




# Risk Management Report – KAS 2716

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## Risk Description:

100 & 160 LAKESHORE DRIVE, PENTICTON, BC and  
75 MARTIN STREET, PENTICTON, BC


- 225 Residential units in 3 towers
- PHASE 1: 2003
- PHASE 2: 2006
- PHASE 3: 2007

## Profile:

100 & 160 Lakeshore Drive and 75 Martin Street Penticton. Strata Plan KAS 2716 comprised of 225 residential units, amenity building, pool, gym mechanical rooms, and various site improvements. Built in 2003, 2006 and 2007 and consisting of a very well-maintained building and very engaged ownership group. The complex has a caretaker on site Monday-Friday 9am to 5pm. The complex is already engaging in a detailed risk management plan for loss prevention and preventative maintenance.

- Yearly Dryer Vent Cleaning
- Security Cameras at all doors and 2 nighttime guards
- Robust On Boarding with every new tenant and owner
- Nonsmoking bylaw
- Shut offs in every unit
- Annual hydro flushing
- Main building Hot Water Tanks new and individual unit tanks 4 years old
- Carbon Monoxide Detectors in Packages

## Loss Review:

 Date: August 2024

The recent review found no evidence of water damage, elevated moisture levels, or excessive heat in any of the units, amenity rooms, or parade areas. Total Restoration was present during the inspection and observed one area in a services room that requires drywall and fire taping for proper fire rating, beyond that we found no concerns or systemic issues with the complex.

The complex features beautifully landscaped grounds and a spacious outdoor amenities area. However, the mature trees often lead to gutter debris buildup during rain or windy conditions. Perimeter drains are to be inspected yearly with a camera, but owners should report any signs of slow-draining sinks, gurgling toilets, sewer backups, or yard sinkholes, as these may indicate tree roots infiltrating sewer lines. Annual assessments by an arborist are recommended to manage this risk.

Due to the building's age, many appliances may have already been replaced. It's essential to follow manufacturer guidelines for maintenance, especially as appliances reach the end of their life expectancy, to prevent deterioration or failure. Inspections of

original components, such as shower diverters and toilet silicone and wax seals, are recommended, as aging was noted in some units. Any remaining garbage disposals should be used cautiously or removed to avoid drain backups, and under-sink storage should be organized to avoid contact with supply lines.

Most units have been upgraded from plastic to braided steel supply lines for toilets, sinks, and laundry units, though some laundry hoses were observed to still be plastic. Replacing these with braided steel is an easy and effective upgrade for long-term leak prevention and strengthens the complex's position with insurers. All units have accessible water shutoffs, though those requiring a tool for access should either switch to pressure-fit panels or ensure the tool is stored nearby for quick access in case of a leak.

Certain sprinklers, especially those in closets, are close to shelves and at higher risk of accidental impact, which could cause significant water damage. We recommend installing cages around these sprinklers and in common areas to prevent accidental activation. Sprinkler heads are sensitive and release nearly 24 gallons of water per minute if triggered, making accidental bursts one of the biggest causes of water damage in residential complexes.

The building is equipped with hallway fire extinguishers, but individual unit owners should consider having personal fire extinguishers to handle small fires before they activate the sprinklers, if safe to do so. Additionally, the outdoor BBQ area is bordered by shrubbery that is too close to the cooking area and could pose a fire risk. This shrubbery should be trimmed back to create a safe clearance around the grill.

Overall, the complex is well-managed and well-cared-for by the ownership group, with high engagement from owners and tenants in maintaining and improving the property. Ongoing awareness and education will be essential to maintain the complex's clean loss history and ensure the continued health of the building.