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Engineering Solutions

March 11, 2007

File: 906-0713-01

Levelton Consultants Ltd.

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Building Science
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Metallurgy and Corrosion
Environmental
Analytical Chemistry
Physical Testing

Ascent Real Estate Management Corporation
2176 Willingdon Avenue
Burnaby, BC V5C 5Z9

Attention: Mr. Ken Dahl, Senior Strata Agent

PROJECT: Mayfair Place
7368 & 7388 Sandborne Avenue, New Westminster, BC

SUBJECT: Follow-up End-of-Warranty-Period Review

Dear Mr. Dahl,

Levelton Consultants Ltd. ("Levelton") has conducted a follow-up of the building envelope end-of-warranty review ("EOWR") performed in 2004 by Levelton at the abovementioned address. The field evaluation was performed by Gordon Guo, EIT, Tim Stubbins, A.Sc.T., and Billy Huet, EIT of Levelton on February 1st and 2nd, 2007.

SCOPE OF SERVICES

Levelton's scope of services as outlined in our **Proposal P06-117** and is repeated here for reference:

1. Review an itemized list, of deficiencies reported by the Builder / Developer as completed. This review will assist in identifying areas requiring particular attention.

2. Identify any outstanding concerns, defects, and deficiencies with the addressed deficiencies.

3. Prepare a Review Report which describes the outstanding defects and deficiencies found (if any), their locations, and suggested corrective actions (where applicable).

4. Issue a copy of the report to the Client for its action and record. Forward a copy of the report to the Builder / Developer for its action (if any).

5. If requested, Levelton can conduct a follow-up field review to ascertain that the deficiencies have been properly corrected (if required).

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OVERVIEW

Stratawest Management Ltd. retained Levelton to conduct a follow-up of the building envelope end-of-warranty review of Mayfair Place performed by Levelton in August 2004. As of February 1st, 2007, Ascent Real Estate Management Corp. has replaced Stratawest Management Ltd. as the property management company for Mayfair Place.

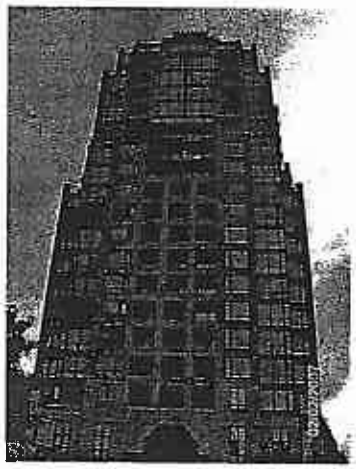
The report entitled *"End of Warranty Review, Mayfair Place, 7368 & 7388 Sandborne Avenue, Burnaby, B.C."* dated August 17, 2004, was reviewed prior to the field review.

The field review comprised of a visual assessment from the ground level, as well as from 10 boatswain chair drops performed at the same locations as in the original EOWR.

CAD drawings are enclosed showing the locations of the boatswain chair drops.

A Table of Photographs is enclosed showing representative conditions observed during this assessment. Examples of the different types of deficiencies are shown in the photographs, but this is not an exhaustive list of deficiency locations.

Tower 1



Tower 2

OBSERVATIONS

The following tables summarize the current observations of the deficiencies identified in the original EOWR and indicate whether they have been corrected or require further attention:

WALLS

Previously Observed Deficiency	Current Observations
Paint peeling on horizontal concrete surfaces, some concrete window sills; blistering balcony coating	Still frequently observed [Photograph 1]
Blueskin exposed	Still frequently observed [Photograph 2]
Brick mortar projecting past shelf angle; mortar droppings in operable windows sashes (upper and lower)	Still frequently observed [Photograph 3]
Concrete crack, voids, spalling; cold-joint efflorescence	Observed more frequently than in previous EWOR [Photograph 4]
Vents with improper sealant / mortar; plugged dryer vents; missing vent cover	Still frequently observed [Photograph 5]
Scuppers flush instead of projecting by 2 inches, negatively sloped, vegetation growing	Still frequently observed [Photograph 6]
Sealant failures, missing at pre-cast concrete sill or interface w/ brick	Still frequently observed [Photograph 7 & 8]

WINDOWS / SILL FLASHINGS /SPANDREL PANELS

Previously Observed Deficiency	Current Observations
Fasteners exposed and corroded	Still observed [Photograph 9]
Flashings negatively sloped, damaged, with holes (not weep holes)	Still frequently observed [Photograph 10]
Window frames damaged, oxidized/stained, operable units do not close properly	Still observed [Photograph 11]
Deflection Header improperly installed; loose mitre corners	Still observed [Photograph 12]
Glazing stops and gaskets loose, not extending to window corner.	Still frequently observed [Photograph 13, 14]

DROP SPECIFIC

Drop	Floor	Previously Observed Deficiency	Status
1	21	Cold joint efflorescence	Still observed
1	21	Spalling concrete above vent cap	Still observed
2	10	~1.5 inch gap between concrete sill and brick cladding	Still observed
2	6	Vegetation growing in scupper, negatively sloped	Still observed
3	4	Sill flashing negatively sloped	Still observed
4		No specific deficiencies	
5	5	Weep hole missing on slab bent, possibly wrongly drilled in deflection cover below	Still observed
6	Roof	Corrosion of access door frame	Still observed
6	7	Missing 1 inch brick underneath vent	Still observed
6	11	Metal screen missing in dryer vent; bird's nest observed	Still observed
7	22	Fireplace vent with non uniform mortar	Still observed
8		No specific deficiencies	
9	11	Corner cap open	Still observed
9	9	Slab bent metal loose	Still observed
9	8	Operable window pane misaligned	Still observed
9	3	Sealant failure at window jamb	Still observed
10	n/a	Fireplace vent with sealant improperly spanned	Still observed

POOL BUILDING AND PARKADE

Previously Observed Deficiency	Status
Tile improperly bonded, delaminated, gaps in grout (shower)	Still frequently observed
Drywall cracked beneath window corners at upper parts of walls	Still frequently observed
Window stools swelling at edge	Resolved
Active parkade leaks (none previously reported)	Few (5 to 10) small leaks reported by resident manager

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SUMMARY OF ADDITIONAL OBSERVED DEFICIENCIES

- Exposed waterproofing membrane at the roof. [Photograph 15]
- More concrete cracking and efflorescence than previously observed on both towers and the pool building.
- Corrosion of brick shelf angles visible on painted surface. Shelf angle ends protruding from the wall. [Photograph 16]
- Mohair gaskets slipping out from the window frames, which decreases the air tightness of the windows. A large number of windows are affected. [Photograph 17]
- Splice panels are loose and not caulked on the metal slab covers. [Photograph 18]
- Missing balcony scupper at Suite 203, Tower 1. Water pools on the balcony because the scupper acts as the only drain for the balcony. [Photograph 19]
- Head of window frame does not rest inside of the deflection channel. [Photograph 20]
- Tower 1, Suite 207: at-grade water ingress causing wood laminate flooring swelling as well as mould at the corner of the walls and window stools. [Photograph 21]
- Pool building: sealant and mortar cracks in the shower stalls; tiles installed directly on paper-faced gypsum wallboard; metal studs corroded at base; extensive paint peeling and water stains on the ceilings and at the sills of the pony-wall windows below the skylight; large ceiling leak beneath the skylight; reported water ingress at the windows and glazed doors of the pool building during heavy wind-driven rain. [Photograph 22, 23, 24]

CONCLUSIONS AND RECOMMENDATIONS

Overall, Levelton observed that the deficiencies identified in the 2004 EWOR are still present. Although not all of the observed deficiencies pose a risk to the long term performance of the building envelope, it would be prudent to correct them to help ensure the long-performance of the building envelope. In addition to addressing the abovementioned deficiencies, Levelton recommends that a routine maintenance program be implemented at the building involving boatswain chairs drops to periodically inspect the exterior of the building envelope for new defects and take prompt corrective action, such as in the case of the renewal of caulking.

In this review, Levelton observed signification deterioration in the pool building related to water ingress at the walls and around the skylight. Levelton recommends that a detailed building envelope condition assessment be performed on the pool building, including exploratory openings, to determine the extent of water penetration and damage and to recommend appropriate remedial action.

In addition, Levelton observed at-grade water penetration issues in Suite 207 of Tower 1, which has resulted in mould growth on parts of the interior walls. Levelton recommends that a detailed specific problem investigation be performed with respect to the at-grade water ingress problems affecting suites and recommend appropriate remedial action.

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Please do not hesitate to contact us to discuss.

Yours truly,

LEVELTON CONSULTANTS LTD.

Per: Gordon Guo, EIT
Building Science Division

Reviewed by:

PROFESSIONAL ENGINEER
13 MAR 07
J. L. P. M. BUSQUE

Per: Pierre-Michel Busque, P.Eng.
Building Science Division

G:\PROJECT_2006PROJECTS\0906-0713-01 Mayfair Place (EOW)\01\9_Final_Report\LE01-906-0713-01.doc

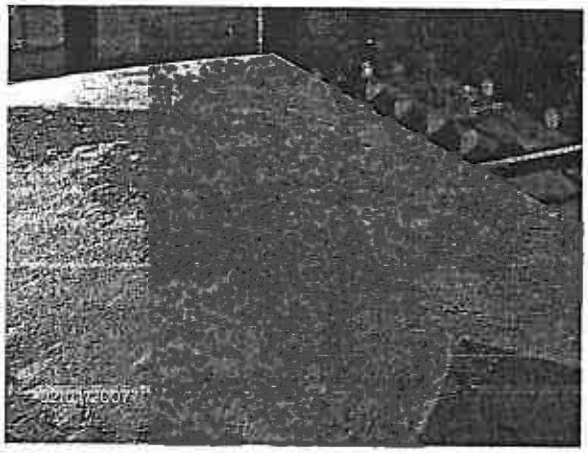
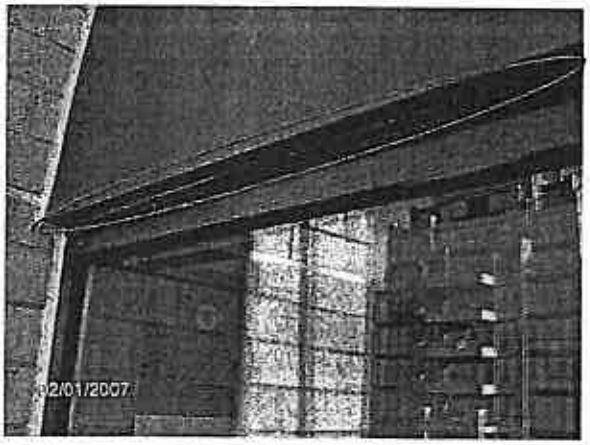
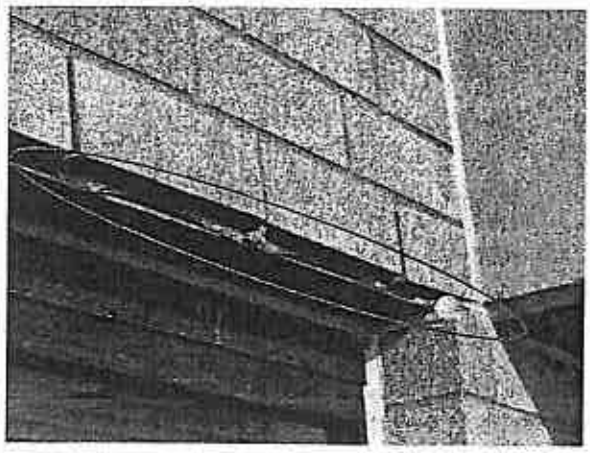
PHOTO NO.	MAYFAIR PLACE – 7368 & 7388 SANDBORNE AVENUE, BURNABY, B.C. (Exemplary photographs provided for each type of deficiency; not an exhaustive list of deficiency locations)	
1		Deteriorated coating on horizontal concrete surfaces.
2		Blueskin exposed
3		Mortar projecting out from the shelf angle.

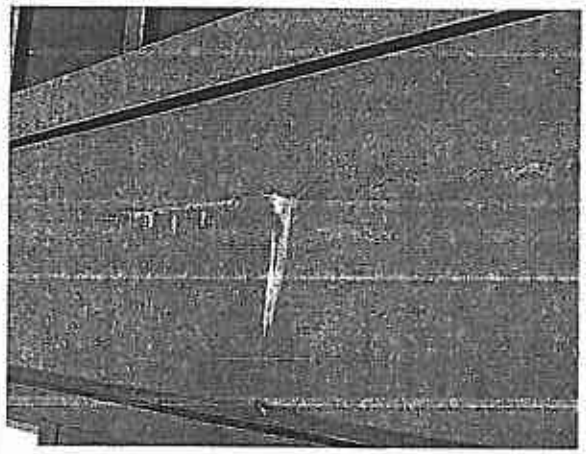
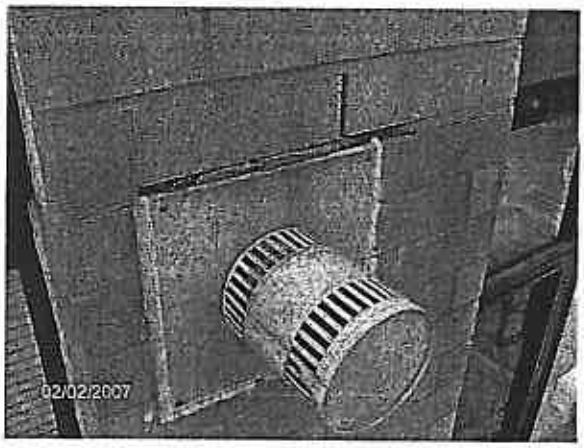
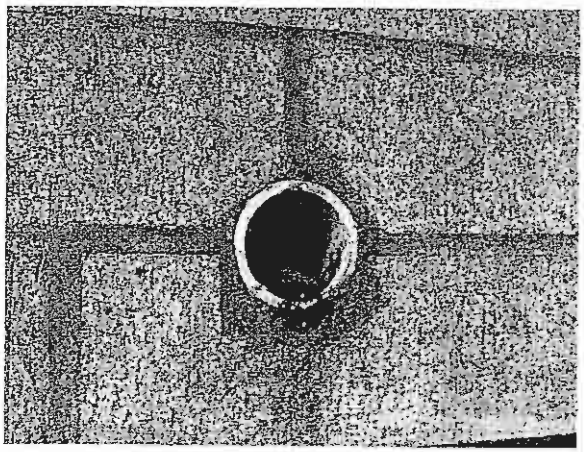
PHOTO NO.	MAYFAIR PLACE – 7368 & 7388 SANDBORNE AVENUE, BURNABY, B.C. (Exemplary photographs provided for each type of deficiency; not an exhaustive list of deficiency locations)	
4		Concrete cracking and efflorescence.
5		Improper sealant around vents.
6		Scupper installed flush instead of projecting from wall. Moss/algae growth.

