

OBSERVATION REPORT

**Project:** Strata Plan LMS 280 – Chateau Comox  
1272 Comox Street  
Vancouver, B.C.

File No. S18-558

Report No. 3

Date: May 23, 2019

Client: Strata Plan LMS 280 – Chateau Comox  
c/o Southview Property Management  
110 – 7580 River Road  
Richmond, B.C.  
V6X 1X6

Weather: Sunny, 18°C

Attention: Mr. Kevin Green  
Chateau Comox Strata Council  
Mr. Chris Clark  
Mr. Don Davidson

kevingreen@telus.net  
chateaucomox@gmail.com  
dcclark333@gmail.com  
dondavidson67@yahoo.ca

Contractor: Spectrum Painting Ltd.

Attention: Mr. Adam Racanelli  
Mr. Sam Zukanovic

adam@spectrumpaintingltd.com  
sam@spectrumpaintingltd.com

**ITEM: Building Envelope Field Review**

Item	Comment	Action By	Date Cleared	Cleared By
3.1	John Drinkwater, P.Eng. of Spratt Emanuel Engineering Ltd. (SEE) attended the above noted development on May 23, 2019 to review completed work on Drop No. 2, located on the north elevation. The following are the observations of the writer while on site (Photo No. 3.1).			
3.2	Drop No. 2: The Contractor has applied new Dulux diamond exterior acrylic latex coating to the stucco finished walls with very good workmanship observed. Work on this drop also included painting of the metal flagpole and base supporting plates and northwest corner balconies and guardrails. Good workmanship and high level of finish is observed throughout (Photos No. 3.2 to 3.6).			
3.3	Drop No. 2: At the top floor balcony on this drop, one pane of tempered balcony glass broke during removal. The Contractor shall supply and install a new piece of replacement glass at T&M rates.			
3.4	Drop No. 2: Two acrylic stucco finish patch repairs were done at Levels 3 and 4. The repair patches are an almost identical match for the original finish and are virtually indistinguishable from the surrounding sound material. Workmanship is excellent (Photos No. 3.7 and 3.8).			

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- 3.5 Work is in progress on the ground floor planter and building walls at the north side main entry. Minor damage and delaminations in the acrylic finish are being repaired with a close match to the original. Tremco polyurethane traffic membrane has been applied as requested to the top horizontal surfaces of the parapets with good workmanship observed. This membrane has been chosen for the parapets as it is suitable for use in a horizontal application, where standard painting products would quickly fail and peel. This project does not have sufficient quantity usage to economically obtain a colour match formula. The closest factory colour to the exterior walls has been selected (Photos No. 3.9 to 3.11).
- 3.6 Near the top of the fire exit stairwells there is a void in the concrete wall, suspected forming material dating to original construction. This wood is now rotten resulting in a void space. SEE instructed Spectrum Painting to remove the remaining wood, patch with a repair mortar, then recoat the wall as normal (Photo No. 3.12).

**PREVIOUS ACTIONABLE ITEMS**

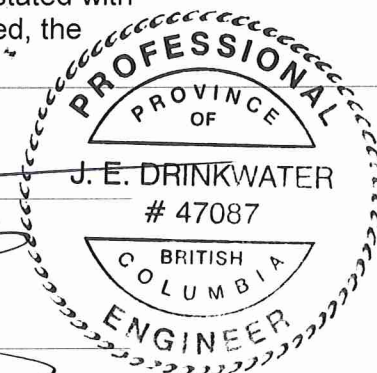
Item	Comment	Action By	Date Cleared	Cleared By
1.5	Drop No. 1, Level 8: Rusted steel and minor concrete spalls were uncovered along the concrete overhang and drip edge at the balcony. All loose concrete must be chipped away to expose 1" clear around the steel. The exposed steel shall be cleaned to a bright metal finish with a grinder then protected with a high zinc solid primer such as Galvacon. The concrete profile shall be reinstated with an overhead patching mortar such as Mapei Planitop and once secured, the acrylic stucco finish shall be reapplied (Photos No. 1.7 to 1.9).	SP		

**OBSERVER:**

John Drinkwater, P.Eng.

**REVIEWER:**

Mark W. Emanuel, P.Eng., Principal





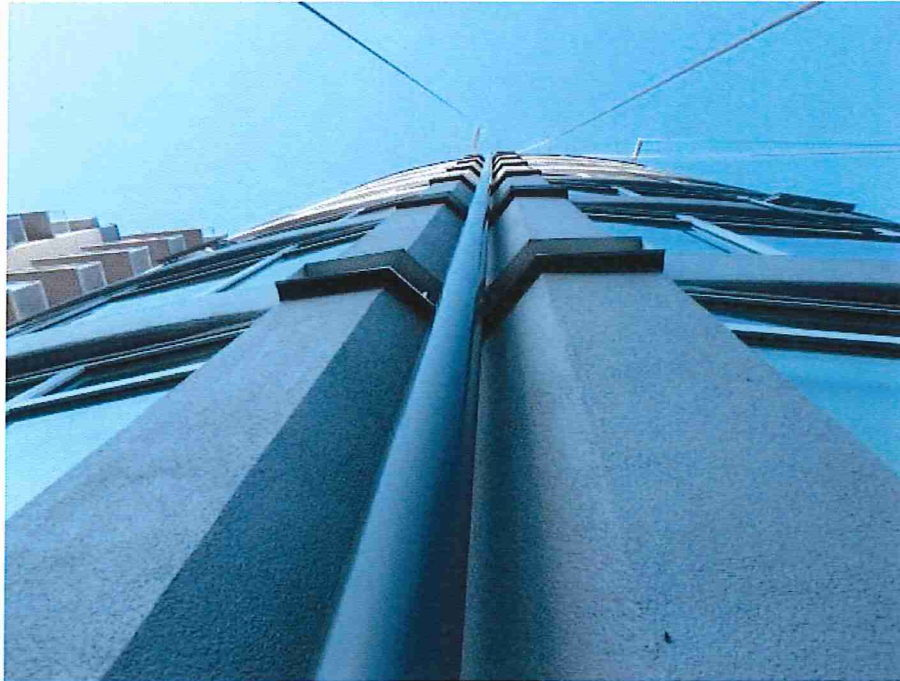
**STRATA PLAN LMS 280 - CHATEAU COMOX**  
**1272 COMOX STREET, VANCOUVER, B.C.**  
**PHOTOGRAPHS TAKEN BY JOHN DRINKWATER, P.ENG.**  
**ON MAY 23, 2019**



