a dishwasher.

Range hoods that do not vent outdoors are usually provided with a charcoal filter that helps remove grease and odours. These filters should be replaced in accordance with the manufacturer's recommendations.

Dryer Vents

The exterior louvers or grilles for the unit dryers must be cleaned annually. In addition, the Strata Corporation must advise all homeowners of the importance to clean the dryer lint traps after every use. Failure to do so may create a fire hazard.

Heat Recovery Ventilators

Some homes will be equipped with a heat recovery ventilator (HRV) for ventilation purposes. This mechanical unit continually exhausts stale warm air from within rooms of a new home (usually, the kitchen, bathroom and laundry areas), and supplies fresh air to the remaining main living areas. The heat recovery aspect of this unit consists of a heat exchanger inside the unit that warms the fresh outside supply air with the latent heat of the stale warm air that is being exhausted. This is done via a series of plastic baffles that allows the heat transfer without mixing the two air sources.

HRVs run continuously and are a superior means of controlling humidity and air quality within the home. They are not required by the Building Code/Bylaw and at an additional cost are generally only installed if requested.

Freezing weather can affect the operation of the HRV due to ice buildup within the unit. Precautions should be taken in severe weather to prevent this from occurring. Refer to the manufacturer's recommendations in this regard.

HRV's are engineered systems that have been designed and balanced for their specific installation. Annual maintenance by a qualified technician is recommended.

PLUMBING

General

The plumbing will likely consist of plastic or copper piping for the supply of potable water throughout your building(s) the home and PVC plastic, copper, or cast-iron piping for the waste disposal. Other products are available but are less common. A main water supply shut off will have been provided to shut off the water supply to each building and possibly each unit as well. This can be used in the event of an emergency and should be located upon occupancy for future reference. Additional shutoffs will have been provided to the sink and toilets to allow for routine maintenance.

The waste lines have been provided with clean outs throughout the building(s) and units. These may be located within cabinets, inside closets, in service chases, or clearly visible on a wall surface. These clean outs must remain accessible as they are the means of access to the piping should a blockage occur.

P-traps are present at the outflow of all waste piping. These traps are designed to provide a barrier of water that prevents the entry of sewer gases into the residences. Sinks or drains that are used infrequently may lose this water barrier due to evaporation. If sewer gases are detected, running water down the waste pipe will re-prime the trap and likely stop the odour.

Any waste materials, including grease, fat and petroleum products, should not be disposed of down the plumbing system. These materials will accumulate in the piping, especially in the P-traps, and can significantly reduce the flow of water through the waste system. These substances are also very detrimental to the municipal sewage treatment systems and private septic systems.

Fixtures

The surfaces of the plumbing fixtures are susceptible to damage from abrasive cleaners. Use of abrasive products and steel wool pads should be avoided, as these products will cause the finish of the fixture to become dull and porous. Refer to the manufacturer's recommended maintenance procedures for specific information relating to your products.

Plumbing fixtures are intended for normal household use only. Caustic products should not be disposed of in the household fixtures.

Hot Water Tank / Boiler

The water temperature of a domestic hot water tank can be adjusted on the thermostat located on the tank. This may require the use of a screwdriver. An average setting for the water temperature is 140°F, adequate for dishwashers. This temperature is hot enough for most uses but will not cause scalding or burns. If hotter water is needed for a special purpose, the thermostat on the tank can be set to a higher temperature; however, the thermostat must be reset to a normal setting when finished. If the residence is to remain unoccupied for a substantial period of time, the water temperature should be turned down or switched off at the tank or breaker panel. Some hot water tanks have a "vacation" setting on the thermostat for this purpose.

Hot water tanks are equipped with a pressure relief valve at the top of the tank. This is a safety feature that will open and relieve water pressure if the tank exceeds its rated working pressure. If water or water stains are evident at the discharge pipe leading from the relief valve, contact a plumber, as this is an indication that the normal operating pressure of the tank has been exceeded.

A typical hot water tank has a life expectancy of 8 to 12 years. Periodic draining of the tank will remove sediment from the base of the tank and prolong its life. The sediment has an insulating effect, especially with immersion type elements, which causes the heating elements to operate longer than necessary with a consequent increase in cost and energy consumption.