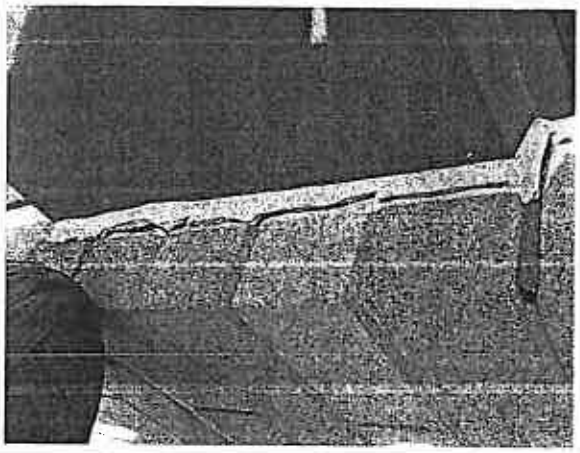
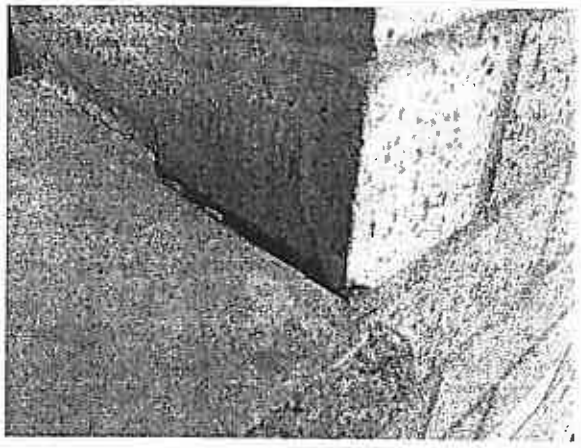
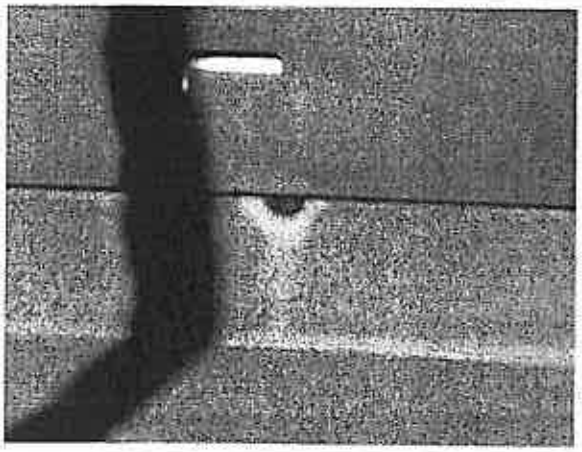
PHOTO NO.	MAYFAIR PLACE – 7368 & 7388 SANDBORNE AVENUE, BURNABY, B.C. (Exemplary photographs provided for each type of deficiency; not an exhaustive list of deficiency locations)	
7		Sealant failure.
8		Missing sealant.
9		Exposed sill flashing fastener, corroded.

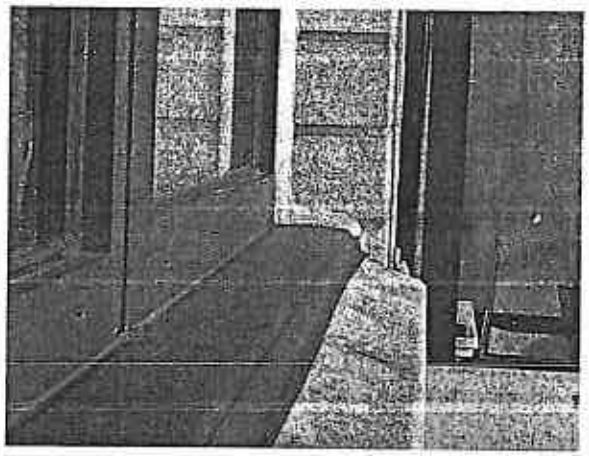
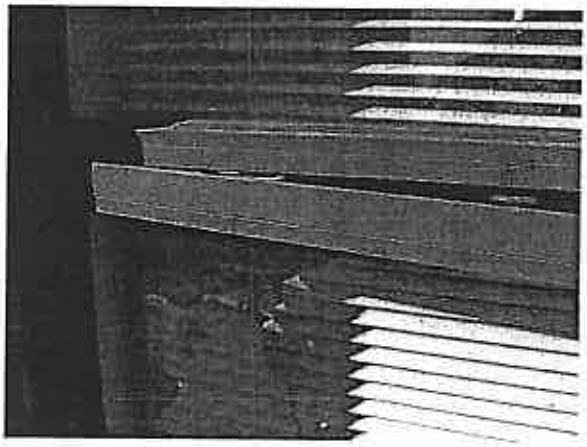
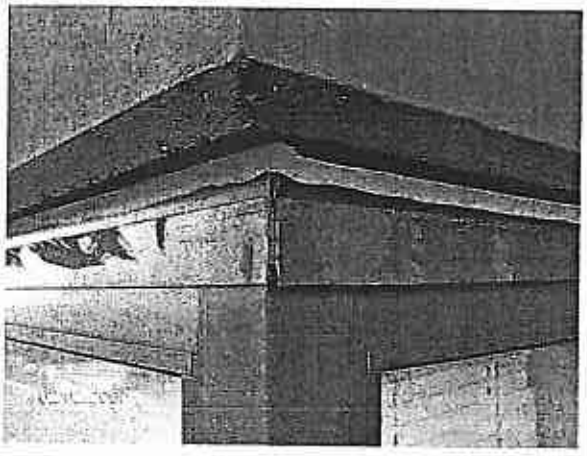
PHOTO NO.	MAYFAIR PLACE – 7368 & 7388 SANDBORNE AVENUE, BURNABY, B.C. (Exemplary photographs provided for each type of deficiency; not an exhauslive list of deficiency locations)	
10		Back-sloped window sill flashing.
11		Operable sash does not close properly.
12		Deflection channel mitre corner open with Blueskin exposed.

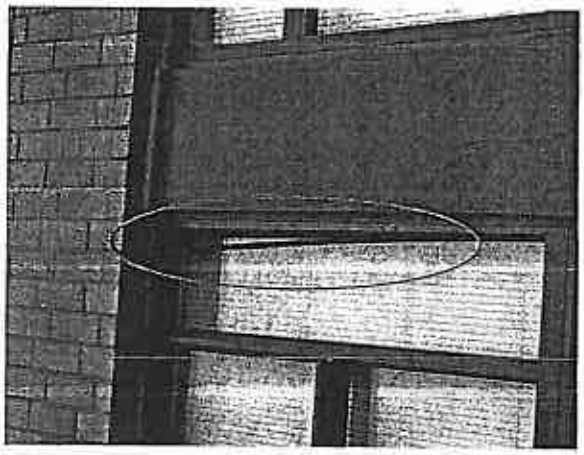
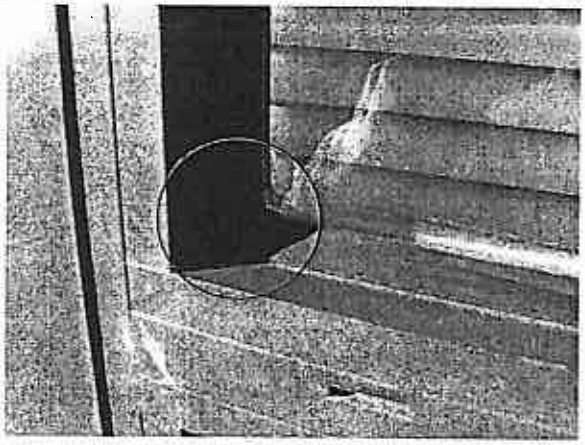
PHOTO NO.	MAYFAIR PLACE – 7368 & 7388 SANDBORNE AVENUE, BURNABY, B.C. (Exemplary photographs provided for each type of deficiency; not an exhaustive list of deficiency locations)	
13		Glazing stop displaced.
14		Gasket not extending into the corner of the of the window glazing.
15		Exposed waterproofing membrane.

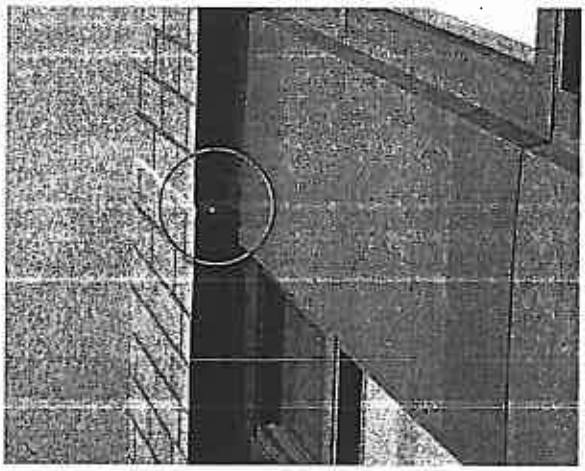
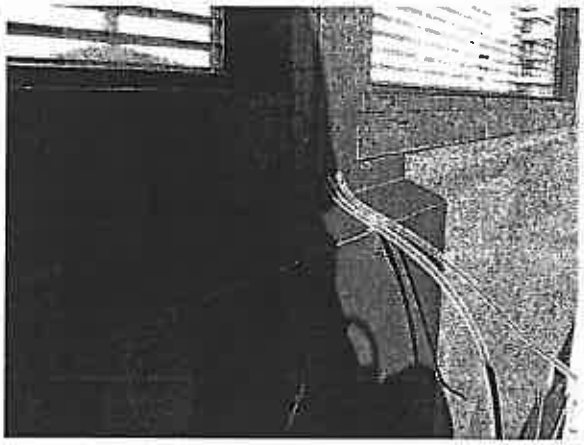
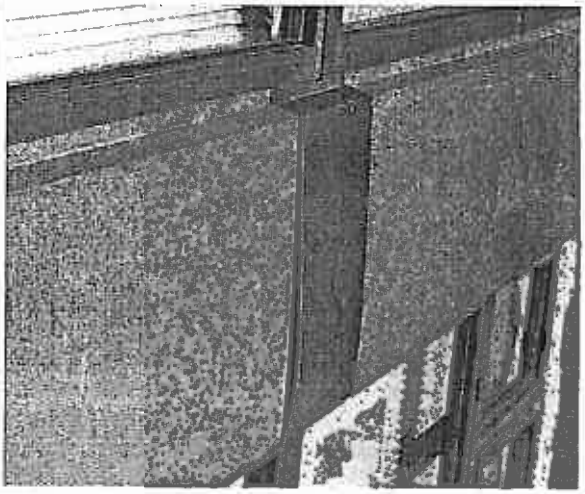
PHOTO NO.	MAYFAIR PLACE – 7368 & 7388 SANDBORNE AVENUE, BURNABY, B.C. (Exemplary photographs provided for each type of deficiency; not an exhaustive list of deficiency locations)	
16		Protruding brick shelf angle.
17		Mohair gaskets slipping out of the operable sashes.
18		Splice panels of the metal slab covers loose and unsealed.

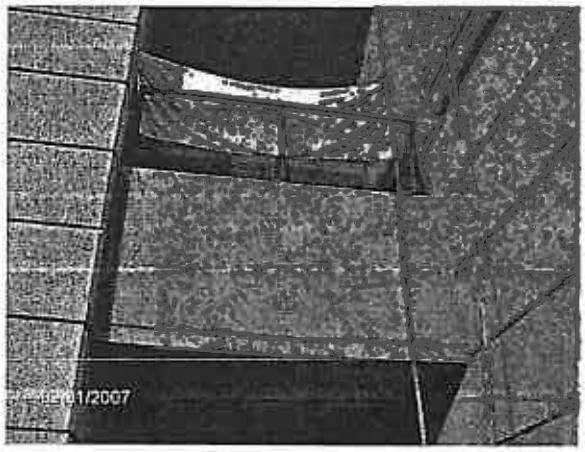
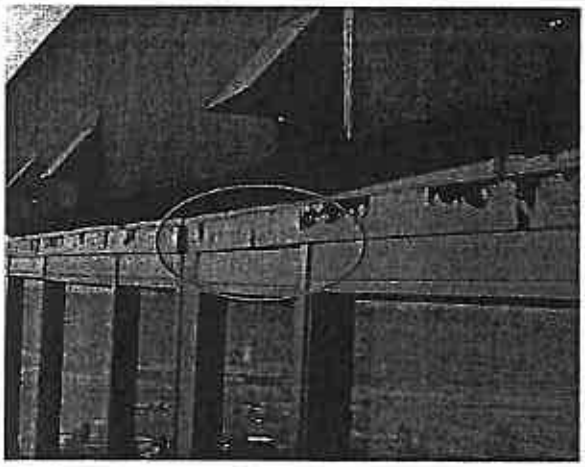
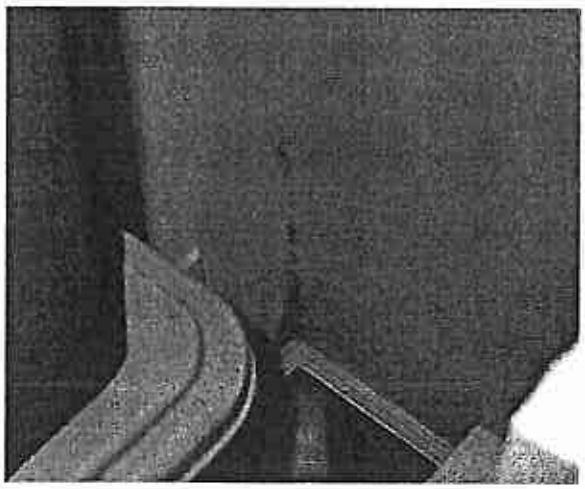
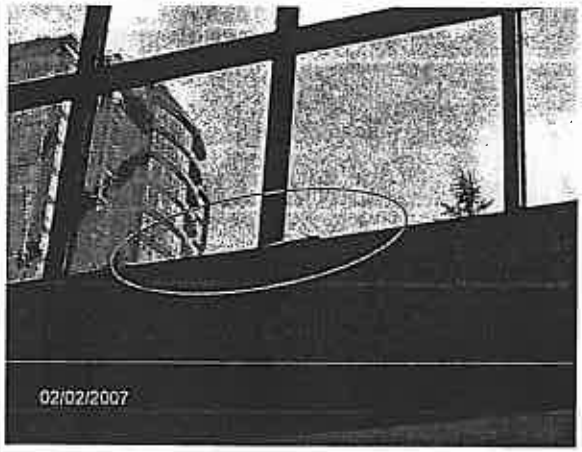
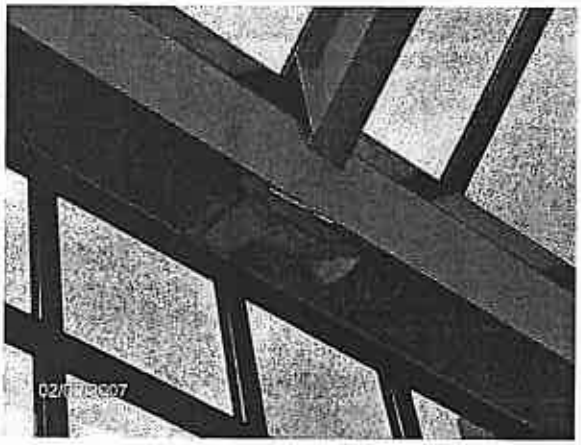
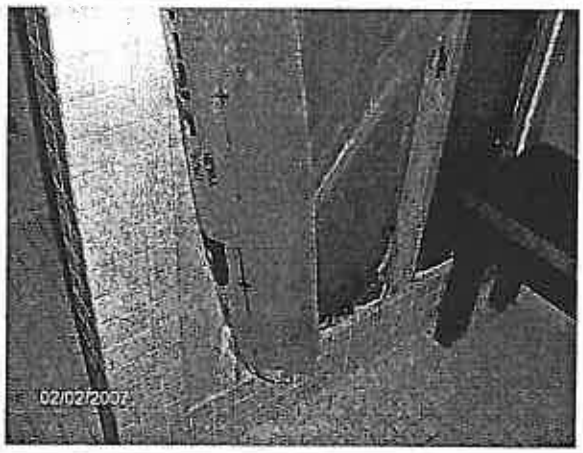
PHOTO NO.	MAYFAIR PLACE – 7368 & 7388 SANDBORNE AVENUE, BURNABY, B.C. (Exemplary photographs provided for each type of deficiency; not an exhaustive list of deficiency locations)	
19		Missing balcony scupper at Suite 203 of Tower 1. The occupant reported pooling water on this balcony due to the absence of drainage (which is normally provided by the scupper).
20		Window frame does not rest inside the deflection channel. Drop 10, 22nd floor.
21		Tower 1, Suite 207 Mould at corner of the wall at the base as a result of at-grade water ingress problem.

PHOTO NO.	MAYFAIR PLACE – 7368 & 7388 SANDBORNE AVENUE, BURNABY, B.C. (Exemplary photographs provided for each type of deficiency; not an exhaustive list of deficiency locations)	
22		Pool building: peeling paint at sill of upper pony wall windows.
23		Pool building: significant water damage near the base of one of the skylight rafters.
24		Pool building: view through existing opening in the drywall showing deteriorated gypsum wallboard. Corrosion of the metal studs was also observed.

