

OBSERVATION REPORT

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

File No: S18-558

Report No: 13

Date: Nov 8, 2019

Weather: Overcast,
10°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
Chateau Comox Strata Council
Mr. Chris Clark
Mr. Don Davidson
Mr. Kevin Wice

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

Contractor: Spectrum Painting Ltd.

Attention: Mr. Adam Racanelli
Mr. Sam Zukanovic

adam@spectrumpaintingltd.com
sam@spectrumpaintingltd.com

ITEM: Building Envelope Field Review - FINAL

Item	Comment	Action By	Date Cleared	Cleared By
13.1	John Drinkwater, P.Eng. of Spratt Emanuel Engineering Ltd. (SEE) attended the above noted development on November 8, 2019 to perform a final building envelope field review. The writer was met by Mr. Don Davidson of the Strata Council. The following are the observations of the writer while on site (Photos No. 13.1 to 13.4).			
13.2	Council reports that all deficiencies on their list have been cleared by Spectrum Painting. SEE observed that all remaining tools, materials, and equipment related to the painting and caulking have been removed from site and that the building and surrounding areas are clean and tidy.			
13.3	The remaining additional task of caulking the floor line cold joint reveals at the east stair tower are complete with good workmanship observed. The caulking has been smoothly tooled flush with the surrounding building walls (Photos No. 13.5 and 13.6).			
13.4	At the top of the same east stair, the rainwater leader has been reinstalled as requested (Photo No. 13.7).			

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S18-558, Nov 8, 2019, Page 2 of 2

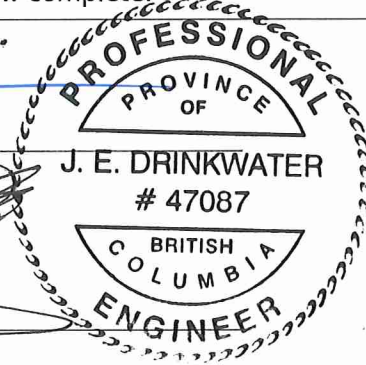
- 13.5 Under separate cover, SEE will forward the approved final draw for this project. All contract and approved extra work is now complete.

OBSERVER:

John Drinkwater, P.Eng.

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 NOVEMBER 8, 2019



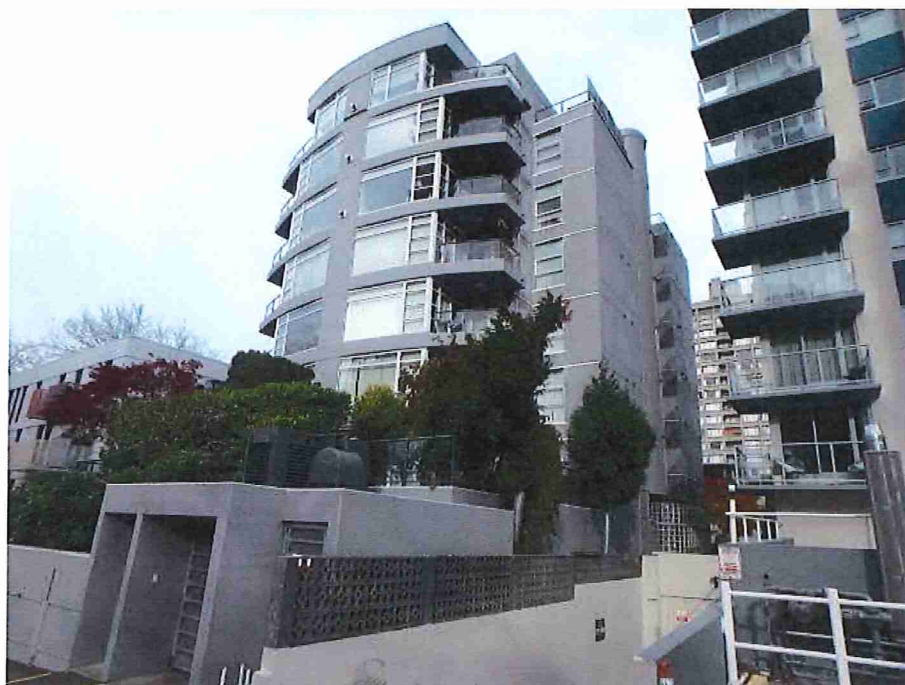
Photos No. 13.1 and 13.2



November 8, 2019



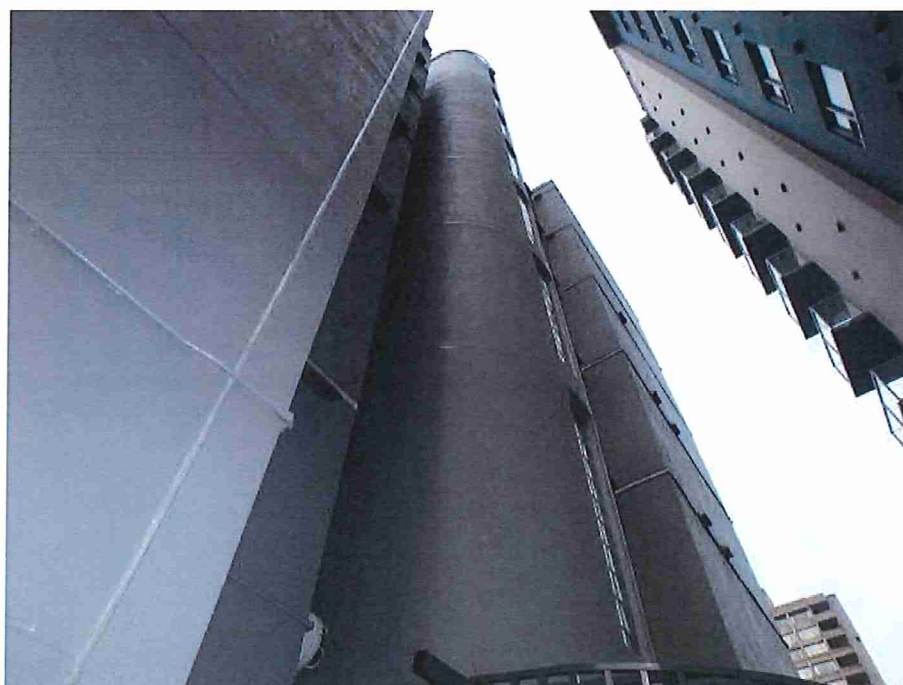
Photos No. 13.3 and 13.4



November 8, 2019



Photos No. 13.5 and 13.6



November 8, 2019



Photo No. 13.7