Prior to draining water from the tank, the power supply or fuel source must be turned off. Do not restore power to the tank until it has been refilled as it may explode due to excessive pressure caused by the heating of air instead of water.

The tank can be drained by attaching a garden hose to the outflow drain at the base of the tank and routing the hose to a nearby floor drain. Draining can only be accomplished by gravity feed; therefore, the outflow of the drain used must be lower than the base of the tank. Alternatively, the hose can be run outside as long as the outflow is lower than the tank.

Commercial grade boilers require specialized maintenance. Operating and maintenance manuals must be obtained from the builder or plumbing contractor and be kept for future reference.

Hose Bibs

Hose bibs (garden hose connections) often have a valve inside the building that can be shut off. This allows the hose connection to be drained from the inside before winter to prevent freezing and possible bursting of the exterior section of the piping. These shut-off valves should be identified and shut-off in the winter months. Once the water supply has been shut off, the exterior valve should be opened to allow the exterior portion of the piping to drain. This process is reversed in the spring once the threat of freezing is gone.

Some hose bibs are "frost free" which means that the exterior valve is connected to a long stem that causes the water supply to be shut off inside the wall in the warm environment. The outer portion of the piping then drains freely.

Garden hoses should not be left connected to the hose bib during freezing weather as neither can drain. Ice forming in the hose due to un-drained water can break the hose, or the hose bib and cause the supply pipe to freeze.

Toilets

Toilets generally refill as follows: a flush causes water in the tank to rise, which in turn lifts a ball float to a preset water level. Once the ball float reaches this level, the water flow valve is shut off. If set too high, the water level will rise in the tank and run down the overflow pipe into the toilet bowl without shutting off the water. To rectify this, simply adjust the height of the ball float so that the water is shut off before it reaches the height of the overflow outlet.

If water continuously runs into the toilet bowl from the tank, there may be a poor seal at the flapper valve at the base of the tank. This seal can be cleaned with a stiff brush or steel wool. A worn flapper valve would require replacement.

Water dripping from the base of the toilet tank is likely due to condensation on the tank versus a leak of any connections. High interior humidity levels will result in condensation on the cold surface of the toilet tank as the tank is refilled with cold water.

Some toilets and some basins are made of glazed and kiln-fired vitreous china, while some basins and bathtubs are made of enameled steel. Both are very durable and attractive. To clean these fixtures, use mild powdered or liquid cleaners. Avoid abrasive cleansers or pads, as they will damage the finish.

Faucet Repairs

Noisy or leaking faucets are frequently due to loose or damaged washers. Turning the fixture off with too much force can damage washers. Faucet handles should be turned no further than the point at which they stop the flow of water.

Faucets can generally be easily repaired by either replacing the damaged washer or the faucet cartridge itself. Basic home repair books describe how to repair typical faucets; however, due to variations in the methods of manufacture, specific instructions may be required. Prior to beginning the repair, the water supply must be shut off at the shut off valves provided. If such valves are not present, the entire water supply system will need to be shut off at the main shut off valve.

Contact a plumber if you are uncomfortable attempting this repair.

Green staining of fixtures is usually a water related issue due to the chemical compositions in the water and is not a builder defect. This staining is most prevalent in large multi-storey buildings with copper piping as this piping will initially react with chlorinated water. The residents should be advised to run several loads of water through clothes washing machines prior to use to eliminate concentration of the chemicals that cause staining.

Plugged Toilets and Drains

Toilets are very susceptible to blockage. New toilet designs use very little water per flush. This results in a lower volume of water carrying away the waste. Repeated flushing may be required in some instances to remove solid waste. Dense tissue paper and some thick toilet papers are unsuitable for these toilets. Never dispose of hair, grease, lint, diapers, sanitary products, "Q-tips" or plastic in the toilet.

Hair, grease, large food particles or other solid forms of waste can plug drains. Should they become plugged, try removing the debris from the trap beneath the fixture. Alternatively, a plunger can be used. Once partially cleared, very hot water may complete the job. A more severe blockage may require a plumber. As commercial drain cleaners are very corrosive they are not recommended.

Tub and Shower Enclosures

A shower curtain will prevent water from running onto the bathroom floor while the shower is in use. To prevent damage to the flooring or walls, any spills or puddles of water should be cleaned up immediately.