END OF WARRANTY REVIEW
MAYFAIR PLACE
7368 & 7388 SANDBORNE AVENUE,
BURNABY, B.C.

Prepared for:

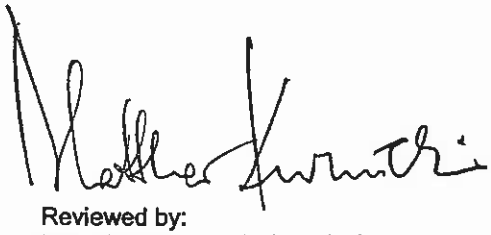
Strata Plan BCS 40- Mayfair Place
c/o Stratawest Management Ltd.
202-224 West Esplanade
North Vancouver, B.C.
V7M 1A4

Attention: Mr. Garth Cambrey

Prepared by:

Levelton Consultants Ltd.
150 - 12791 Clarke Place
Richmond, B.C.
V6V 2H9

Prepared by:
Per: Elizabeth Pytlewski, P.Eng.
Building Science Division



Reviewed by:
Per: Matthew Kurnicki, MAIBC
Building Science Division

August 20, 2004

File: 904-0596-01

EXECUTIVE SUMMARY

On June 28 and 29 2004, Levelton Consultants Ltd. conducted an End of Warranty Review of the building envelope at Mayfair Place, located at 7368 and 7388 Sandborne Avenue, Burnaby, B.C. The specific problem investigation related to the problems reported by the Owner of Unit 207 - Tower 2 was conducted on July 20,2004 and August 6, 2004.

A visual review of the walls, windows, doors, flashings, sealants, and vents was conducted from ground level. Upper levels of the building were reviewed using binoculars. The low sloped roofs were also reviewed.

Ten boatswain's chair drops were performed at the following locations:

- Drop 1-Tower 1 on the East Elevation
- Drop 2-Tower 1 on the East Elevation
- Drop 3-Tower 1 on the East Elevation
- Drop 4-Tower 1 on the East Elevation
- Drop 5-Tower 1 on the East Elevation
- Drop 6-Tower 1 on the North Elevation
- Drop 7-Tower 2 on the North Elevation
- Drop 8-Tower 2 on the North Elevation
- Drop 9-Tower 2 on the South Elevation
- Drop 10-Tower 2 on the West Elevation

During our review several deficiencies were observed and they are discussed in Section 2 of this report. This report describes the types of defects and deficiencies found, example locations, and suggested corrective actions. Most of the observed deficiencies were not limited to specific locations but rather systematically recurred on both towers. Therefore our recommendations for maintenance, repairs or renewal are not limited to the boatswain's chair drop locations.

The End of Warranty Review scope of work does not include analysis of the specified wall and roof assemblies or materials used but describes deficiencies and defects which may exist or have developed since the completion of the project.

Architectural drawings provided for our review did not include window shop drawings and all details at cladding penetrations and interfaces. The Owners should arrange for review of the as-build window wall shop drawings in order to verify the suitability of the drainage of the window wall and curtain wall system and of other details.

In addition to deficiencies observed by Levelton and described below, the Common Property Deficiencies List is enclosed under Appendix E of this report as a reference material. This list is regularly updated. As of February 28, 2004 most of the deficiencies reported were still outstanding.

A standard resident questionnaire was distributed between the Owners. One hundred and twenty questionnaires in total were returned from two towers (fifty-seven from Tower 1 and 63 from Tower 2). Deficiencies reported by the Owners are discussed under Section 1.4 of this report.

Levelton recommends that all deficiencies observed and reported by Levelton or the Owners will be attended to in order to promote the good performance of building envelope in the future. The nature and urgency of repairs varied depending the location and their type. Deficiencies related to active water or moisture ingress should be promptly attended to prevent damage to wall and floor assemblies.

Levelton recommends that a Maintenance and Renewal Manual be prepared for The Mayfair Place complex and that regular maintenance should be carried out in accordance with the maintenance schedule provided in the Manual.

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APPENDICES

1. INTRODUCTION

1.1 TERMS OF REFERENCE AND REPORT ORGANIZATION

Levelton Consultants Ltd. was retained by Stratawest Management Ltd. on behalf of the Owners of Strata Plan BCS 40 to conduct the End of Warranty Review of the Building Envelope at The Mayfair Place complex, located at 7368 and 7388 Sandborne Avenue, Burnaby, B.C.

Section 1 of this report provides general information regarding the complex and the scope of this review.

Levelton's observations for the End of Warranty Review of the building envelope components are summarized in Section 2. The section is organized by building component categories (e.g. cladding, windows, roof, etc.). Throughout Section 2, recommendations for the repair of the observed deficiencies have been written in **bold** letters at the end of each section for easy reference.

Annotated photos documenting some of the observed deficiencies are contained in **Appendix B.** The plan drawing showing the locations of the boatswain's chair drops is included in **Appendix C.** For clarification of some of the terms used throughout the report a Glossary of Terms is attached in **Appendix D.** Miscellaneous documents provided to Levelton are contained in **Appendix E.**

1.2 SCOPE OF THE END OF WARRANTY REVIEW OF BUILDING ENVELOPE

The End of Warranty Review was conducted as outlined in the proposal P04-086 dated April 8, 2004, contained in **Appendix A** with the following additions:

- An occupant questionnaire was circulated between all Owners. Deficiencies reported by the Owners are summarized in this report. Several units were reviewed and our comments and findings related to building envelope are included in Section 2 of this report.
- The walls in the steam room and shower stalls in the pool area were reviewed as requested.
- The specific problem investigation related to the problems reported by the Owner of Unit 207 - Tower 2 was conducted.

Levelton conducted a building envelope review at Mayfair Place on June 28 and 29 2004. The additional investigation related to Unit 207 was conducted on July 20,2004 and August 6, 2004. The weather was sunny and temperatures ranged from 19 to 23°C. Levelton's services included a visual review of exterior walls, balconies, windows, flashings, sealants, at grade conditions and roofs.

Architectural drawings provided for our review did not include window shop drawings or any details of cladding penetrations and interfaces. Therefore, during visual review on June 28 and 29 2004, we were not able to confirm whether the wall and roof assemblies were constructed as designed. Levelton's comments regarding observed deficiencies are based on our experience with similar projects and cladding systems.

Levelton's visual assessment focused on identifying any defects or deficiencies that may have developed since the completion of the project and which now require maintenance or repair. The scope of our investigation was not intended to review all locations of each detail throughout the

complex. Instead, representative samples of typical details were reviewed. The selection of details for review was based on Levelton's previous experience with this type of project.

Levelton has prepared this report solely for the use of their Client. Levelton accepts no responsibility for damages suffered by third parties as a result of decisions or actions based on this report. Levelton does not claim to have uncovered all of the deficiencies or defects during this review.

1.3 Building Descriptions

The Mayfair Place complex consists of two, 22-storey residential concrete towers, and the swimming pool building connecting both towers. Each tower contains 118 apartments. The Mayfair Place complex was designed by Lawrence Doyle Architect Ltd. The general contractor for this complex was Station Hill Development Corporation. The project was substantially completed in August 2002.

Exterior walls are of three sorts: concrete or steel stud walls clad with brick veneer, window walls with metal panels at the slab face, and curtain wall and storefront windows at the entrance or ground floors of each building. The "punched" windows in concrete or brick clad walls are aluminum frame, double-glazed units.

The low slope roofs are constructed as inverted roofing systems. A liquid, cold-applied elastomeric membrane protects the low slope roofs and decks. Gravel ballast or concrete pavers were laid over a filter fabric, which covers roof/deck insulation.

Balconies or decks are provided for each unit. They have top-mounted aluminum railings with a baked enamel finish. Concrete balconies are covered with liquid applied waterproofing membrane. Decks are constructed as an inverted roofing system.

Based on the interior review of one typical unit, heating is provided by baseboard heaters. The bathrooms are equipped with continuously operating fans. Kitchens have manually operated exhaust fans.

The Mayfair Place complex is located in a southern part of Burnaby. The Mayfair Place complex is part of larger development which is bordered by Station Hill Drive on the north side, Sandborne Avenue on the south side, Station Hill Drive on the west Side and Southpoint Avenue on the east side. The property has a significant gradient slope from the east to west. Entrance to the complex is from Southpoint Avenue.

Based on the architectural drawings typical exterior walls and roof assemblies are constructed as follows:

BRICK CLAD WALLS (from inside to outside):

- ½ inch gypsum wallboard
- 6 mil polyethylene vapour barrier
- 6 inch structural steel studs at 16 inch on centres
- Fiberglass batt insulation
- 1 layer ½ inch exterior drywall
- 2 layers of building paper
- 1 ½" air space
- Brick veneer

STUCCO CLAD WALLS (from inside to outside):

- ½ inch gypsum wallboard
- 6 mil polyethylene vapour barrier
- 6 inch steel studs at 16 inch on centres
- Fiberglass batt insulation
- 1 layer ½ inch moisture resistance exterior drywall
- 2 layers of building paper
- 7/8" vertical furring channels
- Elastomeric finish stucco on metal lath

CAST-IN -PLACE CONCRETE WALLS (from inside to outside):

- ½ inch gypsum wallboard
- 6 mil polyethylene vapour barrier
- 3-5/8 inch steel studs at 16 inches on centre
- Fiberglass batt insulation
- Reinforced cast-in-place concrete
- Liquid applied air barrirer
- Brick veneer with 1 ½" air space between the brick and concrete

ROOF ASSEMBLIES (from outside to inside):

- Gravel ballast
- Filter fabric
- Rigid insulation (R-20)
- Waterproofing membrane
- Concrete deck

1.4 Summary of Results of Occupant Questionnaire

A standard resident questionnaire was distributed to each unit in both towers. One hundred and twenty questionnaires in total were returned (fifty-seven from Tower 1 and 63 from Tower 2). The 120 returned questionnaires represent over 50% of all distributed questionnaires. The reported problems were as follows:

- Water ingress related problems or water stains on the drywall were reported in 26 questionnaires (8 at Tower 1 and 18 at Tower 2). Many of the stains were reported on the ceiling at the dryer vent duct locations.
- Condensation on the windows was reported in 13 questionnaires (4 at Tower 1 ; 9 at Tower 2).
- Water pooling on a balcony deck was reported in 15 questionnaires (9 at Tower 1, 6 at Tower 2).
- Miscellaneous problems were reported in 24 questionnaires (8 at Tower 1 and 16 at Tower 2). They were as follows:
    - The Owners of Unit 206-Tower 1 reported that water draining over balcony edge lands directly on deck/patio.

- The Owners of Unit 206-Tower 1 reported water ingress into the unit at the wall base in the Living Room. Wetness of the carpet is noted by the Owners during the cold season.
- The Owners of Unit 402-Tower 1 reported that balcony door does not close properly.
- The Owners of Unit 408-Tower 1 reported that water from the drain/scupper located over the ground floor patio is draining directly on the deck/patio.
- The Owners of Unit 604-Tower 1 reported stains on the underside of their balcony.
- The Owners of Unit 1401-Tower 1 reported discoloration on the metal cladding.
- The Owners of Unit 1703-Tower 1 reported a draft from their living room window, condensation around dryer vent and water stains on the balcony ceiling.
- The Owners of Unit 201-Tower 2 reported several cracks on the exterior wall and unsealed hole above an electrical outlet.
- The Owners of Unit 205-Tower 2 reported absence of metal flashing at the wall base.
- The Owners of Unit 207-Tower 2 reported absence of damproofing and metal flashing at the wall base.
- The Owners of Unit 208-Tower 2 reported sunken patio pavers around columns.
- The Owners of Unit 303-Tower 2 reported a draft from their living room window.
- The Owners of Unit 807-Tower 2 reported over-sprayed paint on the cladding from a touch-up of the metal flashing.
- The Owners of Unit 808-Tower 2 reported cracks on the exterior walls and stains on the underside of their balcony.
- The Owners of Unit 1106-Tower 2 reported cracks on the exterior walls.
- The Owners of Unit 1201-Tower 2 reported stains on the underside of their balcony.
- The Owners of Unit 1403-Tower 2 reported that dryer vent screens were plugged with lint and that paint was peeling from dryer hoods.
- Several of the Owners reported problems with fastening of metal panels. A few metal panels came loose after a severe storm and were later refastened (17^{th} -19^{th} floor –Tower 1) according to information and documents provided. The panels were installed by window wall installers sub-contracted by general contractor Metro-Can Development. As shown on Allied Windows' drawings (attached to September 30, 2003 field review report provided by structural engineers Layton Consulting Ltd.) the panels that came loose were to be refastened. The fasteners should be installed at the lower edge to the deflection header from outside and the holes in the panels should be protected with plugs @ 16"O.C. Levelton's observations and comments regarding fasteners and window walls are provided in Section 2 of this report.

2. CONDITION OF BUILDING ENVELOPE COMPONENTS AND RECOMMENDATIONS FOR DEFICIENCY REPAIRS

2.1 WALLS

The exterior walls were reviewed from the ground level and using the boatswain's chair.

BRICK VENEER CLAD WALLS

Several deficiencies were identified during our review. They are as follows:

- Brick mortar was projecting past the shelf angle in several locations throughout the project (especially at drop 1, 2, 3 and 4- Photo 7).
- Unprotected 1 ½" gap between the concrete sill and brick cladding was observed at Drop # 2 – Tower 1 East Elevation (Photo 10).
- Balcony scupper was flush with brick cladding at several locations. As a result of this kind of termination, staining on brick cladding has occurred (Photo 15). As specified on the detail drawing the in-slab scupper drain should project 2" past the cladding face.
- Sealant was not provided at the concrete sill or at the brick-cladding interface (Photo 16).
- A thin brick (1" thick) placed without mortar was observed underneath the vent at drop 6. The person conducting the review removed the loose brick for safety reasons (Photo 23). The missing or loose bricks should be properly reinstalled.
- Sealant was not provided at the head of the fireplace vent cover. Mortar joints was not uniformly applied at the 22nd Floor, Tower II, North Elevation, Drop #7 (Photo 24).
- Sealant was not properly spanned between the brick and the fireplace at the head of the fireplace vent cover West Elevation – Tower 2, Drop #10 (Photo 44).
- Exposed Blueskin was observed at several locations (Photos 6, 17 and 31).
- Mortar droppings were observed on the operable window sashes at several locations (Photo 33). They obstruct proper operation of the window.

WINDOW/SPANDREL WALL:

Window shop drawings were not provided for our review prior to the field investigation. The detail drawings for the sill and head of the fixed lite only, were provided to Levelton with miscellaneous correspondence on August 6, 2004 (contained in Appendix E). According to these drawings window walls were manufactured by Allied Windows. The drawings provided did not indicate the type of fasteners or their spacing. As shown on the drawings the fasteners were not supposed to be exposed to any weather elements. However, they are located in the moisture drainage path. Levelton did not perform any destructive testing to confirm the actual make-up of the window wall assemblies. In several locations the sill flashing was temporarily lifted to confirm the presence of specified self-adhered membrane (SAM).

