

PORTFOLIO OF WORKS

TONIMA FERDOUS

PERFORMANCE AUDIT OF A TOWNHOUSE DEVELOPMENT



EXTERIOR VIEW OF A TOWNHOUSE BLOCK



EXTERIOR VIEW OF A TOWNHOUSE BLOCK

Terracotta Village--Peel Standard Condominium Corporation No. 857 (Phase 3) is approximately one (1) year old and consists of eight (8) townhouse blocks with fortyone (41) residential units.

The purpose of this performance audit was to carry out investigative work by visual review and assessment based on:

- A review of the architectural, structural, mechanical, electrical, and landscape drawings.
- A review of the history of maintenance work at this development.
- Observation of structure, roofs, walls, windows, interiors, and site.

Photographs were taken to document and illustrate typical conditions observed during this investigation. A comprehensive technical report was prepared detailing the observations made during the investigation together with the identification of any apparent deficiencies, and any recommendations for additional investigation work.

The deficiencies noted within the report have been classified into the following categories:

C = Violation of the 2006 Ontario Building Code (OBC)

W = Poor Workmanship and/or materials.

D = Deviation from Design Drawings
and/or Specifications.

PSC = Potential Safety Concerns

Many of the items detailed in the report should be attended to as soon as possible to prevent progressive deterioration of the components.

The following observations are considered significant and warrant further consideration:

- Unit paver walkways are exhibiting noticeable movement and settling--could result in tripping hazards (W)
- Inadequate drainage details along entrance walkways subject to ponding water and ice build-up in cold conditions (D)
- Lack of railings along porches and pre-cast block retaining walls result in building code violations and potential safety concerns (C, PSC)
- Unrestricted window openings on the 2nd and 3rd levels represent potential safety concerns (PSC)
- Test cuts revealed that unit boundary walls facing Highway 407 were not constructed using 2 layers of fire rated drywall as per the design specifications (D)
- Unpainted wood fencing is subject to accelerated deterioration (D)
- Significant pitting in concrete curbs is indicative of casting in improper conditions and is subject to continued deterioration (W)

Category: Professional

Location: Brampton, ON, Canada

Team: BEST Consultants MGA Inc.

Tasks: Visual review of documents, site, and townhomes; photographs; reporting

Year: 2014



Unit paver walkways are exhibiting noticeable movement and settling which is anticipated to continue unless addressed



Lifting or asphalt shingles on the roof



The spacing of the wood studs was consistently greater than the maximum specified spacing requirement. Wood studs spaced beyond the maximum design spacing of 400 mm O.C.



Lack of railings along porches and pre-cast block retaining walls result in building code violations and potential safety concerns



Unrestricted window openings on the 2nd and 3rd levels represent potential safety concerns



Unpainted wood fencing is subject to accelerated deterioration

RESERVE FUND STUDY OF MIDRISE AND TOWNHOUSE DEDEVELOPMENT



EXTERIOR VIEW OF THE RESIDENTIAL TOWER



EXTERIOR VIEW OF THE RESIDENTIAL TOWER



EXTERIOR VIEW OF A TOWNHOUSE BLOCK

This development consists of six (6) townhouse blocks containing twenty-seven (27) residential dwelling units, and a six-storey residential tower containing one hundred and eleven (111) dwelling units with an underground parking garage. In accordance with the Ontario Building Code, this development is classified as a Group "C" residential occupancy.

Within this study is a detailed financial analysis that utilizes the current funding model compared to the anticipated cost of future repairs and/or replacement of the building components identified within the subject property.

Included in the reserve fund are those items requiring significant repair and replacement work over the course of the 30-year evaluation period.

The purpose of this RFS is to:

- Prepare a component inventory of the subject property, which lists building systems and equipment that requires significant repair or replacement within the next 30 years
- Assess the current condition of the components and estimate the remaining life expectancy
- Estimate the replacement/repair costs of the components based on the findings of the assessment
- Complete a financial analysis in the form of a 30-year cash flow projection
- Determine the adequacy of the current reserve contribution model in relation to estimated costs of repairing and replacing common elements
- Provide recommendations for a suitable reserve contribution model based on the findings of the financial analysis.

Category: Professional

Location: Cotton Mill Estates, Hamilton, ON, Canada

Team: BEST Consultants MGA Inc.

Tasks: Site visit, visual review of documents, component inventory, reporting

Year: 2014