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**Property Condition Report
165 Ontario St.
St. Catharines, Ontario**

Prepared for:



TransGlobe
Property Management Services

5310 Explorer Drive
Mississauga, ON L4W 5H8

Attention: Mr. Daniel Drimmer, M.A., M.B.A.

July 24, 2008
Project: 80-13-089426



**Professional Engineers
Ontario**

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2.2.3. Balconies

Description

Deck	
Structure	Front and rear – cantilevered reinforced concrete slabs Sides – partially cantilevered reinforced concrete slabs
Waterproofing	None

Guards	
Description	Steel frames with solid panels at front and vertical steel pickets at sides
Anchors	Cast into slabs
Photographs	B22, B23, B24, B25, B26, B27

Observations

1. Delamination and spalling was observed on the top sides of approximately 10% of the balcony slabs.
2. Narrow cracks on the top of the balcony slabs running perpendicular to the building were typical. There was generally little evidence of water movement through the cracks. The cracking appears to be positioned at the steel reinforcement and is likely thermally induced.
3. Evidence of previous repairs was observed on the balcony slabs. It was reported that the repairs took place in 2000.
4. The slab soffits have cast drip edges. Peeling paint was observed at the edges and on many balconies past the drip edges to approximately 12" from the edge.
5. The balcony guards are approximately 42" in overall height. The tops of panels are approximately 33-1/2" in height and the opening between the panel and the top rail is approximately 8". The picket spacing at the sides of the guards is 5". The guards are considered climbable (36" minimum to top of panel) and the picket spacing and opening at the top rails exceeds the allowable size (4").
6. The paint finish on the guards and privacy panels is weathered and peeling. Surface corrosion was observed throughout and severe corrosion was noted in a few locations.

Discussion and Recommendations

The balcony decks were generally in fair to good condition. The cracks appear to be at the reinforcing steel. They appear to be thermally induced. The cracks are not a structural concern at this time. Repairs to the spalled areas should be completed. The cracks should be routed and sealed in the near future. If left as-is, concrete deterioration will continue and extensive repairs will eventually be required. Consideration could be given to waterproofing the balcony slab subsequent to the concrete repairs.

The balcony guards are in fair structural condition. Repairs and refinishing the guards will be required in the near future. The guards do not meet the dimensional requirements of the current Building Code. Complete replacement of the guards is at the discretion of the Owner, but should be considered.

The lower panel on the guards covers the balcony slab edges. This will trap debris and moisture and lead to accelerated deterioration of the guard panel and balcony slab. Modifying or completely replacing the guards could be considered.

2.3. Roof Systems

Main Roof

Location	Main
Type	Flat
Estimated Age	20 years
System	Conventional (membrane above insulation)
Protection	Pea gravel
Membrane	Multi-ply built-up asphalt/felt membrane
Insulation	Unknown
Vapour Retarder	Unknown
Deck	Concrete slab
Drainage	4 internal drains
Flashing	Painted metal
Photographs	B28, B29, B30, B31, B32, B33

Observations

1. No destructive testing was conducted; therefore, the exact composition of the roof assembly is unknown.
2. The main roof is divided into two sections by a roof curb.
3. The west end of the roof and the Penthouse roof appear to be older. Ponding, scouring, patching, exposed felts and blisters were observed.
4. Evidence of water leakage was observed on the corridor and suite ceilings at the west end of the building. Evidence of water leakage was also observed at the expansion joint.
5. The balance of the roof appeared to be in better condition, although it appears to be approaching the end of its useful life.
6. There is an expansion joint on the roof. The flashings at the joint are in poor condition and are debonded at laps in the flashing.
7. The masonry chimney has been repaired. The repairs used mismatched brick units wherein two different colours of brick were used.