Several deficiencies were identified during our review. They are as follows:

- In many locations fasteners were not overlapped with the rebate flange of the window sill contrary to the drawings and as described by structural engineer Layton Consulting Ltd. in their field review report dated September 30, 2003 (contained in Appendix E). The fasteners were fully exposed to weather elements. None of the documents provided to Levelton included specification for the screws used to attach slab band panels. In several locations the corrosion of the Tex screws used to attach slab band panels was observed (Photo 36). Levelton is of the opinion that the fasteners used to secure slab cover panels should be resistant to corrosion. The stainless steel fasteners are recommended for the entire window wall system.
- Mohair gaskets sticking out from the window frame were observed at several locations (Photo 8).
- An unsealed holes in the panels or metal flashing were observed in several locations (Photos 20 and 36). Protection of unspecified holes in metal panels or flashing is recommended for the entire window wall system.
- Separation of the deflection header at the miter corner was observed at many locations (Photo 18).
- Weep holes were not provided at the underside of the slab band metal panel at the 5th floor of the East Elevation (Photo 20).
- Vinyl glazing stops were terminated away from the window corners. Many of the vinyl stops in other locations were not well fitted or they were too loose. As shown on Photo 5 loose glazing stops can fall out.
- Exposed Blueskin and a negative slope on the sill flashing was observed at Drop #4 – Tower I East Elevation, 4th Floor (Photo 22).
- The sill flashing sloped towards the building at several locations (Photos 17 and 22). At the windowsill of Unit 502, in addition to the reverse slope, the unsealed punctures in the upstand leg of the flashing were observed. The condition of the membrane at the flashing penetration location is not known. Water ingress into the wall assembly can occur if there are any voids in the membrane due to reverse slope of the flashing.
- Improper splice cover installation at the slab band was observed at several locations (Photo 26). The splice cover was not tightly installed over the metal panels, consequently water could penetrate behind the panels.
- An improperly positioned, partially open corner cap was observed at the slab band at the South Elevation of Tower 2 on the 11th Floor, Drop #9 (Photo 32). Water ingress behind cladding can occur.
- Corrosion of screws and minimal overlap of the window and slab panels was typically observed (Photos 36 and 37).
- Slab band metal panels were proud from the window frame around Suite 801 at Tower 2 on South Elevation (Photo 39).

- Vinyl gaskets terminating away from the window corner were observed in several locations (Photo 38).
- A misaligned window vent was observed at the 8th floor, South Elevation - Tower 2 (Photo 40).
- Failure of sealant was observed at the window jamb on 3rd floor, South Elevation, Tower 2 (Photo 41).
- Upper edges of operable sashes were not tight when closed indicating that the sash is warped. Water appears to be entering at the window head and draining at the bottom. The Owner of Unit 1703-Tower 2 reported an air leakage from the living room window on windy days.
- Staining and/or oxidation on the metal components of the window wall system was observed at many locations especially at the window head (Photo 20). This could be an indication that water ingress has occurred.
- Separation at the miter corner of the deflection header was observed at several locations (Photo 18).
- A missing screen was noted at the metal panel base on the North Elevation of Tower 2 (11th floor) as evident from Drop 6 (Photo 21). A bird's nest was observed behind a rubber flap.
- Damaged metal flashing or window frames were observed in several locations. One of them was on the East Elevation, Tower 1 (24th floor) as evident from Drop 3 (Photo 13).
- The sill flashing sloped towards the building at several locations

CAST-IN -PLACE CONCRETE WALLS/SLAB AND PRE-CAST CONCRETE SEALS:

Our observations are as follows:

- Efflorescence leaching from cold joint was observed at 21st floor, East Elevation – Tower 1 (Photo 3).
- Spalling of the concrete at the slab band was observed at 21st floor, East Elevation – Tower 1 (Photo 4).
- Absence of sealant at the concrete sill and brick-cladding interface was observed at 9th floor, East Elevation- Tower 1 (Photo 16).
- Failure of a caulking joint at the concrete sill was observed at many locations (Photo 14).
- Cracks in cast-in place concrete walls were observed in several locations (Photo 62).
- Voids in the concrete window sill were observed (Photo 43).
- Staining on the concrete wall was observed at the swimming pool building (Photo 66). It appears that the walls were painted to repel moisture and to resist staining. Sealant was generally provided and well bonded at concrete and window wall interfaces.

- Dryer vents in the concrete slab were partially plugged in several locations. As reported by several Owners, condensation occurs on the vent cover and drips down on balcony on the floor. Staining on the balcony slab was observed at some balconies. The Owner of Unit 1402-Tower 2 removed the dryer duct cover to allow for better discharge of moist air (Photo 56). However the duct's termination should not be left unprotected as insect or birds could enter the duct.

- Staining on the ceiling at the dryer vent duct locations was reported by several Owners and observed by Levelton at Unit 1402-Tower 2 (Photo 57). Minor yellowish staining of the ceiling in the living room not in line of the dryer vent ducting was observed at Unit 1603- Tower 2 (Photo 61). The cause of the staining was not identified.

Recommendations:

- **Request the window wall as-built shop drawings to confirm the adequacy of drainage provisions and of other details.**

- **Correct all deficiencies related to the cladding as listed above.**

- **Arrange for the review of the performance of dryers, ducting, and vents with respect to condensation problems. Modify the existing system to eliminate the in-slab condensation problems that result in staining of the ceiling and on the balcony floor and the underside of the balcony.**

- **Correct the reverse slope on the sill flashing and seal all unsealed openings that do not perform the function of weep holes in the window wall system.**

- **Change exposed fasteners to stainless steel & seal.**

2.2 "PUNCH" WINDOWS AND DOORS

Windows and patio doors at the Mayfair Place complex are aluminum framed and are glazed with sealed insulating units. Randomly selected windows and patio doors were visually reviewed. The deficiencies are as follows:

- Sealant was generally well bonded at the window and concrete wall interfaces. However, in several locations on Drops 1 and 4, localized sealant failure was observed at the concrete pre-cast sills (Photo 14).

- Staining was observed on window and patio door frames in several locations (Photos 37 and 48). This is usually an indication that moisture has been retained within the assembly for long periods of time.

- Damaged window frames and flashings were observed (Photos 13, 27).

- Mortar droppings debris on top of the window sash were observed at Drop #9 – Tower 2, South Elevation. Mortar droppings prevent proper drainage and operation of the opening sashes.

- Poor Blueskin membrane installation and improper membrane termination (without mastic) was observed at the Tower II South Elevation, Drop #9 (Photo 42).
- Lap of the sill flashing was only one inch at the window located at the Tower I Unit 206 (Photo 48). The peel 'n stick membrane applied underneath the flashing was not terminated with mastic. The water can be driven by the rain underneath the flashing and membrane if the membrane is not well bonded to the substrate at the termination line. The backer rod and caulking were shown on drawing A.9.5 to be installed underneath the flashing.
- Oxidation on the window frame was observed at the swimming pool building (Photo 66).
- Corrosion of the metal frame at the roof access door was observed the East Elevation- Tower 2 (Photo 65).
- Peeling of the paint on the window stools was observed by Levelton and was reported by several Owners in questionnaires. Peeling of the paint may be caused by the condensation of moisture dripping from glass panes during the cold season.
- The sill flashing sloped towards the building at several locations.

Recommendations:

- **Clean the oxidation from window frames at the swimming pool building. Assure that the interior seal between the window and the wall is provided to prevent moist air leakage to the outside to prevent future staining.**
- **Clean the corrosion from door frame at the roof level, prime and paint with rust resistant paint, install sealant between the frame and concrete wall.**
- **Review and clean all windows and patio doors as a part of regular maintenance. Check and clean weep holes and adjust hardware to assure proper function/ operation.**
- **Rectify deficiencies related to the problems at the window stools at the swimming pool building and at the individual units.**

2.3 Balconies and Decks

For the purposes of this report, exterior balconies which are located entirely above exterior spaces are referred to as "balconies". If any portion of the balcony is located above a habitable space, they will be referred to as "decks".

In addition to being a traffic surface, these decks must perform the same functions as roofs above habitable spaces, and must be designed to accommodate all of the thermal and condensation-control requirements and water-shedding characteristics of a low slope roof. The level of damage that could result from water penetration through a deck is considerable because interior finishes and property may be affected. The construction of decks must therefore accommodate these extra levels of function and protection.

Our observation and comments regarding balconies and decks are as follows:

- Blistering of the balcony coating (on architectural drawing specified as a polyurethane membrane with elastomeric top coat) was observed at 21st floor (Photo 25).
- We confirmed the presence of a self-adhered membrane below the base flashing at the patio door (Photo 32).
- The scupper termination was flush with brick cladding at several locations. The in-slab scupper drain should project 2" past the cladding face as specified on the detail drawing.
- Vegetation was growing in the scupper due to the negative slope of the scupper. The in-slab scupper drain should have a positive slope to allow for proper drainage as shown on the detail drawing.
- Staining was observed on the balcony floor below the scupper that is negatively sloped towards the balcony (Photo 12).
- The deck drain on North Elevation at Tower 1 was plugged with filter cloth (Photo 52).

Recommendations:

- **Correct all deficiencies related to the scuppers (negative slope, termination at the exterior face of the wall.**
- **Check if the drains are free from obstruction.**
- **Correct all deficiencies related to waterproof coating applied on balconies.**

2.4 ROOFING

The roofs are covered with an inverted roofing system. The basic principle of this system is that insulation is placed over the waterproof membrane. Filter cloth and gravel ballast is then placed over the insulation to retain the insulation in place. Levelton did not observe in the reviewed areas any roofing deficiencies.

Preventive maintenance of the roofing components will assist in their performance and assure the expected service life. Lack of regular maintenance will cause the need for their premature renewal.

2.5 REVIEW OF INTERIOR WALLS IN THE SWIMMING POOL BUILDING

The interior surrounding walls in the steam room and shower stalls in the pool area were reviewed as requested. Our observations are as follows:

- Several gaps in the grout at the shower walls and floor were observed at the main pool area. Some of the tiles appeared to be not bonded to the substrate (Photo 68).
- Upon removal of the cover for one of the switches the wall cavity was reviewed at the main pool area. The exposed edges of the sheathing did not appear to be Wonder Board or moisture

resistant drywall (Photo 69). It is not possible to verify if the wall sheathing was Wonder Board or moisture resistant drywall, as specified on the drawings, without removal of the tiles in the shower stall.

- Deteriorated and stained sealant was observed at the wall and floor interface at the Ladies Change Room. The tiles were delaminated from substrate indicating water ingress underneath the tiles.

- Large cracks in the drywall were observed beneath the window corners at the upper parts of the wall. Those cracks can allow for interior moisture to infiltrate into the wall assembly in case the vapor barrier is not well sealed around the perimeter of windows. Oxidation on the exterior of the window frame were observed at the swimming pool building (Photo 66). Oxidation may be result of moist air leakage.

- Swelling of the window stools was observed in several locations. The window stools were made of MDF board, which swells if the unsealed surface or edges are exposed to moisture. Because the condensation on the windows is hard to prevent in swimming pool building these stools should be made of more durable material.

Continuity of the waterproof membrane at the shower stall bases and grouting is essential to prevent water ingress into the slab. The delaminated tiles and missing grout should be repaired to prevent further water ingress underneath the tiles. The type of wall sheathing used at the highly exposed wall to water or moisture ingress should be confirmed at the time of removal and repairs of the existing deficiencies.

Symptoms appear to indicate that water penetrated behind tiles and dislodged the tiles from the substrate. More investigation is required. Openings should be made to assure findings of real cause.

All cracks in the drywall should be repaired and continuity of air and moisture seal around windows, other wall penetrations, and at wall and ceiling interface.

Recommendations:

- **Rectify deficiencies related to the problems at the window stools.**

- **Provide continuity of the waterproof membrane at the shower stall bases and grouting to prevent water ingress into the slab.**

- **Repair delaminated tiles and missing grout.**

- **Repair all cracks in the drywall.**

2.6 UNDERGROUND PARKADE

As per information provided on the architectural drawings, prepared by Lawrence Doyle Architect Inc., the parkade walls were to receive two coats of damproofing. This could not be verified by us. The slab between level P-1 and P-2 was protected by traffic coating. The traffic coating appears to be in good condition even at crack locations (Photo 75).

The parkade slab below the landscaped area was specified to be protected with the waterproof membrane. Upon review of the parkade the following deficiencies were observed or reported to Levelton:

- Efflorescence staining and cracks were observed at several locations. (Photo 77).
- Levelton did not observe active leaks into the parkade as our review was proceeded by dry weather. According to the Owners active leaks occurred during the rainy season in several locations of the parkade. A leak into the bicycle storage room was observed and documented on the photographs by one of the owners in August 2004. The list of the locations of active water leaks was provided to the Developer in the Common Property Deficiencies List (attached under Appendix E of this report).

Recommendations:

- **Repair the slab and walls where active water leaks were reported. Monitor all other stained wall and slab areas.**

2.7 At Grade Condition and Landscaping

At ground level, the majority of the finished surface is a mixture of paved surface with the soft landscaped area. According to the architectural drawings the soft landscaped area over the underground parkade was placed over the filter cloth, drainage board, protection board and the waterproofing membrane. The pavement or pavers were also placed over the filter cloth, drainage board, protection board and the waterproof membrane. At the wall base the membrane was to be upturned 4" above the slab level inside the unit. The upturned membrane was to be protected with the flashing on reglet and finished with caulking.

The Owner of Unit 207 in Tower 2 noted wet carpet and dampness on the wall at this location during the winter months. The Owner reported moisture migration through the concrete into the unit in letters to the Property Management Company (Stratawest Management Ltd.), Strata Council, Development Company (Station Hill Park Development Corp.), Insurance Company (Royal & Sun Alliance Insurance Company of Canada) and Legal Council (Lim & Company). Copies of the letters related to perimeter and drainage deficiencies and moisture issues were submitted with the questionnaire to Levelton. They are attached under Appendix E of this report. The Property Management Company authorized Levelton to conduct a review of the reported problems and arrange for the contractor to cut the interior drywall to review the condition of the wall assembly at the location where the staining or wetness of the wall or floor was observed by the Owners. The specific problem investigation related to Unit 207 was conducted on July 20,2004 and August 6, 2004. The following are our observations and comments:

- Grayish staining on the drywall was observed in the smaller bedroom. The exterior of the subject wall is clad with stucco and is well protected from elements of weather. The drywall was temporarily removed at the location of the grayish staining which occurred during the winter months. This staining was approximately 1' above the finished floor level. Upon removal of the drywall, the wall assembly components and the back side of the drywall were reviewed. The back side of the drywall was generally clean. Minor discoloration was only noted in line of the steel stud. The insulation was clean and uniformly placed between studs. The poly was

continuously placed behind the drywall and was not cut or damaged during the making of the exploratory opening (Photo 74). The removed drywall was sealed with Tuck Tape upon completion of the review. The arrangements for permanent drywall repairs were made by the Property Manager. Based on the condition of the wall cavity and absence of staining on the backside of the drywall it appears that the staining may be the result of insufficient air circulation as stated by Metrocan. As discussed on site, the relative humidity should be kept below 50% at all times to prevent condensation of interior moisture on cooler surfaces. It will be beneficial for the air movement if the spring box will be elevated from the floor. At the time of our review it was placed directly on the floor.

- The drywall and baseboard was temporarily removed at the wall base in the master bedroom where the Owner reported moisture migration through the concrete into the unit. According to the drawings Unit 207 was constructed on a slab-on-grade. The reviewed wall is cast-in-place concrete wall. The detail at the wall base was not constructed as shown on the detail drawing included in the architectural set of drawings provided for our review. Waterproofing was not applied at the backfield foundation wall (Photo 71). Metal flashing was only installed at the small section of the patio wall and terminated at the east-facing wall. The developer applied sealant at the cold joint at a later date.

  Upon removal of the drywall, a dark staining on the back side of the drywall was observed (Photo 72). Such dark staining on the back side of the drywall is usually the result of moisture infiltration into the wall assembly. The poly was not cut or damaged. The insulation and studs appeared to be stain and rust free. The removed drywall was sealed with Tuck Tape upon completion of the review. The arrangements for permanent drywall repairs were done by the Property Manager. The repairs to the exterior face of the concrete wall at the finish grade should be made before the rainy season to prevent moisture migration into the unit. All voids in the concrete should be filled with non-shrinking grout prior to the application of the waterproofing as specified on the detailed drawing.

In addition to the problems at the wall base reported by the Owner of Unit 207-Tower 2, the Owner of unit 206-Tower 1 reported water ingress into the unit at the wall base in the living room. The wetness of the carpet is noted by the Owners during the cold season.