Caulking is used to seal seams and prevent water from entering behind the enclosure. If a separation occurs around a bathtub between the tub and the wall tiles or between the wall and the enclosure itself, it should be filled immediately with a tub sealer or caulking compound available at any home supply centre. Leaving the gap unsealed may cause serious water damage to adjacent materials.

A clear liquid silicone sealer should be applied to the grout joints of tub or shower enclosures that are finished with ceramic tile. This should be done every six months. This sealer is used to prevent the porous grout from allowing water to seep through to the substrate material behind the tile. This sealing cannot be done until the grout has cured for approximately six to eight weeks. Please note, this is a liquid product and should not be confused with silicon-based caulking products. Follow the manufacturer's recommendations for application.

Some tub enclosures have specific cleaning requirements. Generally, abrasive cleaners are not recommended and harsh chemical cleaners should be avoided entirely. Follow the manufacturer's recommendations for maintenance. Also, you should never step into a bathtub with shoes on as trapped grit and dirt can damage the tub surface.

Floor Drains

Many municipalities require a floor drain primer that automatically provides water for the P-trap located below the floor surface. This P-trap is similar to those used under sinks and when full of water, it will form a seal against gases entering from the sewer system. As this water will evaporate with time, the seal must be maintained by pouring a litre of water down the drain every two to three months if an automatic primer is not present.

Exterior floor drains on balconies or patios must be kept clear and free from debris.

Sprinkler Systems (Fire Suppression)

As required by the local building authority, your building(s) may have been constructed with a sprinkler system. These systems are installed as both wet and dry and annual testing of the system is required. The trade contractor responsible for the installation should have provided a maintenance manual. The Strata Corporation should educate all owners on what type of system the building(s) contain and how it functions.

ELEVATORS (Refer also to Maintenance Manual provided by the elevator contractor)

The BC Elevating Devices Safety Branch has a regulation on compulsory maintenance. The regulation states that all Elevating Devices in public use must have a maintenance program in place with a registered elevator contractor under a contract for a minimum duration of one year, with a minimum frequency of quarterly inspections.

D INTERIOR COMMON AREA FINISHES

FLOOR FINISHES

Hardwood

Kiln dried material is used for the construction of hardwood floors. However, these materials are susceptible to movement caused by variations in humidity levels in the living space. Low humidity levels will cause the wood to separate slightly at the seams of the flooring. High humidity levels will cause the wood to expand. If excessive, this expansion may lead to cupping or swelling in the center of the board. These movements vary seasonally and can be somewhat controlled by monitoring the indoor moisture levels. The movement of the flooring may also create noises as it expands and contracts.

The appearance of hardwood flooring is easy to maintain and a damp mop is all that is required for cleaning. However, caution must be taken to ensure that the mop is only damp. Damage may occur if excess moisture is spread on the floor from the mop. The need for wax on hardwood floors is rare and many types of flooring are now factory finished and have specific maintenance requirements. Refer to your builder or flooring supplier for specific instructions.

Hardwood floors should be protected when furniture is moved across the surface. Likewise, with the increase in the use of laminate flooring, care must be taken to protect these finishes to ensure their durability.

Resilient Flooring

Whether it is a tile or sheet product, resilient flooring is susceptible to damage from indentations or scratches, particularly those caused by furniture. The floor should be protected from such damage by using furniture pads beneath heavy furniture legs. The ability of a given flooring product to withstand abuse varies greatly from product to product and related damage is not a warranty issue.

Resilient flooring should be cleaned with lukewarm water and vinegar. Harsh cleaners can cause fading or affect the composition of the flooring material making it hard and brittle. Consult with the supplier of the specific flooring product for their recommendations, as specialty products are available for different floorings to both clean and restore the sheen. Detergents often cause adjoining carpeted areas to mat down as the soaps are carried onto the carpet from the resilient floor areas.

Resilient flooring is prone to permanent discolouration when rubber backed floor mats are placed on them. This is a chemical reaction between the vinyl surface and the mat backing. Should such discolouration occur it is not a warrantable defect.

