

OBSERVATION REPORT

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Project: **Strata Plan LMS 280 - Chateau Comox**
1272 Comox Street
Vancouver, B.C. **File No:** S18-558
Report No: 12

Client: Strata Plan LMS 280 - Chateau Comox **Date:** Sep 26, 2019
c/o Southview Property Management **Weather:** Partly Cloudy,
110 - 7580 River Road 15°C
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
12.1	John Drinkwater, P.Eng. of Spratt Emanuel Engineering Ltd. (SEE) attended the above noted development on September 26, 2019 to conduct a building envelope field review. The following are the observations of the writer while on site (Photos No. 12.1 and 12.2).			
12.2	Work on the remaining section of the east elevation wall is complete and a review was conducted on the final drop of this project on the north elevation at the east corner. Excellent workmanship was observed with no deficiencies noted (Photos No. 12.3 to 12.6).			
12.3	At the main roof level the final remaining painting and caulking tasks are complete or near complete. Perimeter cap flashings, skylights, and the steel elevator maintenance room stair have all been repainted with excellent finish observed (Photos No. 12.7 to 12.9).			

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12.4

At the rooftop, the small alcove below the elevator room had concrete spalling due to a reinforcing bar with insufficient cover. The rusting steel is due to a defect in original construction, a drip edge groove was not cast into the concrete, allowing water to run across the soffit ultimately resulting in rusting of the steel. SEE instructed Spectrum Painting to cut a $\frac{1}{2}'' \times \frac{1}{2}''$ triangular groove 1" back from the wall to serve as a drip edge. The reinforcing steel will be cleaned and primed, and the concrete patched. SEE advised Spectrum that full 1" concrete cover will not be required as the location will be protected from water and due to the steel orientation it is virtually impossible to achieve (Photos No. 12.10 and 12.11).

12.5

SEE advises this project is now substantially complete. Only minor tasks remain which includes demobilization of the final swing stage drop, touch-up painting, and painting of two exterior doors, one at the main roof and one into the back alley.

12.6

In reference to Previously Actionable Item No. 1.5, Spectrum Painting began the concrete repairs and discovered the spalls were due to rebar ends only. The excess length of rebar was trimmed back and the concrete has been chipped to provide minimum 1" depth for a concrete repair patch.

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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	09/26/2019	JD

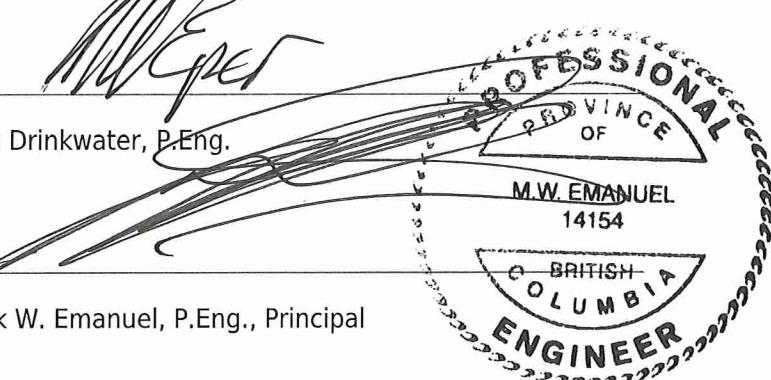
OBSERVER:

John Drinkwater, P.Eng.

REVIEWER:

Mark W. Emanuel, P.Eng., Principal

JD / ke



STRATA PLAN LMS 280 – CHATEAU COMOX
1272 COMOX STREET, VANCOUVER, B.C.
PHOTOGRAPHS TAKEN BY JOHN DRINKWATER, P.ENG.
ON SEPTEMBER 26, 2019



Photos No. 12.1 and 12.2



September 26, 2019



Photos No. 12.3 and 12.4



September 26, 2019



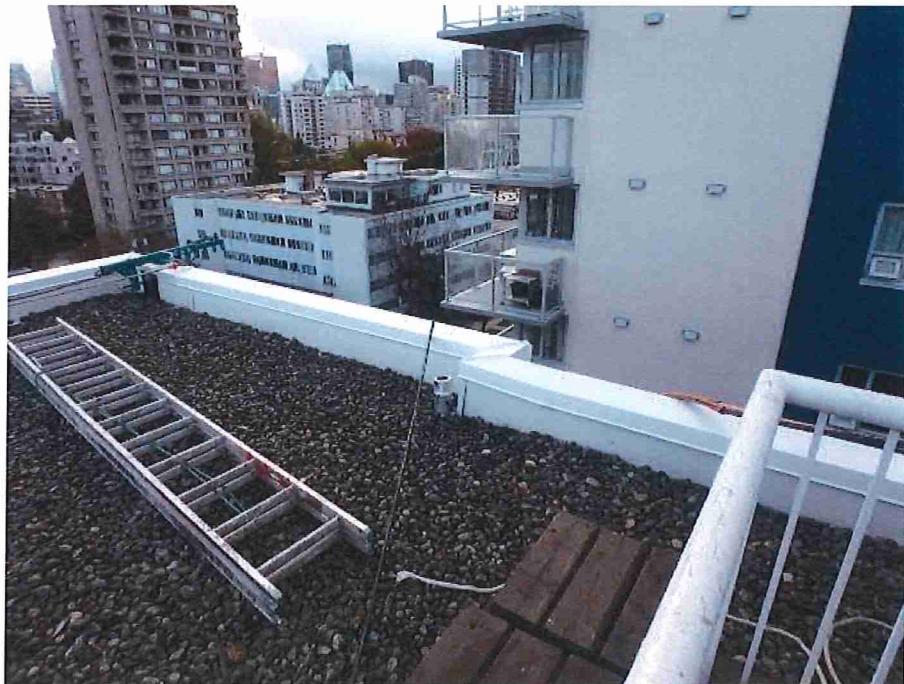
Photos No. 12.5 and 12.6



September 26, 2019



Photos No. 12.7 and 12.8



September 26, 2019



Photos No. 12.9 and 12.10



September 26, 2019



Photo No. 12.11