Recommendations:

- **Repair the voids in the exterior concrete wall at the finished grade at the location where the moisture ingress i. Provide protection from moisture in ground as required by British Columbia Building Code 1998 (Section 5.8.) to prevent moisture ingress into the unit and wall assembly.**

- **Rectify deficiency at the wall base at Unit 206-Tower 2 to prevent moisture ingress into the unit and wall assembly.**

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APPENDIX A

PROPOSAL

April 8, 2004
Revised May 5, 2004

File: P04-086

Mayfair Place - Strata Plan BCS 40
c/o Stratawest Management Ltd.
#202 – 224 West Esplanade Avenue
North Vancouver, BC
V7M 1A4

Attention: Mr. Garth Cambrey, President

PROJECT: **Mayfair Place - Strata Plan BCS 40**
7368 and 7388 Sandborne Avenue
Burnaby, BC

SUBJECT: **Fee Proposal for End of Warranty Review of Building Envelope Components (2nd Year after the completion of Construction).**

Dear Mr. Cambrey:

Levelton Consultants Ltd. is pleased to provide this proposal for the end of warranty review of the building envelope components at Strata Plan BCS 40 located at 7368 and 7388 Sandborne Avenue, Burnaby, BC. Our focus will be on the current condition of the building envelope and its components and identifying defects or deficiencies which may exist or have developed since the completion of the project.

The complex is comprised of two 22-storey towers. The cladding is a combination of concrete with brick accents. Window walls are used extensively. Roofing is low-sloped.

SCOPE

Levelton proposes the following scope of services:

1) Review the original design documentation (architectural drawings and specifications) to become familiar with the intent of the designer with respect to the exterior envelope of the building. We assume that you can provide us with a copy of the original architectural drawings and specifications.
2) Review the historical performance of the building envelope through examination of Information provided by the Property Manager which includes an inventory of current problems (if any), and any documentation of previous maintenance work to the building envelope.

3) Undertake a **visual review** of the building envelope elements. These would include: exterior cladding, windows, balconies, flashings, caulking, parking garage, roofs, etc. This examination is intended to assess the general current condition of the building envelope elements, and to identify probable areas of current or future problems that warrant more comprehensive examination.

   The general building review will be done from the ground and boatswain's chair. It is assumed the roof is accessible without the need for special equipment.

4) We will allow for 6 drops of the boatswain's chair per tower. Review of the building elements is limited to what is accessible from the roof, ground level, and boatswain's chair. Therefore, candidate boatswain's chair drops will be based on the building exposures that traditionally experience water-related problems and greater emphasis will be placed on the East and South elevations. We assume that safety anchors on the roof are certified to WCB requirements. This will be required before the work can commence.

5) A maximum of 8 balconies per building are included in the review (for a total of 16). Our observations of selected details do not represent a total listing of all locations in the building. Although these details may be repeated throughout the building and may possibly experience similar conditions at other locations, we do not imply that all similar locations will be same.

6) Undertake a review of selected suite interiors up to a maximum of 30 suites (15 per building). Candidate suites will be selected based on problems reported by occupants and the suite's level of exposure to wind-driven rain.

   Small exploratory openings will be made in the interior gypsum drywall to examine the condition of wall studs, insulation, and the back-side of the exterior sheathing. The openings enable us to establish whether the cavity air contains an unacceptable level of moisture even though the wall components may visually appear in good condition when using only a boroscope.

   If conditions of the wall components are satisfactory after 10 exploratory openings per building no further testing would be conducted.

7) Prepare a Review Report describing the defects and deficiencies found, their location, and suggested corrective actions.

8) If requested, Levelton can conduct a subsequent field review(s) to ascertain whether the identified deficiencies have been corrected and conform to the requirements of the original Contract Documents.

FEES

Levelton bases fees on the following rates:

Senior Engineer/Architect
Project Engineer
Senior Building Science Technologist/Engineer-in-Training
Intermediate Building Science Technologist
Travel (Auto)
Travel (Truck)

Based on these rates, our proposed fee is:

End of Warranty Review for Two Towers (items 1 to 5 above)

Review of Suite Interiors (item 6 above)

Report (item 7 above is Included)

Allowance for a Contractor

We recommend an allowance of approximately **$1,000 to $1,500** be budgeted for a Contractor to repair the exploratory openings to a paint ready state.

The above fee is exclusive of GST and expenses incurred by Levelton Consultants Ltd. These expenses shall include travel, photography, long-distance telephone calls, facsimiles, courier services, postage, and reproduction of documents. All expenses, except travel, will be charged at cost plus 10% administration fee. The above fee is open for acceptance for a period of 60 days from the date of issuance of the proposal.

SCHEDULE

Based on our current workload we will have the resources to devote to this project starting mid to late May 2004, at the earliest. Levelton requires a minimum of two (2) weeks to mobilize their staff from the date of acceptance of this proposal.

COMPANY PROFILE

Levelton is a multi-disciplinary consulting engineering company established in 1966. The firm employs approximately 150 people in eight offices in B.C. and an office in Calgary; Head Office is in Richmond where approximately 80 staff are located. Levelton provides professional services in five divisions, specializing in a number of fields which include:

- Building Science
- Construction materials testing and inspection (soils, concrete, asphalt, timber)
- Concrete technology
- Corrosion engineering
- Geotechnical engineering
- Metallurgical engineering
- Geology

Levelton is at the forefront of the building envelope consulting industry in British Columbia where the Building Science Division specialists at Levelton have been involved in the field since 1980. We are one of the few engineering firms that are members in good standing with the Roofing Inspectors and Consultants Association of British Columbia (RICABC). In addition, our inspectors are certified by

the Roofing Contractors Association of British Columbia (RCABC) and the Roof Consultants Institute (RCI).

Levelton currently has 21 full time staff in the Building Science Division. The Building Science personnel have been involved in research and development, design and specification, construction inspection and testing, remediation of building envelope problems, and litigation. The professional staff at Levelton Consultants Ltd. is servicing many of the structures with water ingress problems in British Columbia.

We invite you to visit our web site at www.levelton.com, click on <Building>, to receive a comprehensive introduction to the services and expertise available from the Building Science Division.

TERMS OF ENGAGEMENT

A copy of our Terms of Engagement is enclosed. If there are any discrepancies between this proposal and the Terms of Engagement, the proposal shall be taken as correct. Acceptance of this proposal means acceptance of the Terms of Engagement.

We kindly request that you confirm your acceptance of this proposal and our authorization to proceed by countersigning and returning this sheet to our office. This will be required before any work is performed.

Yours truly,

LEVELTON CONSULTANTS LTD.

Per: Brian Lee, P.Eng., BEP
Building Science Division

Reviewed by:

Per: Serge Desmarais, MAIBC, MRAIC, CP, BEP
Building Science Division

BXL/SGD/amr:

Enclosure

Acceptance

Strata Plan BCS 40 _____ Date _____

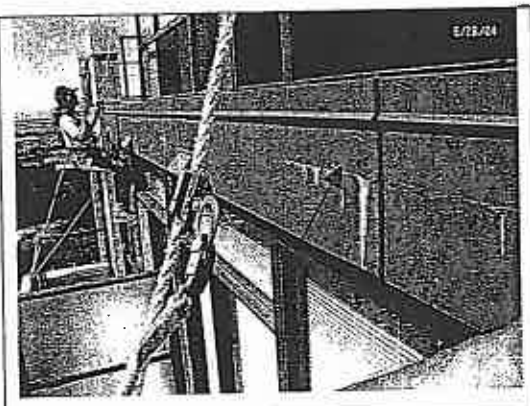
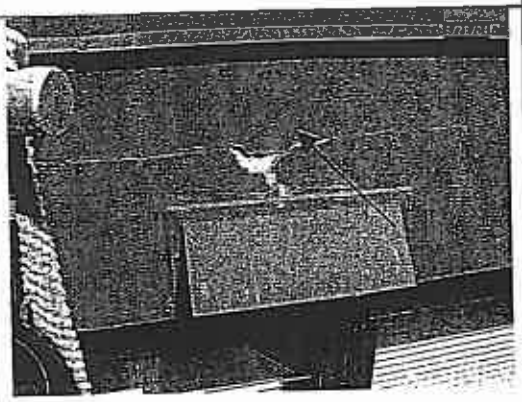
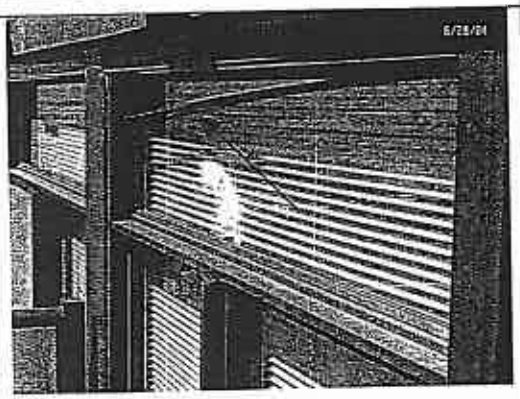
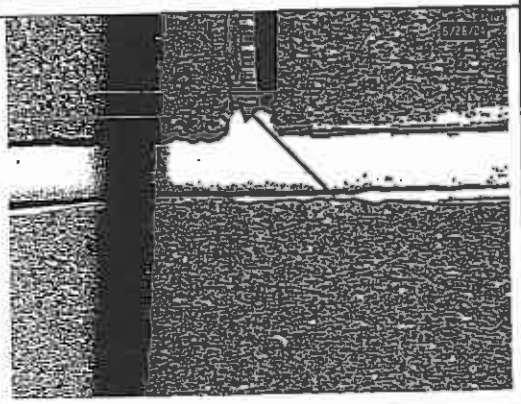
Title _____

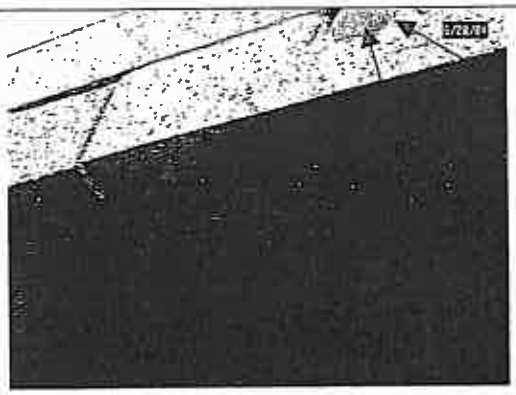
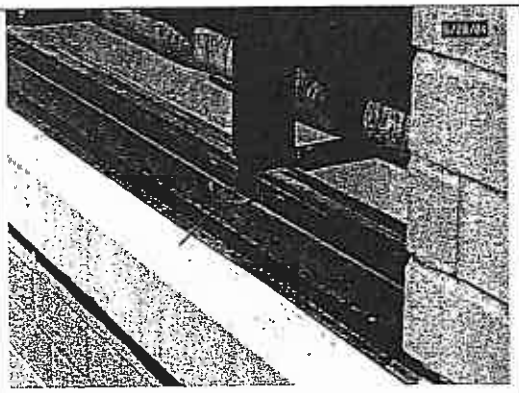
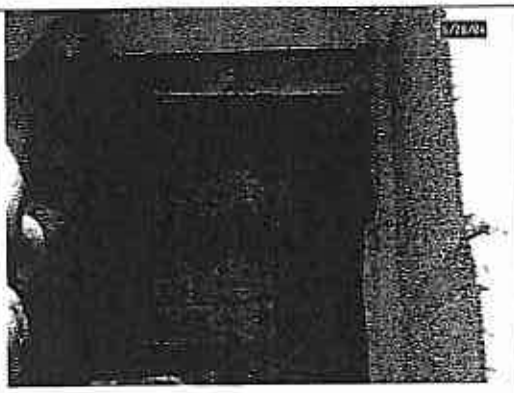
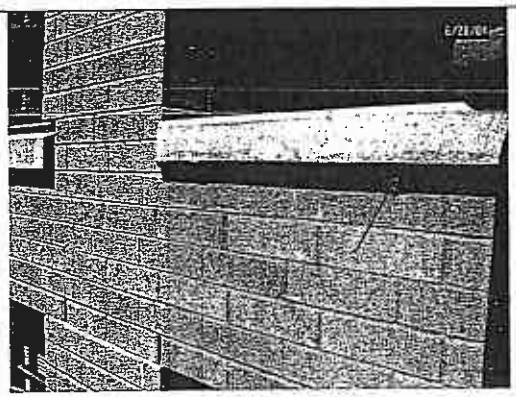
G:\Proposal\2004\P04-086 Mayfair Place (Hi-Rise Warranty) May 5-04.doc

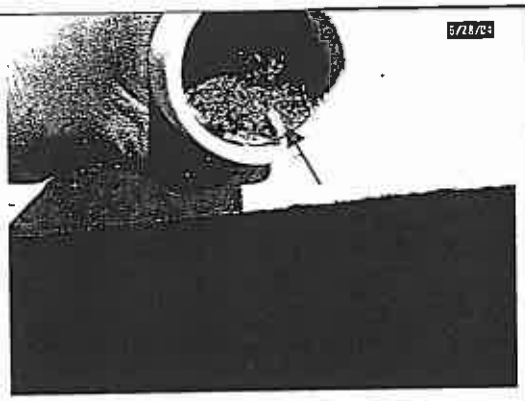
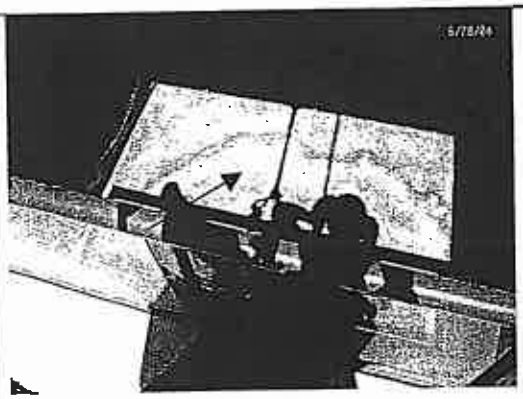
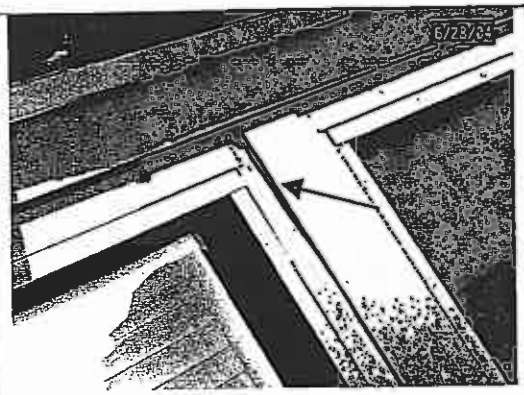
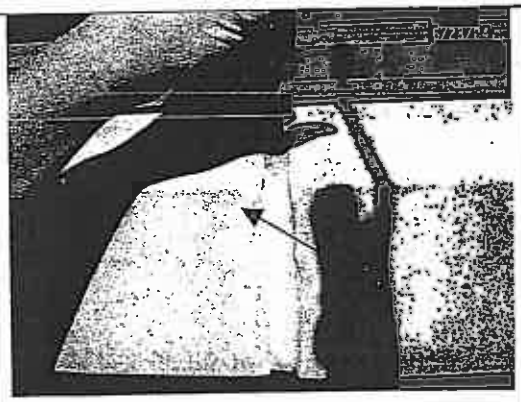
APPENDIX B

