

OBSERVATION REPORT

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**Project:** **Strata Plan LMS 280 – Chateau Comox** File No. S18-558  
**1272 Comox Street** Report No. 5  
**Vancouver, B.C.** Date: Jun 03, 2019

Client: Strata Plan LMS 280 – Chateau Comox Weather: Sunny, 20°C  
c/o Southview Property Management  
110 – 7580 River Road  
Richmond, B.C.  
V6X 1X6

Attention: Mr. Kevin Green kevingreen@telus.net  
Chateau Comox Strata Council chateaucomox@gmail.com  
Mr. Chris Clark dcclark333@gmail.com  
Mr. Don Davidson dondavidson67@yahoo.ca

Contractor: Spectrum Painting Ltd.  
Attention: Mr. Adam Racanelli adam@spectrumpaintingltd.com  
Mr. Sam Zukanovic sam@spectrumpaintingltd.com

**ITEM: Building Envelope Field Review**

Item	Comment	Action By	Date Cleared	Cleared By
5.1	John Drinkwater, P.Eng. of Spratt Emanuel Engineering Ltd. (SEE) attended the above noted development on June 3, 2019 to conduct a building envelope field review. The following are the observations of the writer while on site.			
5.2	As requested, Spectrum Painting Ltd. has prepared a sample installation of Dow Corning 123 silicone seal in lieu of caulking replacement at the ground floor amenity room door. The pre-cured silicone tape is installed with two beads of caulking, one placed over the galvanized J-bead of the stucco and the second on the door frame. The 123 Tape and silicone caulking are neatly installed with no significant wrinkles or bulges (Photos No. 5.1 to 5.4).			
5.3	The existing caulking bead is left in place and will serve as mechanical support for the 123 Tape. Minor trimming of the caulking bead was done to accommodate installation of the 123 Tape. This was done without causing damage to the underlying Blueskin peel-and-stick membrane (Photo No. 5.5).			
5.4	SEE has accepted the installation. Spectrum Painting shall supply and install 123 Tape in the factory colour closest matching the wall paint. Once installed the 123 Tape shall be overcoated with two coats of Dow Corning AllGuard tinted to the building colour.			
5.5	Painting work on Drop No. 3 is substantially complete and at the time of review the Contractor was beginning work on Drop No. 4. SEE will perform a complete review of Drops No. 3 and 4 when Drop no. 4 is complete. Elsewhere on the project, painting is substantially complete at the ground floor planters around the front entry with excellent workmanship observed (Photos No. 5.6 to 5.8).			

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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		

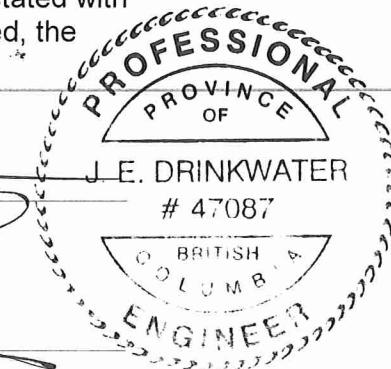
OBSERVER:

John Drinkwater, P.Eng.

J. E. DRINKWATER  
# 47087

REVIEWER:

Mark W. Emanuel, P.Eng., Principal



JD / ch

**STRATA PLAN LMS 280 - CHATEAU COMOX**  
**1272 COMOX STREET, VANCOUVER, B.C.**  
**PHOTOGRAPHS TAKEN BY JOHN DRINKWATER, P.ENG.**  
**ON JUNE 3, 2019**



**Photos No. 5.1 and 5.2**



June 3, 2019



**Photos No. 5.3 and 5.4**



June 3, 2019



**Photos No. 5.5 and 5.6**



June 3, 2019



**Photos No. 5.7 and 5.8**