Once construction is complete, movement of the floor structure due to shrinkage can also affect the floor. While flooring installers apply filler at the seams of the wood underlay materials, it is not always possible to achieve and retain a perfectly level subfloor. This can result in minor ridges becoming visible beneath the flooring under certain light. Generally, these are only cosmetic and do not require any action.

Carpet

Carpet care basically consists of avoiding spills, cleaning high traffic areas regularly to remove surface dirt and vacuuming the entire carpeted area weekly to remove dirt. Consult your flooring supplier for the specific cleaning and maintenance requirements of the flooring products used in your home.

Carpets and rugs should be professionally cleaned every year or two depending on the use and appearance.

Less expensive carpeting is more susceptible to matting. This is primarily noticeable in high traffic areas and cannot be prevented other than by the use of carpet runners. Warranties from the carpet manufacturer generally pertain to fiber loss only and do not cover "appearance retention".

Ceramic Tile

Ceramic tile is very durable. For routine cleaning use a mild detergent; do not use waxes or sealers. As the grout is porous and will absorb water which will lead to staining, annual sealing of the grout joints with a clear liquid silicone sealer should be carried out.

Natural Flooring Products such as Marble, Granite and Slate

Although strong and attractive, spills can permanently stain natural flooring. All spills should be cleaned up immediately. Cleaning of these materials should be done with a clean, soft cloth and warm water. Also, care should be taken to prevent scratching of the surface.

COUNTERTOPS AND CABINETS

Plastic Laminates

Laminated countertops will burn or de-laminate if hot pots or pans are placed directly on the surface. Protective potholders should be used if the hot items are to be placed on the countertop. Electrical appliances may also require protection when in use. The damage caused by hot items is generally not repairable so it is best to err on the side of caution.

Abrasive cleaners or steel wool should not be used as the surface of the laminate will scratch. The ability to withstand scratching does vary with the laminate material used. If allowed to remain on the surface, household bleach or solvents can stain or discolour the laminate.

Water must not be allowed to remain on joints in the countertop as this will result in the substrate of the countertop swelling due to the excess moisture. This damage is irreversible.

Clean the surface of plastic laminates with a damp, soapy cloth or sponge. For stubborn stains, use a mild household cleaner and rinse thoroughly with clear water. Be aware that some liquid cleaners contain abrasives and/or solidify at the mouth of the container. These hard solid pieces can scratch the surface if they inadvertently get on the cleaning cloth or sponge used to clean the laminate surface.

Manufactured Marble

Sinks and countertops made of manufactured marble or other man-made compounds often have specific cleaning requirements. The manufacturer of the product should be contacted for these instructions. Generally, they can be cared for in a manner similar to plastic laminates, abrasive cleaners should not be used. These surfaces are also heat sensitive.

Cabinets

Vinyl surfaced cabinets are very susceptible to heat damage. If the kitchen is equipped with a self-cleaning oven, the cabinet drawers and cabinet doors adjoining the range should be kept open when the range is in self-clean mode to allow excess heat to dissipate. If heat is allowed to build up, the surface may delaminate. This precaution should also be taken when the oven is used for a prolonged period at a high temperature.

Most cabinet surfaces can be cleaned using a damp cloth and a mild detergent. Abrasive cleaners should not be used. Grease splattered on the surfaces should be removed immediately as it becomes more difficult to remove as it solidifies.

PAINT

The majority of the interior drywall surfaces will be finished with either a latex (water-based) or alkyd (oil-based) paint. Maintenance can quite easily be carried out by gently washing the painted surfaces with a mild soap or detergent solution. Abrasive solutions or over scrubbing should be avoided, as this will remove the paint and possibly damage the wall surface beneath.

APPLIANCES

Any appliances included with the purchase of your new home, which have been installed by the builder or his agents, will have been checked to ensure their proper operation. Appliances generally come with instructions, which detail the operating procedures for the specific appliance. These instructions must be followed in order to maintain the manufacturer's warranty. Any warranty cards provided with the equipment should be completed and sent to the manufacturer to ensure your warranty obligations are met.

Check and clean the exterior dryer vents on a monthly basis as they commonly become plugged with lint that reduces the efficiency of the dryer. Lack of maintenance in this area could result in a fire hazard, or this could lead to water ingress into wall or ceiling spaces.