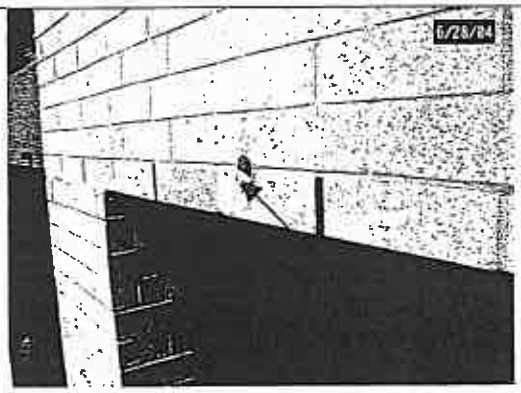
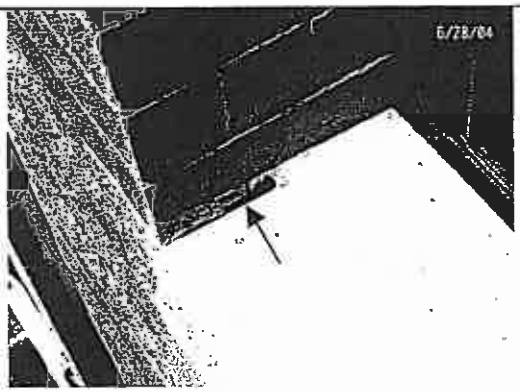
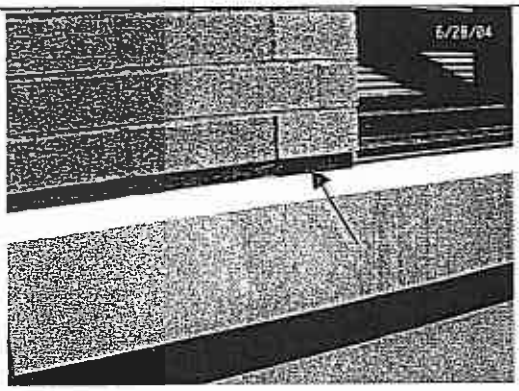
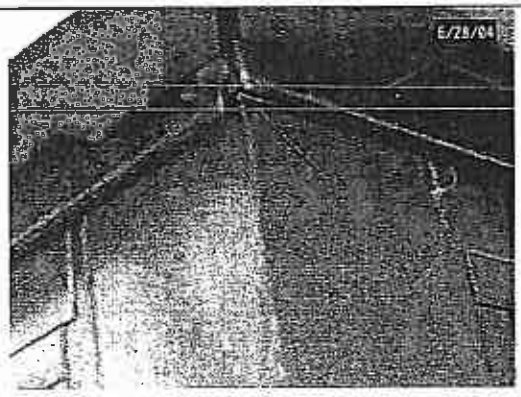
PHOTOS

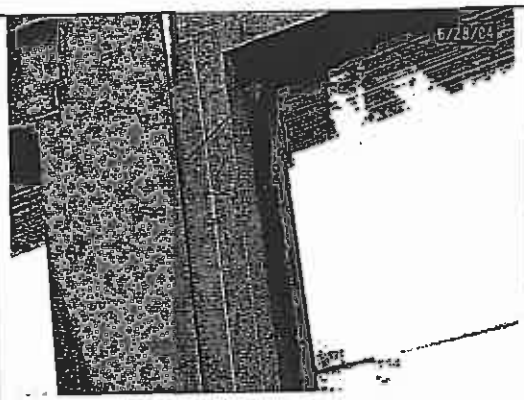
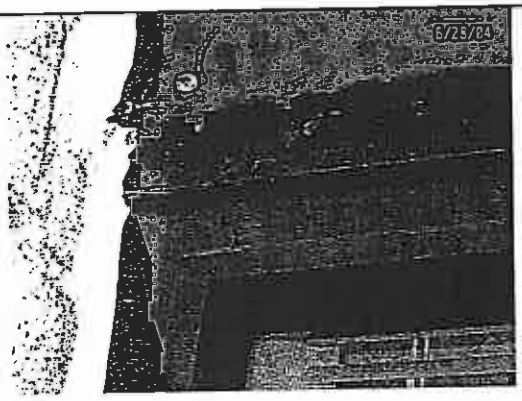
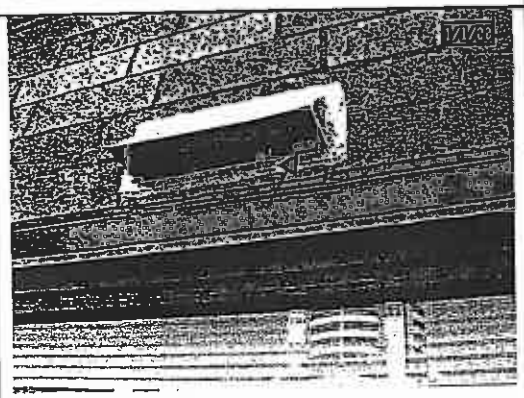
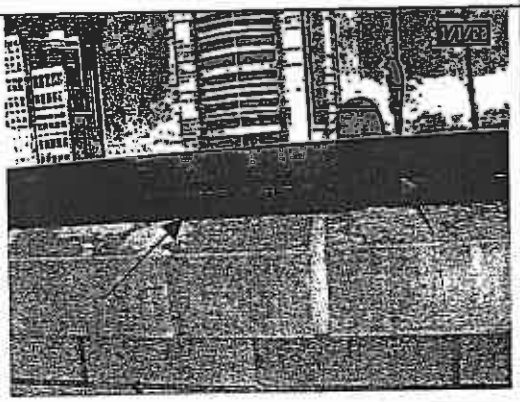
1		General view of the West Elevation, Tower II.
2		General view of the East Elevation-Tower I and the North Elevation of the swimming pool building

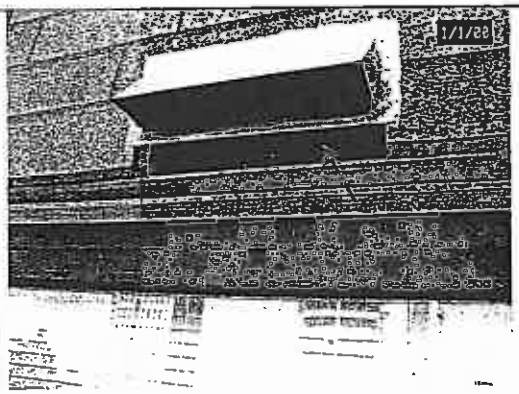
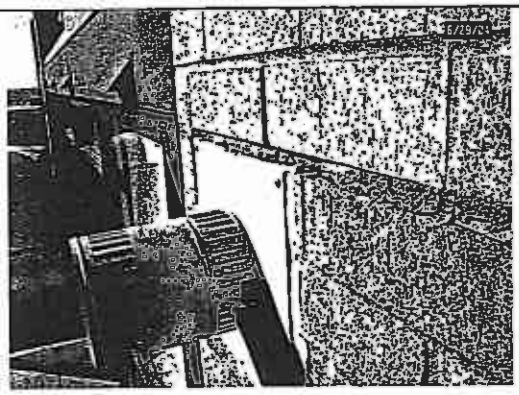
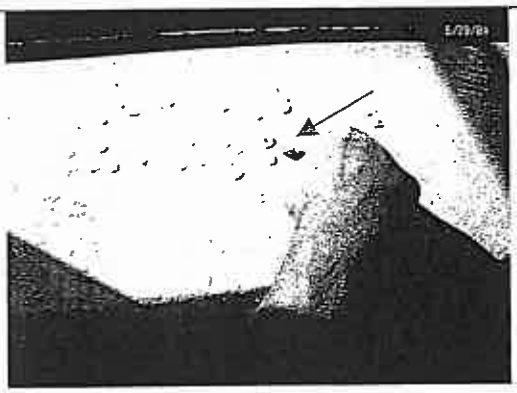
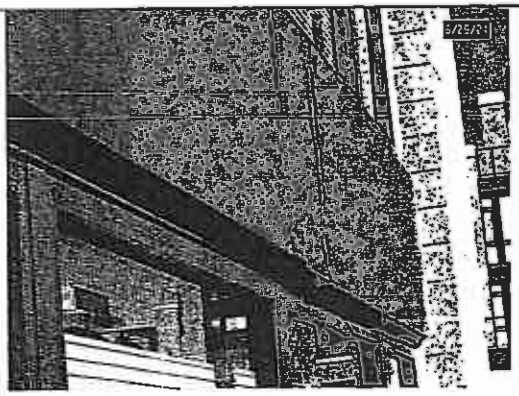
3		**Drop #1** – Tower I East Elevation, 21st Floor View of slab band. Note: Efflorescent leaching from the cold joint.
4		**Drop #1** – Tower I East Elevation, 21st Floor Close-up of spalling of the concrete at slab band.
5		Drop #1 – Tower I East Elevation, 21st Floor Note: Glazing stop falling out at the head of the window.
6		**Drop #2** – Tower I East Elevation, 13th Floor Close-up of the weep hole. Note: Exposed Blueskin at weep hole.

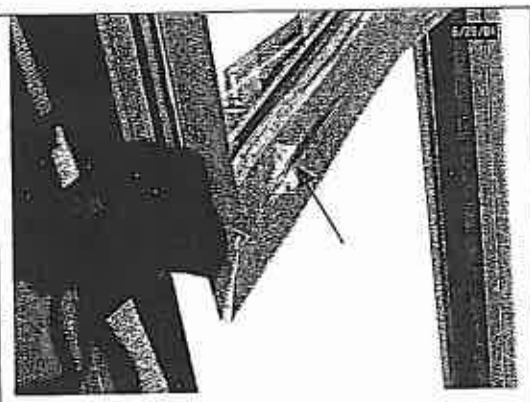
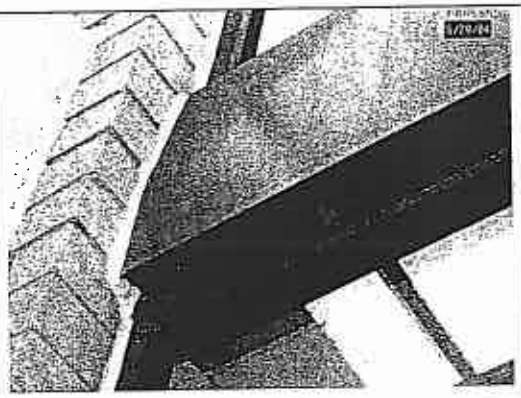
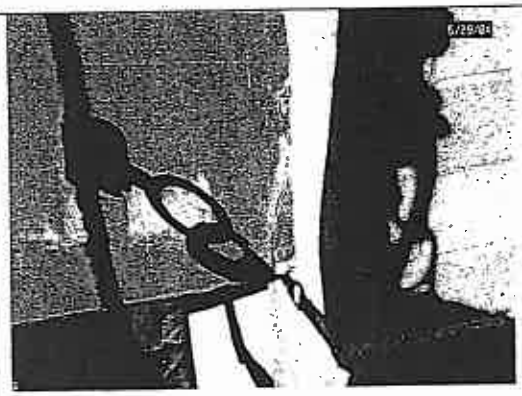
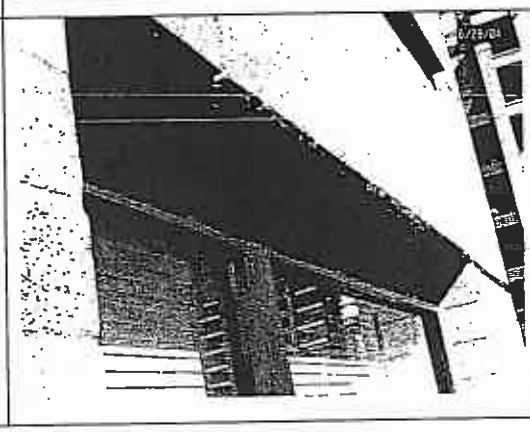
7		Drop #2 – Tower I East Elevation, 12th Floor Close-up of the scupper termination flush with brick cladding. The detail drawing of the in-slab requires that scupper drain should project 2" past the cladding face. Note: Loose mortar at brick underside. Flashing was not installed over the shelf angle and brick is projecting too far out the edge of the angle.
8		Drop #2 – Tower I East Elevation, 11th Floor Note: Mohair gasket sticking out from the window frame.
9		Drop #2 – Tower I East Elevation Close-up at the head of the window. Note: Flashing installed above deflection header to eliminate the gap between deflection header and shelf angle.
10		Drop #2 – Tower I East Elevation, 10th Floor Note: Unprotected 1-1/2 inch gap between the concrete sill and the brick cladding.

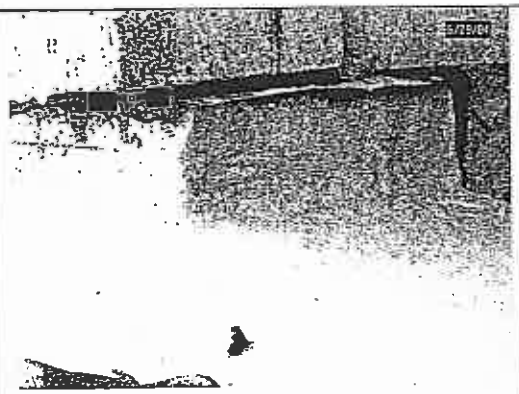
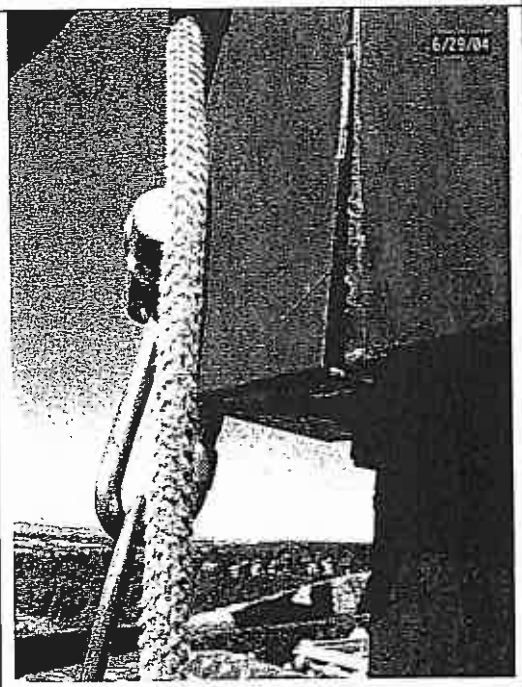
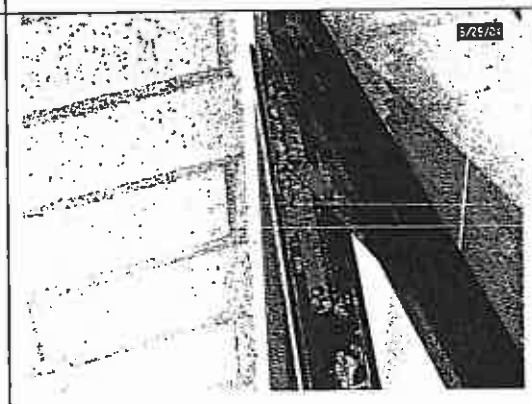
11		Drop #2 – Tower I East Elevation, 6th floor. Close-up of the scupper. Note: Vegetation growing in the scupper due to the negative slope of the scupper. The detail drawing requires the in-slab scupper drain to have a positive slope to allow for proper drainage.
12		Drop #2 – Tower I East Elevation, 6th Floor Balcony Note: Staining on the balcony floor below the scupper which is negatively sloped towards the balcony.
13		Drop #3 – Tower I East Elevation, 21st Floor Close-up of the damaged window frame. Damages to window frames and flashing were observed also in other locations.
14		Drop #3 – Tower I East Elevation, 16th Floor Close-up of the caulking joint at the concrete sill. Note: Partial failure of the caulking adherence. Staining of metal flashing due to reverse slope.

