SE | SPRATT EMANUEL
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OBSERVATION REPORT

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

File No. S18-558
Report No. 9
Date: Aug 12, 2019
Weather: Sun, 18°C

Client: Strata Plan LMS 280 – Chateau Comox
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
	Mr. Kevin Wice	krw@krw.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
9.1	The writer attended Chateau Comox on August 12, 2019 to meet with the representative from Spectrum Painting to conduct a pull test of a liquid applied polyurethane coating system application on the concrete balcony of Unit No. 602. The following are the observations of the writer while on site.			
9.2	Upon arrival, a test strip of reinforcement fabric sandwiched by two base coat layers was mocked up for a pull test at Unit No. 602 (Photo No. 9.1). The system specified for balcony surfaces is Tremco Vulkem 360NF Waterproof Traffic Deck System. Because of potential adhesion failures on these balconies due to substrate preparation issues, this pull test would determine if the system will fail through adhesion, the bond between the base coat and substrate. It was noted that the concrete surface was devoid of large cavities or existing coatings, and was sufficiently clean for membrane application.			
9.3	While pulling the reinforcement fabric upwards at a 90° angle, the mode of failure for the system was evidently the tensile ripping of the reinforcement fabric (Photos No. 9.2 and 9.3). As the adhesion of the substrate exceeds the cohesion of the system, the mode of failure was not the adhesion of the base coat to the substrate, SEE confirms that the pull test meets requirements for installation.			

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OBSERVATION REPORT

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		
6.8	Drop No. 4: At the bottom of the barrel wall on the north face, there are three locations of exposed steel rebar of the concrete structure. At two locations on the wall face, SEE instructed the contractor to clean the steel to a bright metal finish, prime with a zinc rich primer then apply a patch of polyurethane sealant over and recoat with paint. The third spall located at the drip edge at the base of the barrel wall requires full concrete repair treatment. The concrete should be chipped away from the rusted steel to expose a minimum of 1" all sides. The steel should be cleaned to a bright finish and zinc rich primed, then new overhead concrete patching mortar shall be formed in place. Once secured, the concrete patch can be primed, new acrylic stucco finish laid overtop, and painted to match the walls (Photos No. 6.13 and 6.14).	SP		
7.5	Drop No. 5, Level 4: Spalled concrete and rusted steel reinforcement on the balcony parapet require repair by chipping and patching (Photo No. 7.7).	SP		
7.6	Drop No. 5, Level 5: There are two instances of rusted reinforcing steel on the west face of the balcony. The steel reinforcement on the parapet upstand must be exposed with 1" clear space all around by chipping to remove the surrounding concrete. Concrete patching mortar followed by reapplication of new acrylic stucco finish shall follow. At the balcony soffit, the spalling due to rebar ends shall be repaired by patching, applying new acrylic finish, and repainting (Photos No. 7.8 to 7.10).	SP		

OBSERVER:

Allan Fan, Project Consultant

REVIEWER:

Mark W. Emanuel, P.Eng., Principal

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14154

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STRATA PLAN LMS 280 - CHATEAU COMOX
1272 COMOX STREET, VANCOUVER, B.C.
PHOTOGRAPHS TAKEN BY ALLAN FAN, PROJECT CONSULTANT
ON AUGUST 12, 2019

Photos No. 9.1 and 9.2

August 12, 2019

Photo No. 9.3