E. EMERGENCY SITUATIONS

In emergency situations, please contact your Property Management Company. If the Property Management Company cannot respond then you may attempt to contact your maintenance contractor for assistance. Please keep in mind the warranty conditions and time periods for responsibility. All Strata members should be advised of the situation and which units have been affected.

For your information, we have provided the following synopsis of a few emergency situations and what actions should be taken.

PLUMBING

Fire Sprinkler Accidental Activation

If a fire sprinkler is accidentally activated the fire department is automatically signaled and they respond accordingly. The Strata Corporation should be prepared in the event that activation occurs by having several Strata representatives that understand what the fire department has to do when they receive this signal to alleviate owner concerns.

Water Line Burst

A water line can burst due to a number of reasons, such as a loose joint, freezing, excessive soil compaction etc. and should be dealt with immediately. If the burst occurs between a fixture and a main or unit shut-off valve, close the shut-off immediately. If no shut-off exists, locate the main water shut-off (usually located in a service chase in the hallway or outside in a common roadway), and turn it off until the problem can be repaired. It is also advisable to turn off any hot water tanks affected to prevent overheating while the water supply is shut off.

Minor Plumbing Leak in the Line , Hot Water Tank or Boiler

Put a container under the leak and contact your Property Manager or plumber. If major leakage occurs at the hot water tank, immediately shut off the water supply as well as the gas valve or electrical breaker.

Plugged Fixture or Sewer Line

This generally occurs because of inappropriate materials being flushed down a toilet or drain by users of the facility. Do not continue use of toilets or sinks once a major blockage has occurred. Attempt to unclog the line using a plunger. If a larger blockage occurs, the services of a plumber may be required. If the blockage is due to a proven builder defect within the appropriate phase of warranty coverage then the builder would be responsible for the repair. Consequential damages are not within the scope of warranty coverage.

Frozen Water Line

If garden hoses are left attached to hose bibs during the winter, freezing of the water line can occur. This is problematic as once the pipes thaw they may leak. Individual owners should be notified in the fall to disconnect any hoses from the hose bibs. A Strata Corporation representative should confirm compliance with this notice. If a major leak occurs, follow the steps described above regarding "Water Line Burst". If accessible, heating the pipe with a hair dryer may thaw it out. If the frozen pipe is due to a proven builder defect, the builder will take responsibility for the repair.

ELECTRICAL

Circuit Overload (Breaker Tripping)

For the common property, this may occur in a recreation facility or meeting room. If this occurs, ensure that the circuit is not overloaded with too many appliances, or that the appliance itself is not faulty. Appliances such as space heaters, microwaves, toasters and kettles that generate heat tend to draw a lot of electrical current. More than one of these types of appliances in use at the same time on the same circuit can cause circuit overload. Should circuit overload occur, unplug one or more of the appliances and reset the breaker. If tripping reoccurs, contact your Property Manager. A certified electrician should immediately review continued tripping of the main electrical distribution system.

Ground fault circuit interrupters (G.F.C.I.s) protect the exterior plugs and those in bathrooms. These devices will either be located in the actual plug itself, or in another bathroom, or be a dedicated breaker in the electrical panel. It is sensitive and designed to trip when grounding occurs due to damp conditions, or when extension cords are excessively long and/or in poor condition, or if appliances are faulty/old. Ensure that no unsafe situations exist and that appliances and extension cords are unplugged then reset the G.F.C.I.

Plugs and Outlets

If a plug or outlet sparks excessively, immediately turn off the breaker contact the electrical contractor retained to service the electrical components for the building(s). A small spark when an appliance is unplugged is not uncommon.

All Power to the Common Property is Out

If, for any reason, all the power to the building(s) goes out, check to see if there is a power blackout in the neighborhood. If not, contact the electrical contractor retained to service the electrical components for the building(s) and allow them to determine the next course of action.

HEATING

If the heating system does not appear to be operating, ensure that the breaker has not tripped and refer to the operation manual to check lighting procedures. Check the service switch, switching the service off for approximately 30 seconds may reset the computer controls. Also, check the thermostat setting to ensure it has not been turned down.

GAS

If at any time you smell gas contact the gas utility supplier immediately. They will check the building system and advise the Strata Corporation of any problems. The BC Gas Emergency telephone number is 1-800-663-9911.