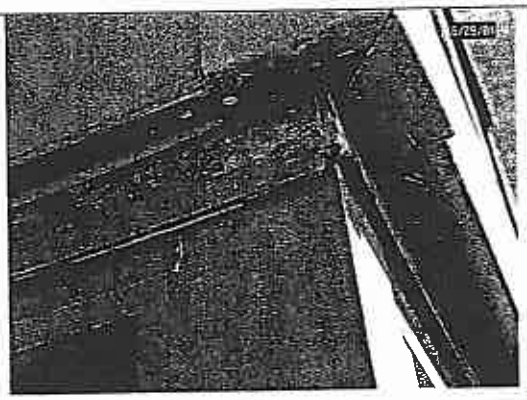
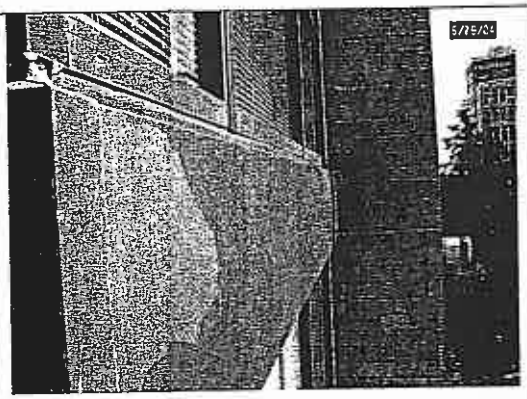
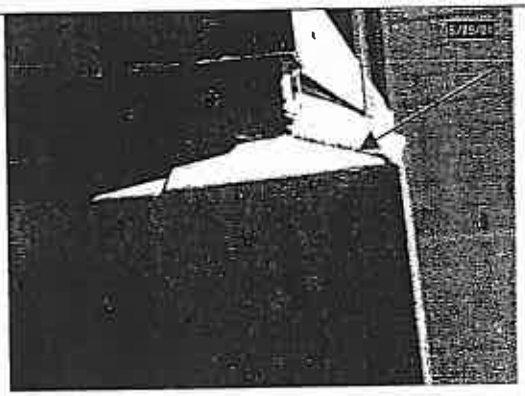
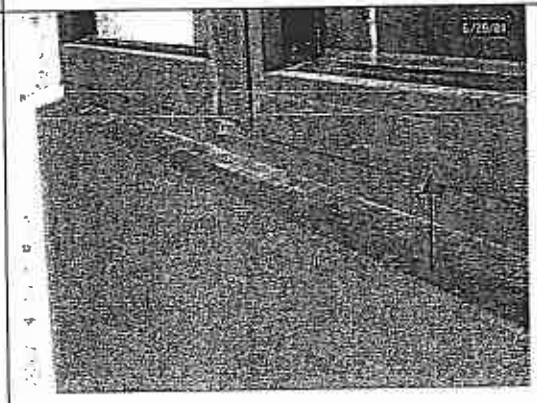
15		Drop #4 – Tower I East Elevation, 11th Floor Close-up of the scupper termination flush with brick cladding. Note: Staining underneath the scupper.
16		Drop #4 – Tower I East Elevation, 9th Floor Note: Absence of sealant at the concrete sill and brick-cladding interface.
17		Drop #4 – Tower I East Elevation, 4th Floor Note: Exposed Blueskin.
18		Drop #5 – Tower II East Elevation, 14th Floor Close-up of the mitre corner of deflection header. Note: Separation of the deflection header.

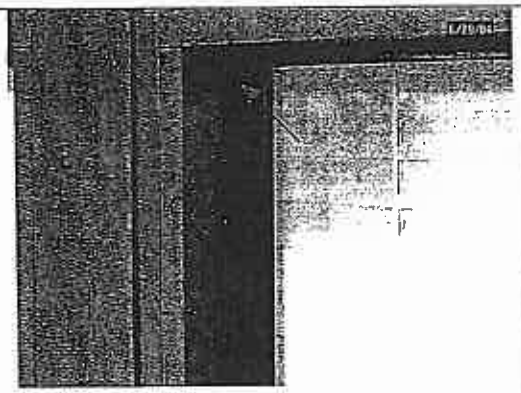
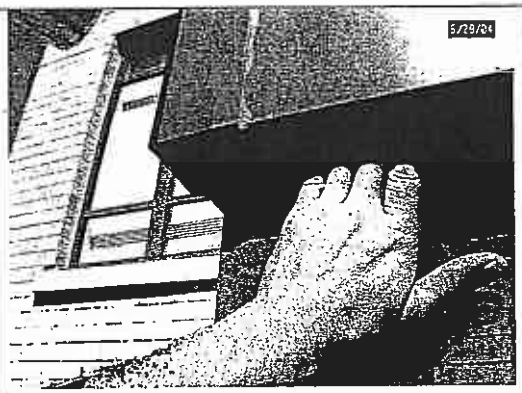
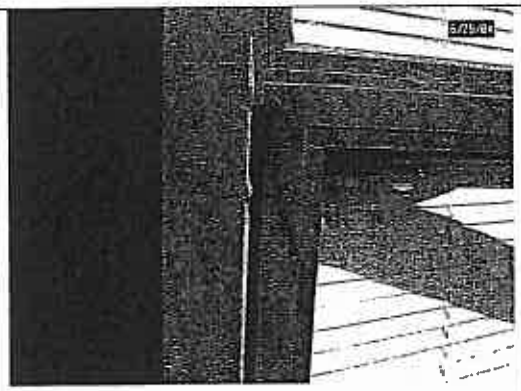
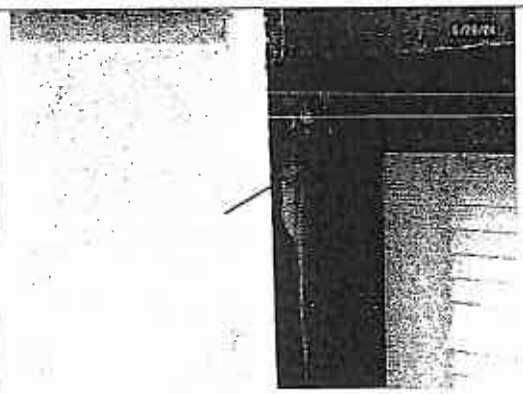
19		**Drop #5** – Tower II East Elevation, 9th Floor Note: Vinyl glazing stop terminating away from the corner of the window. Many of the vinyl stops in other locations were not well fitted; they were too loose. As shown on Photo 5 loose glazing stops can fall out.
20		**Drop #5** – Tower II East Elevation, 5th Floor Close-up of the window and metal panel interface. Note: Absence of the weep holes at the preformed metal panels that cover the slab edge. Unsealed holes were observed in the deflection header.
21		**Drop #6** – Tower II North Elevation, 11th Floor Close-up of the vent hood. Note: Metal screen was not provided. Bird's nest was observed behind rubber flap.
22		**Drop #6** – Tower II North Elevation, 8th Floor Close-up of the sill flashing. Note: Negative slope on the sill flashing and paint peeling off from concrete sill.

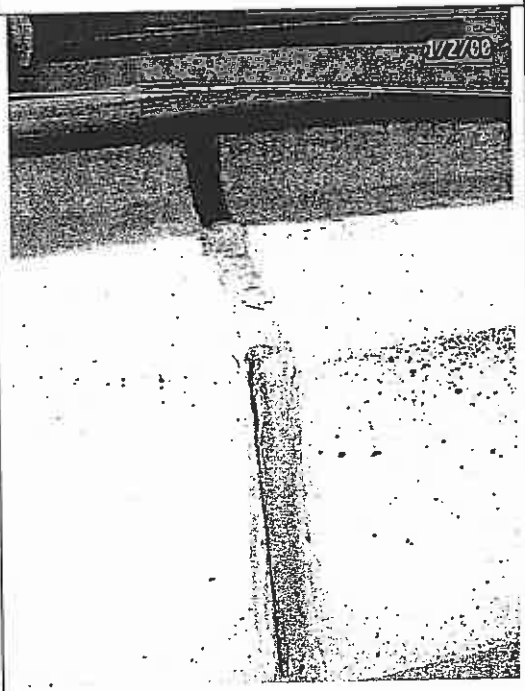
23		Drop #6 – Tower II North Elevation, 7th Floor Note: A one-inch brick thick below vent hood was loosely placed without mortar joint. The brick was removed for safety reasons by the person conducting the review.
24		Drop #7 – Tower II North Elevation, 22nd Floor Close-up of the fireplace vent detail. Note: Sealant was not provided at the head of the fireplace vent cover and mortar joints not uniformly applied.
25		Drop #7 – Tower I North Elevation, 21st Floor Note: Blistering of the balcony membrane.
26		Drop #7 – Tower I North Elevation, Close-up of slab band metal cover. Note: Splice plate not properly installed. This condition can allow for water ingress behind the metal cladding.

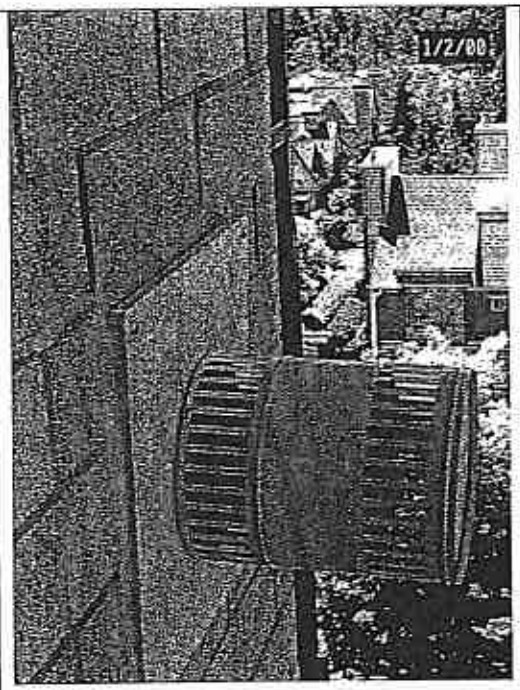
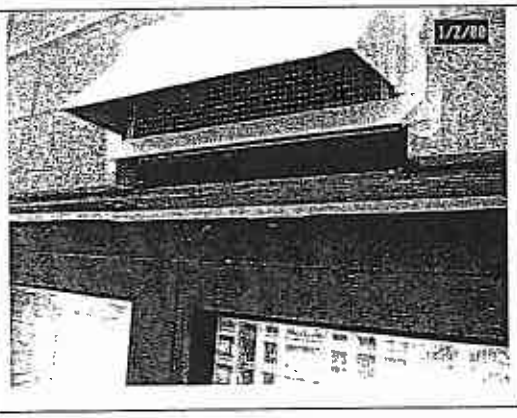
27		Drop #7 – Tower I North Elevation, 14th Floor Note: Damaged window vent..
28		Drop #7 – Tower I North Elevation, Close-up of underside of slab band metal cover. Note: Exposed Blueskin to ultra violet light (UV). Poorly detailed and constructed caulking joint at the interface of brick cladding and window wall.
29		Drop #8 – Tower I North Elevation, 11th Floor Note: Exposed Blueskin at the concrete slab edge
30		Drop #8 – Tower I North Elevation, 6th Floor Note: Large amount of mortar suspended on the brick underside. Please see comments at Photo 7.

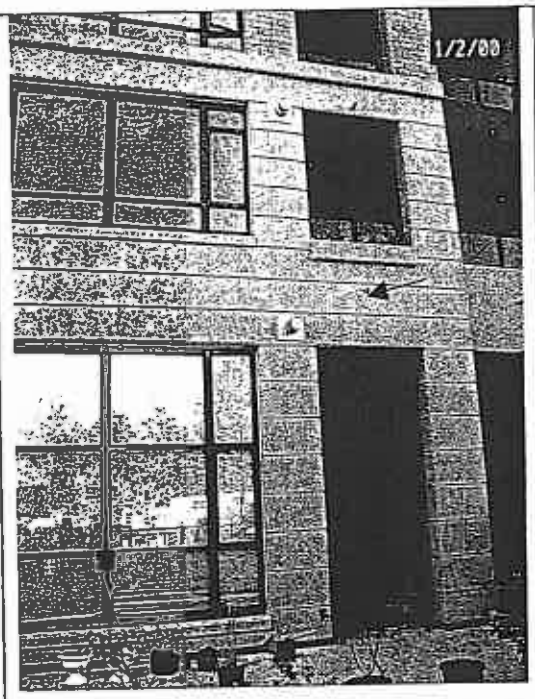
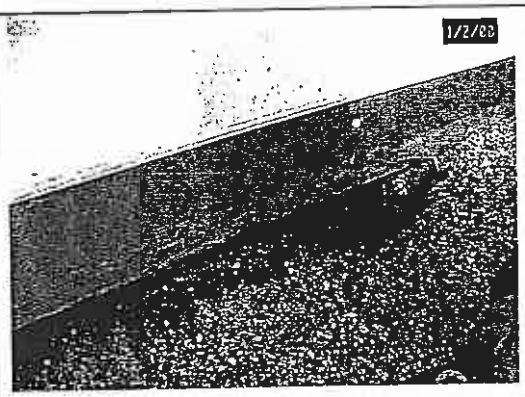
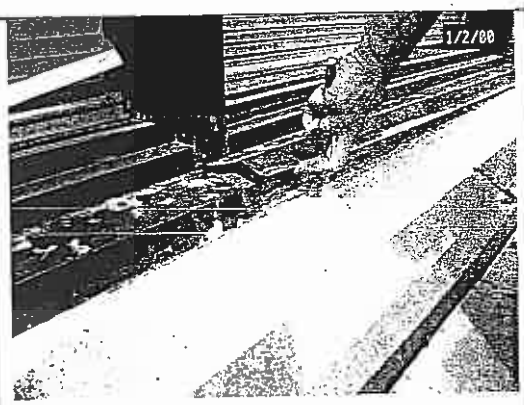
31		Drop #8 – Tower I North Elevation, 3rd Floor Note: Exposed Blueskin underneath bricks, also note that balcony membrane was not upturned onto the concrete curb.
32		Drop #9 – Tower II South Elevation, 11th Floor Close-up of metal panel at slab bend. Note: Improperly positioned, partially open corner cap. Water ingress behind cladding can occur.
33		Drop #9 – Tower II South Elevation, Note: Mortar droppings deposited onto the window sash frame.

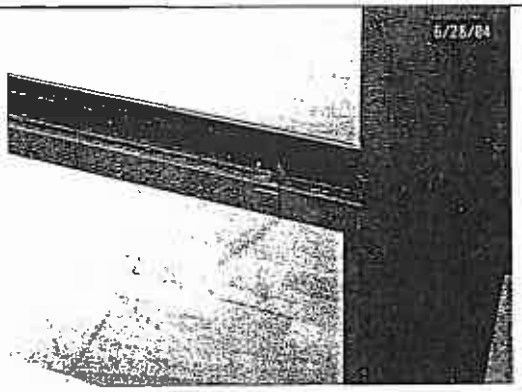
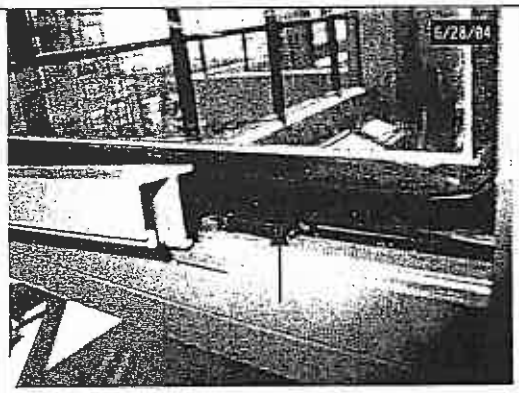
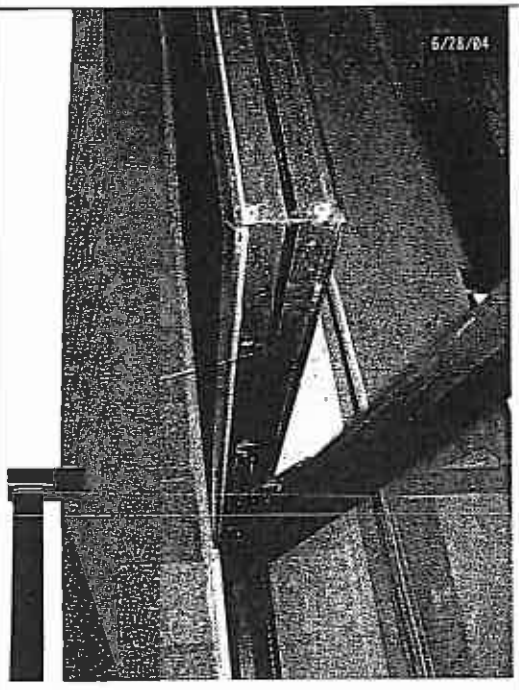
34		Drop #9 – Tower II South Elevation, 10th Floor Note: Exposed peel 'n stick separated from metal flashing at the corner. Failed sealant at deflection header.
35		Drop #9 – Tower II South Elevation, 9th Floor Note: Bowing of the slab band metal panels, exposed fasteners attaching the metal panels and minimal overlap over the slab band panels with the windows.
36		Drop #9 – Tower II South Elevation, 9th Floor Note: Corroded Tex screws and unsealed holes. Soldered joint was observed in lieu of standing seam.
37		Drop #9 – Tower II South Elevation, 9th Floor Note: Corrosion of screws and minimal overlap of the window and slab band panels.

