

OBSERVATION REPORT

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<b>Project:</b>	<b>Strata Plan LMS 280 - Chateau Comox 1272 Comox Street Vancouver, B.C.</b>	<b>File No:</b>	<b>S18-558</b>
<b>Client:</b>	Strata Plan LMS 280 - Chateau Comox c/o Southview Property Management 110 - 7580 River Road Richmond, B.C. V6X 1X6	<b>Report No:</b>	<b>13</b>
<b>Attention:</b>	Mr. Kevin Green Chateau Comox Strata Council Mr. Chris Clark Mr. Don Davidson Mr. Kevin Wice	<b>Date:</b>	Nov 8, 2019
		<b>Weather:</b>	Overcast, 10°C
<b>Contractor:</b>	Spectrum Painting Ltd.		
<b>Attention:</b>	Mr. Adam Racanelli Mr. Sam Zukanovic		

**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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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.

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 NOVEMBER 8, 2019**



**Photos No. 13.1 and 13.2**



November 8, 2019



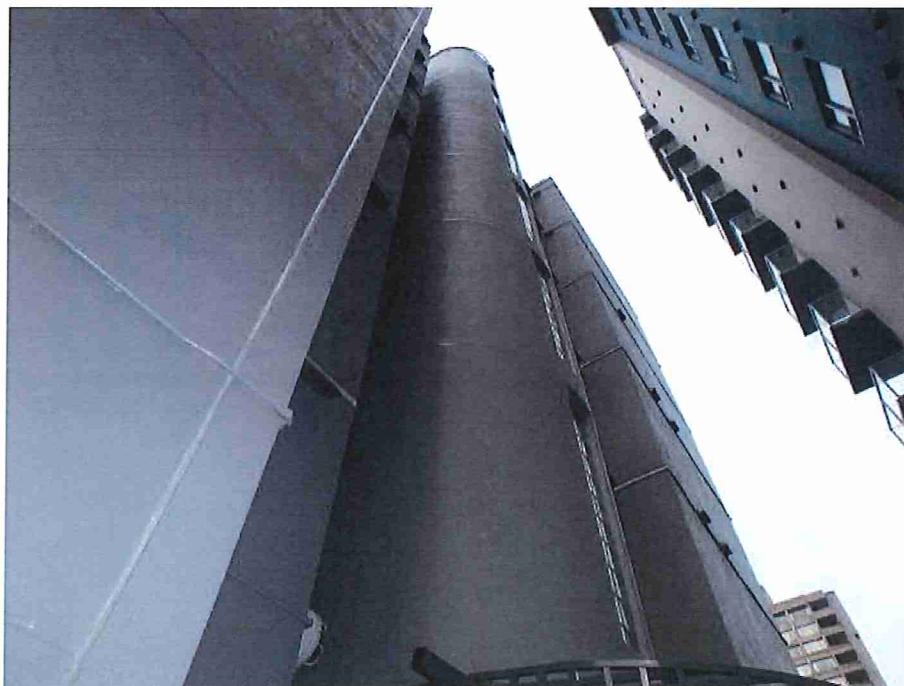
**Photos No. 13.3 and 13.4**



November 8, 2019



**Photos No. 13.5 and 13.6**



November 8, 2019



**Photo No. 13.7**