ROOF LEAKS (Response will vary depending on the type of Buildings)

If a roof leak occurs in a Strata Corporation of detached or row dwellings with pitched roof area, check for the following:

- a) plugged gutters or downspouts;
- b) debris on the roof;
- c) ice damming; or
- d) missing roof components

Until the leak is repaired, place a bucket under the leak to protect the affected areas and contact your property manager or maintenance contractor to determine if a builder defect appears to be the cause. If possible, place a tarpaulin over the affected area to prevent further water ingress.

For buildings with flat roof areas, similar actions are necessary to prevent further water ingress and only qualified persons should be inspecting these types of roofs to determine repair requirements.

SNOW

The coastal climate can often cause significant problems as a result of heavy wet snow that accumulates on roof areas. Snow build-up can cause excessive stress on the structure or cause flooding as the water is not allowed to reach the drains. It is important that a Strata Corporation have a snow removal plan for all roof locations in the event of heavy accumulations.

Supplied to StrataDocs on 2015/07/07
Ordered by Ron Neal on 2018/12/04

F. COMMON PROPERTY MAINTENANCE MANUALS

As a requirement of the Homeowner Protection Act, your builder is required to provide a maintenance manual outlining the requirements for the building and its components. Checked off below are the specific component manuals that should have been provided the builder. The older buildings utilize the internet for specific components of your building for maintenance/operating manuals.

PRODUCT SPECIFIC MAINTENANCE/OPERATING MANUALS

1. Concrete
2. Siding: Type
3. Other Cladding: Type
4. Windows
5. Skylights
6. Doors, Exterior and Interior
7. Door Hardware
8. Garage Doors
9. Garage Door Opener(s)
10. Deck Membranes: Type:
11. Exterior Railings
12. Roofing: Type
13. Gutters & Downspouts
14. Flooring: Hardwood Tile
 Marble Carpet
 Resilient Flooring

Mechanical

15. Boiler
16. Plumbing Fixtures/Faucets
17. Hot Water Tank
18. Sprinkler System Exterior/Interior
19. Pressure Reducing Valve
20. Sump Pump/Pits
21. Irrigation/Sprinkler System
22. Septic System
23. GFCI Breaker/Outlet

24. Electrical Fixtures
25. Alarm System
26. Elevator
27. Smoke Detector
28. Furnace
29. Heat Pump
30. Heat Recovery Ventilators
31. Air-Conditioning
32. Gas Fireplaces
33. Common Property Maintenance
Manuals

Other Project Specific Manuals

34. _____
35. _____
36. _____
37. _____
38. _____
39. _____
40. _____
41. _____
42. _____
43. _____
44. _____



G. COMMON PROPERTY DEFICIENCY LIST

DESCRIPTION OF AREAS/ITEMS REQUIRING REPAIR/REPLACEMENT AND PARTY RESPONSIBLE	PARTY REPSONSIBLE	STRATA REPRESENTATIVE INITIALS	CONTRACTOR'S INITIALS
(Initial when completed)			

Strata Representative

Contractor's (signature)

Date

Date

H. COMMON PROPERTY SUB-TRADE AND SUPPLIER LIST

In the construction of your strata complex, several sub-trades are involved. Should you require service, you may wish to contact the appropriate supplier or sub-trade directly.

TRADE/SUPPLIER	COMPANY NAME	CONTACT	TELEPHONE
Excavation/Grading			
Concrete Supply			
Concrete Finishing			
Drain Tile			
Landscaping			
Foundation Forming/ Framing			
Paving Stones			
Siding			
Stucco			
Masonry			
Soffits			
Windows			
Skylight			
Doors			
Garage Doors			
Deck Finishing			
Deck Railings			
Roofing			
Gutters and Downspouts			
Flooring			
Hardwood			
Resilient Flooring			
Carpet			

PAGE TWO SUB-TRADE AND SUPPLIER LIST			
TRADE/SUPPLIER	COMPANY NAME	CONTACT	TELEPHONE
Tile			
Marble			
Counter Tops			
Cabinets			
Ceramic Tile			
Insulation			
Drywall			
Painting - Interior			
Painting - Exterior			
Interior Finishing (Wood Work)			
Mirrors			
Plumbing			
Plumbing Fixtures			
Septic System			
Elevator			
Electrical			
Electrical Fixtures			
Heating			
Fireplaces			
Appliances			
Range Hood			
Alarm System			
Central Vacuum			
Depreciation Report and Insurance Appraisal	Pacific Rim Appraisals Ltd.		(866) 612-2600 Toll Free

