



## Report to Strata Owners – June 22, 2011 Engineering Report re: Decks at The Peaks

As stated in previous reports to owners, the Strata Board contracted representatives from RDH Engineering / Vancouver to be onsite at The Peaks on May 5th & 6th to analyze the damage to the balconies in all three buildings. As you are aware, RDH found significant structural deterioration in many of the balcony columns on the Willow and Birch buildings. RDH is in the process of finalizing an extensive engineering report documenting their findings.

National Home Warranty (NHW), the company that holds the new home warranty on The Peaks complex, initially denied our claim for coverage for damage to the decks. However, following our retaining Lesperance Mendes and RDH, NHW's claims inspector came onsite to The Peaks twice over the past couple of weeks to inspect the damage to the decks. On June 17<sup>th</sup>, we received an email from NHW stating that they have agreed to cover the cost of repairing some of the damaged balconies. The Board considers this to be a positive development. However, it feels strongly that NHW is obligated to repair all of the balconies. In addition, there are still many details to be worked out and the Board is actively working with our lawyer to maximize benefit to the Strata.

The timing for this repair work remains in question owing to the fact that the Board will be advocating for a more comprehensive repair solution from NHW. In addition, the Board wants to ensure that any repairs undertaken are prudent and will minimize the risk of future problems. Certainly, we all want to have the decks repaired as soon as possible.

In the meantime, it remains important that all owners, guests and renters be informed of the continued closure of all decks and balconies in the Willow and Birch buildings. (Decks in the Poplar building are unaffected by this closure.)

As was stated before: **Due to the seriousness of damage found and potential life safety issues this may cause, our engineers have ordered closure of all balconies in the Willow and Birch buildings. Please stay off the balconies until further notice!**

Again, temporary shoring of some decks has been put in place to reduce the risk of collapse of the balconies. This shoring is not intended to support the weight of people using the balconies and suite occupants must not feel that a shored-up deck is safe to use. In particular, some of the columns to which the deck railings are attached are significantly weakened which considerably compromises the strength and safety of the railings.

Further information will be provided to all owners as it becomes available. Thank you again for your patience and understanding in this matter.

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