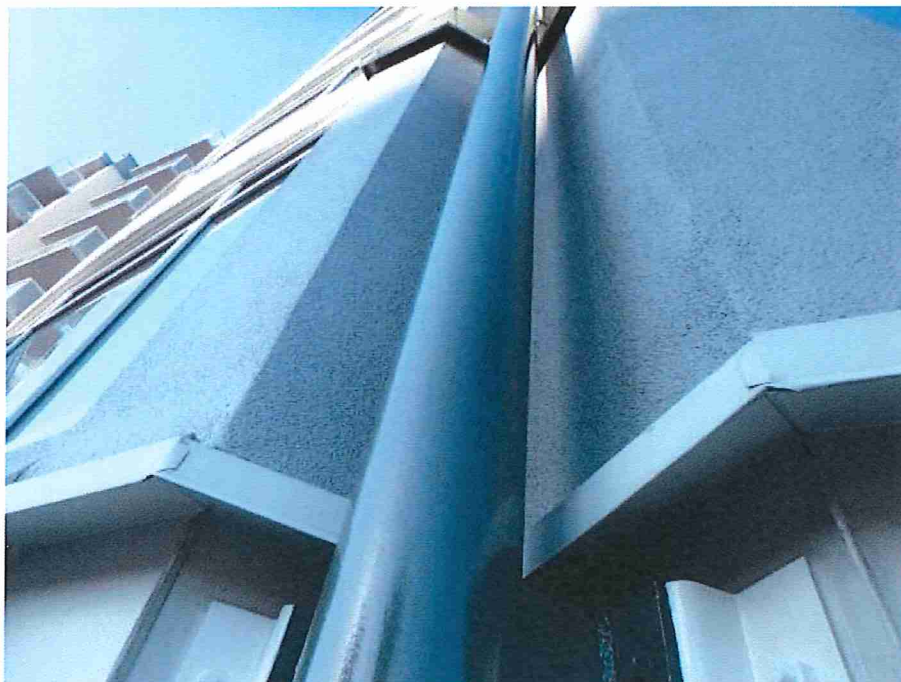
**Photos No. 3.1 and 3.2**



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**Photos No. 3.3 and 3.4**





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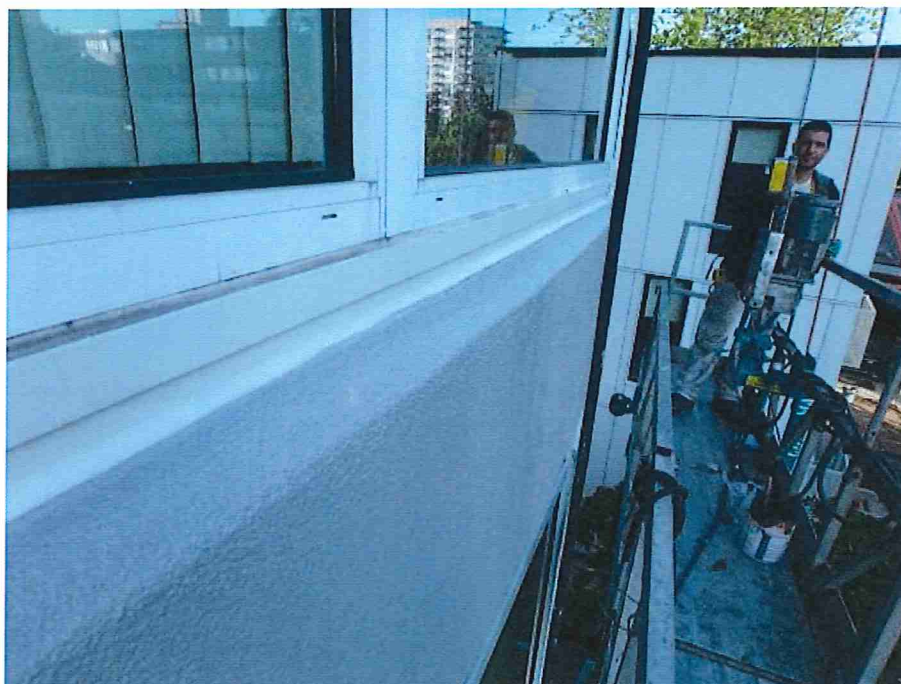
**Photos No. 3.5 and 3.6**



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**Photos No. 3.7 and 3.8**





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**Photos No. 3.9 and 3.10**



May 23, 2019



**Photos No. 3.11 and 3.12**