K. COMMON PROPERTY PROJECT PROFESSIONAL CONSULTANT LIST

CONSULTANT	COMPANY NAME	CONTACT	TELEPHONE
Architect			
Structural			
Mechanical			
Electrical			
Geotechnical			
Environmental			
Civil			
Landscape Architect			
Certified Reserve Planner (Depreciation Reports and Insurance Appraisals)	Pacific Rim Appraisals Ltd.	Vic Sweett or Jeff Sweett	(866) 612-2600

MAINTENANCE LOG PREPARATION

A detailed maintenance log is one of the most important elements of an effective building maintenance program. Your building's maintenance log should document every aspect of your building's systems, keeping track of what work has been done and what needs to be done on a regular basis. A well-kept maintenance log helps prevent vital information from being lost or overlooked. This is especially important because Strata Corporations and committees change from year to year. Here are a few basic steps to establishing an effective maintenance log:

1. Obtain and retain as many of the mechanical system operating manuals as possible.
2. Obtain and retain an original set of design drawings for your building.
3. Document maintenance requirements and create a replacement schedule for all major components and systems affecting your building.
4. Document all work done on your building(s).
5. Review all components regularly.
6. Monitor building modifications.

The Maintenance Log that has been provided (see attached) is your framework within which to start. Utilize this format or one similar that clearly sets out the time frames and descriptions of when and what work/investigations are undertaken. Alter this document to reflect the Building Envelope detailing and the interior Common Area finishes of your building(s).

Supplied to StrataDocs on 2015/10/07
Ordered by Ron Neal on 2015/12/04

PROFESSIONAL CONSULTANT INSPECTION LOG PREPARATION

The Professional Inspection Log that has been provided (see attached) should be utilized separately to keep track of the companies and individuals who specifically carry out the inspections at your building(s). This allows for easy follow-up and questions if the need arises.

Selecting skilled, qualified and responsible consultants and contractors is vital to the success of your maintenance program. Your property manager typically handles this task and he/she should be able to identify the characteristics of a good contractor. Do not base your selection of contractor on cost alone. Developing good relationships with reputable contractors can be invaluable for all owners and prevent serious problems in the future. **This is not an area where the lowest price should be the determining factor:**

Some considerations in choosing a consultant or contractor are:

1. Provide a detailed list of the scope of work to be done which reflects the expectations of the owners.
2. There is no one professional contractor who can do all the tasks that are required.
3. Insist on references and be sure to contact them. If possible, visit the other locations to see first-hand the work being done by the contractor.
4. Check contractors' ratings with the Better Business Bureau.
5. Check contractors' standing with the Credit Bureau.
6. Confirm that all workers on site will be covered by "Workers Compensation".
7. Most professions have certification requirements by government and/or professional associations. Request to see these credentials, and if possible retain a photocopy for your records. Make sure to call the issuer of the credentials to ensure they are still a member in good standing. If it is thought necessary, research the association/certifying body as well.
8. What is the status of their liability and Errors and Omissions (E&O) insurance, including the dollar limit per claim, the aggregate annual amount and any major claims that could affect their limits? With **MULTI-FAMILY** projects, some Architects and Envelope Consultants have exclusions in their (E&O) policies that only allows them to work on projects with a 10-year water penetration warranty, or their policies have total exclusions for water penetration coverage.
9. Ensure the contractor you choose is absolutely clear about the scope of work that is expected and has the tools and equipment to do the work.
10. Establish a procedure with the contractor in case of an emergency. All contact names and telephone numbers for the contractor should be known by the Property Manager and all members of the Strata Corporation.

Once a consultant is chosen for the specified work, a letter of understanding or a written contract should be used, to detail the agreed upon terms. Most importantly, ensure that you and others can rely upon the consultant's recommendations and reports. Remember, they are your consultants and you must be able to rely on the information that they provide.

COMMON PROPERTY MAINTENANCE LOG

A fundamental part of a good maintenance plan is the qualification of the party(s) monitoring the condition and performance of the building components. The maintenance items should be "signed off" by a qualified inspector/professional as they are inspected. The qualification of this inspector(s) should be attached to the maintenance log as an Appendix for easy reference.

YEAR: _____

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Maintenance Requirement	Req'd Review	Description of Work Completed	Date Completed	Contractor Name	Cost and Invoice	Next Scheduled Review
<u>EXTERIOR BUILDING ENVELOPE</u>						
Check weather-stripping to exterior doors and repair/replace as necessary.	Annually					
Exterior flashing – clean and inspect for reverse drainage or corrosion.	2 years					
Check exterior caulking for cracking, bulging, discontinuities and re-caulk as necessary.	Annually					
Stucco and EIFS Stucco – inspect for cracks, staining and delamination of acrylic finish.	Annually					
Flat roof – inspect for wear, cracks, debonding and water leakage.	2 years					
Sloped roof – inspect for wear and shingle failure.	2 years					
Flat and sloped roof – inspect around all protrusions/vents and chimneys, parapet and edge flashings.	2 years					
Vinyl membranes on balconies and walkways – inspect for wear, open seams, debonding, damage and signs of leakage.	Annually					
Balcony railings guards and flashings – inspect all connections.	Annually					
Residential Windows – inspect for deteriorated finishes, gaskets and seals. Check for broken glass, failure of sealed units; or as required by window manufacture.	2 years					

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Maintenance Requirement	Req'd Review	Description of Work Completed	Date Completed	Contractor Name	Cost and Invoice	Next Scheduled Review
<u>EXTERIOR GENERAL</u>						
Check foundation and concrete slabs for cracks, spalling and signs of leakage.	2 years					
Stucco and EIFS Stucco – recoat acrylic finish.						
Flat and sloped roofs – clean all drains and scuppers.	6 month					
Clean gutters and downspouts.	6 month					
Deck railings and guards – repaint.	2 years					
Check and clean sumps.	Annually					
Exhaust vents – check for debris and for damage and corrosion.	Annually					
<u>UNDERGROUND PARKADES</u>						
Check parkade drains and sumps.	Annually					
Adjust and test entry gates and security doors as required.	Annually					
<u>LANDSCAPING</u>						
Check grades around the perimeter of building(s) and fill low areas.	Annually					
Seasonally maintain automatic sprinkler system.	Annually					
Clean and check drains at patios and courtyards.	Annually					

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Maintenance Requirement	Req'd Review	Description of Work Completed	Date Completed	Contractor Name	Cost and Invoice	Next Scheduled Review
<u>PLUMBING</u>						
Disconnect hoses and drain hose bibs.	Annually					
Blow out sprinkler lines.	Annually					
Drain and refill hot water tank.	Annually					
Check boilers and pumps for wear and corrosion.	Annually					
<u>ELECTRICAL</u>						
Check GFI circuits.	Annually					
Check smoke/carbon monoxide detectors.	Annually					
<u>HEATING AND VENTING</u>						
Clean fireplace.	Annually					
Service heating system and replace filters.	Annually					
Clean dryer ducts completely to the exterior.	2 years					
Service air handling system for the underground parking area.	Annually					

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Maintenance Requirement	Req'd Review	Description of Work Completed	Date Completed	Contractor Name	Cost and Invoice #	Next Scheduled Review
<u>INTERIOR FINISHES</u>						
Re-caulk showers and countertops as necessary.	Annually					
Seal group.	Annually					
Lubricate all hinges on main entry and emergency exit doors.	Annually					
Wash range hood filter.	Annually					
Inspection Required	Req'd Review	Consultant Company Name and Inspector	Date of Inspection	Report Date and Major Findings	Cost and Invoice #	Next Scheduled Review
<u>BUILDING ENVELOPE</u> Annually if less than 10 years or Major Retrofit	2 years					
<u>ROOF</u>	2 years					
<u>MECHANICAL SYSTEMS</u>						
Air Handling system.	Annually					
Water supply system.	Annually					
Elevator.	Quarterly					
Main electrical supply.	Annually					
Main gas supply.	Annually					
Sprinkler system.	Annually					