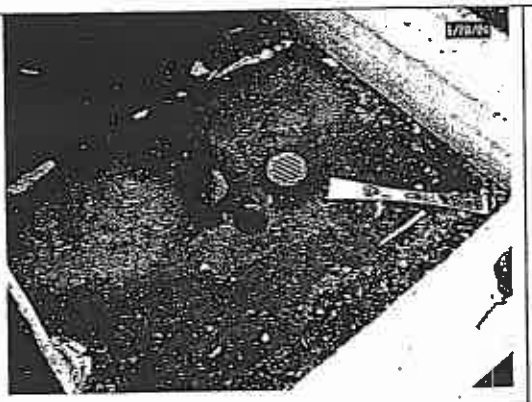
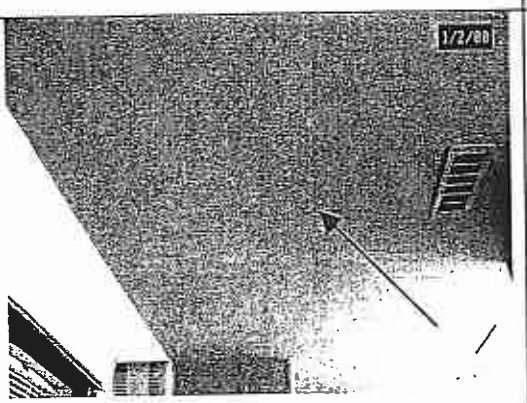
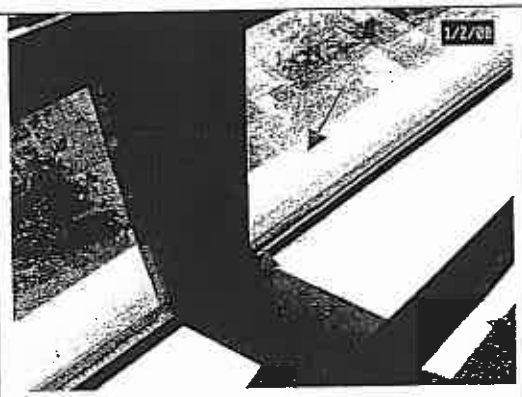
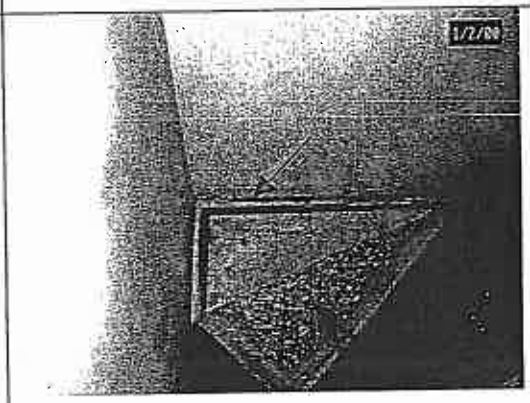
38		Drop #9 – Tower II South Elevation, Note: Vinyl gasket terminating away from the window corner at the Suite 801. See photo 19.
39		Drop #9 – Tower II South Elevation, Note: Slab band metal panels proud from the window frame around Suite 801.
40		Drop #9 – Tower II South Elevation, 8th Floor Note: Misaligned window vent.
41		Drop #9 – Tower II South Elevation, 3rd Floor Note: Failure of the sealant.

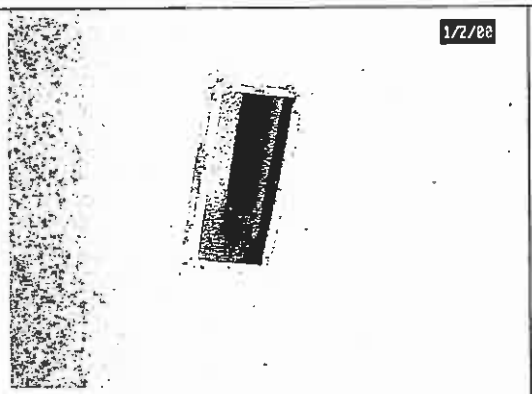
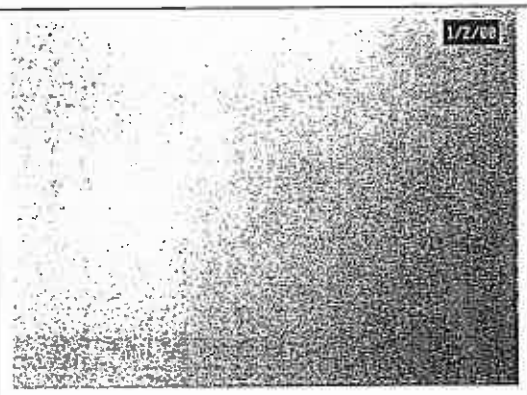
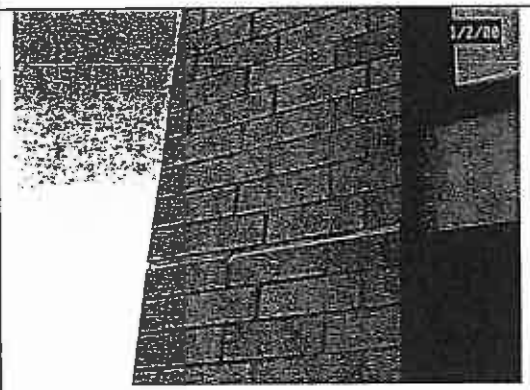
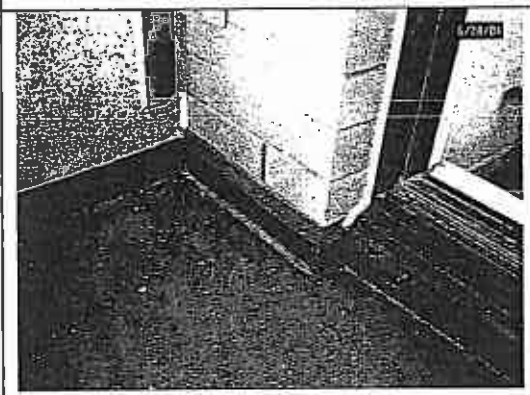
42		Drop #9 – Tower II South Elevation, Note: Poor Blueskin membrane installation and improper termination without mastic.
43		Drop #10 – Tower II West Elevation, 14th Floor Close-up view of the joint in the pre-cast sill. Note: Failure of the sealant and voids in concrete. Peel 'n stick membrane was applied beneath pre-cast sill. The sealant was not fully applied.

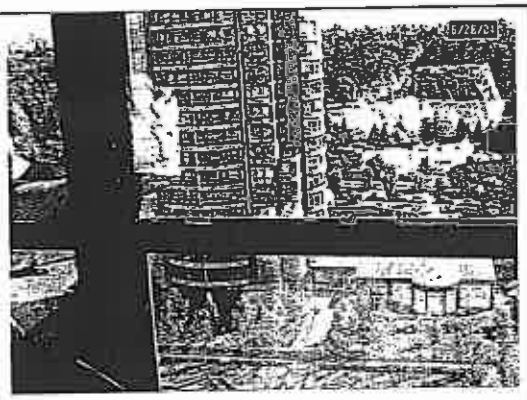
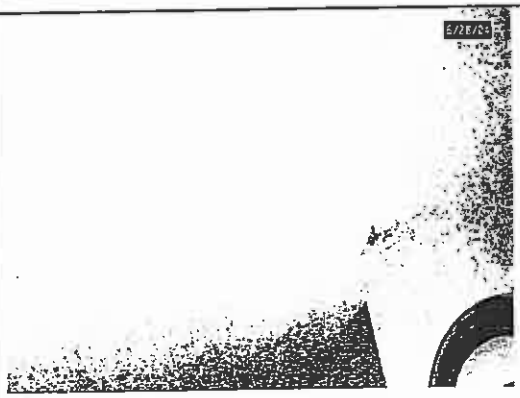
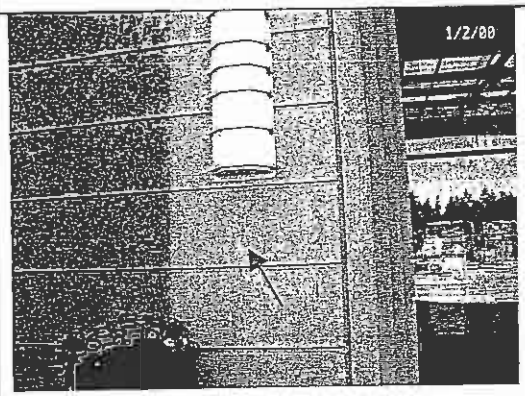
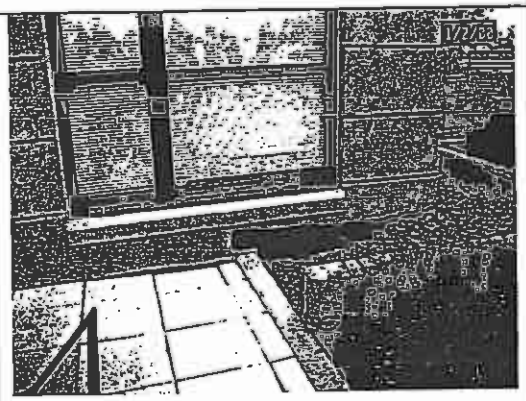
44		Drop #10 – Tower II West Elevation, Close-up of the fireplace outlet. Note: Sealant not properly spanning between the brick and the fireplace outlet on the top of the metal cover.
45		Drop #10 – Tower II West Elevation, 8th Floor Dryer vent detail. Note: Peel 'n stick membrane was applied on the underside of the vent. The brick was missing underneath the vent hood.

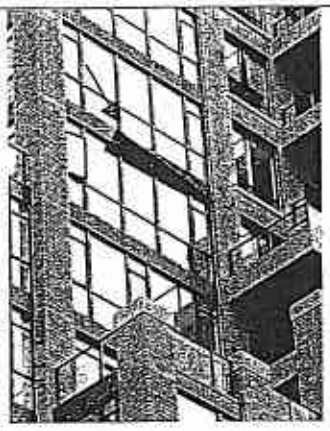
46		Tower I Unit 206 General view of the area where the water ingress occurred at the base of the ground floor unit (according to the information provided by the Owner). Note: Scupper discharge is located directly above entrance on the deck from unit. The water from the scupper lands on the deck of the occupants of Unit 206 (as reported by the Owner). This water should be redirected away from the Unit 206 patio.
47		Tower I Unit 206 Close-up of the waterproofing detail at the base of the wall.
48		Tower I Unit 206 Close-up of the sill flashing. Note: Lap of the sill flashing is only one inch and also note peel 'n stick membrane applied underneath the flashing was not terminated with mastic. The rain water can be driven by the wind underneath the flashing and membrane if the membrane is not well bonded to the substrate at the termination line. The backer rod and caulking were shown on drawing A.9.5 to be installed underneath the flashing. S-lock joints in the flashing should be used in lieu of lap joints.

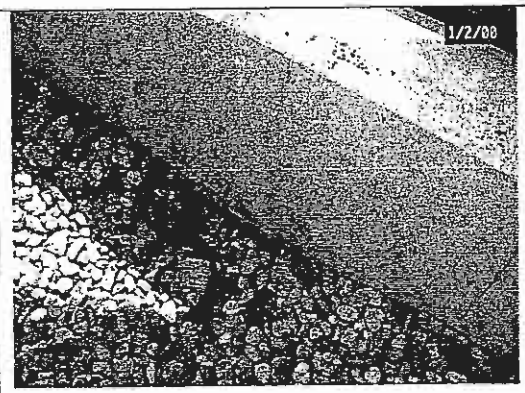
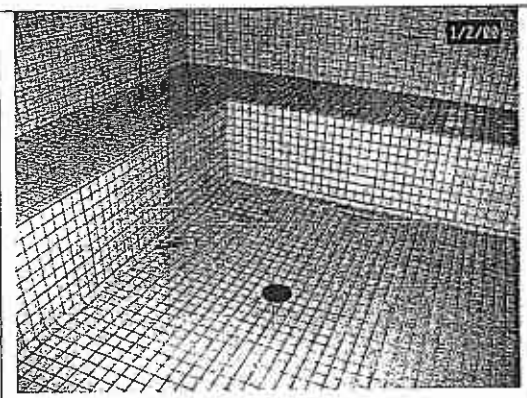
49		Tower I – Unit 1501 View of setting blocks. Inconsistency with setting blocks placement was observed in several locations.
50		Tower I – Unit 1501 Close-up of the vinyl stop.
51		Tower I – Unit 1501 Close-up of the weep holes on the underside of the operable window sash.

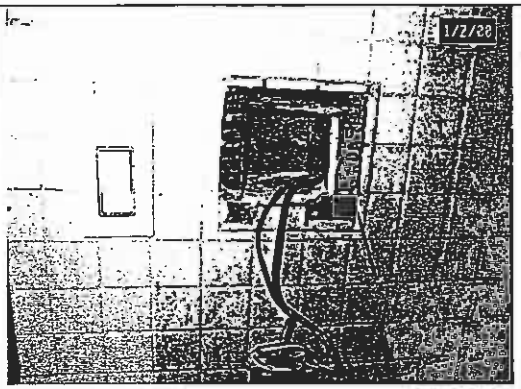
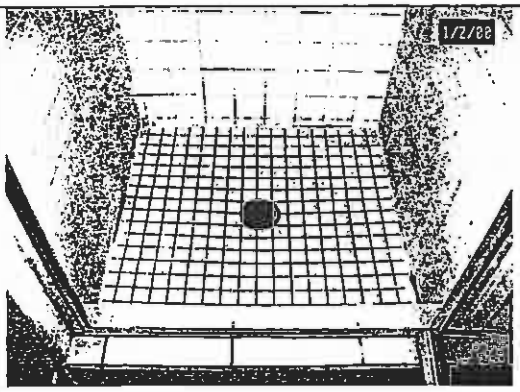
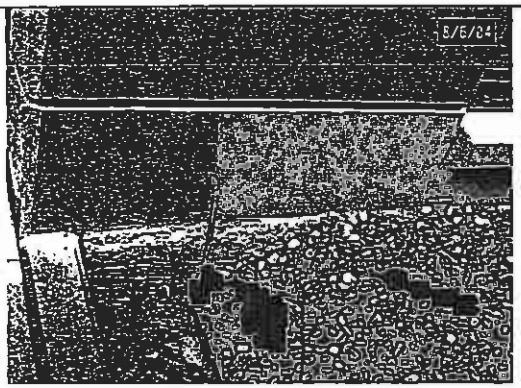
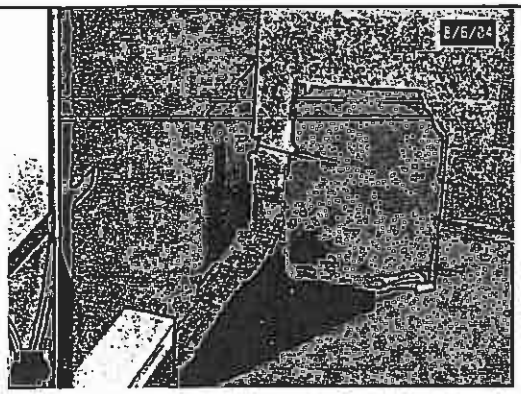
52		Close-up of deck drain on the North elevation- Tower 1. Note: The deck drain was plugged with filter cloth and some dirt deposit.
53		Tower II – Unit 304 Close-up of the balcony underside. Note: Crack in the concrete was observed on the underside of the balcony as well as the cracks in the ceiling were observed in the living room, kitchen and bedroom of this unit.
54		Tower II – Unit 901 East Elevation Close-up of the window sill. Note: Peeling of the paint on the stool as well as the on the sill flashing. The sill flashing had scratched paint and was dented.
55		Tower II – Unit 1402 Note: Staining at the base of the wall in the bedroom closet (interior wall). According to the Owner the staining appears to be result of the piping problem in the adjacent unit.

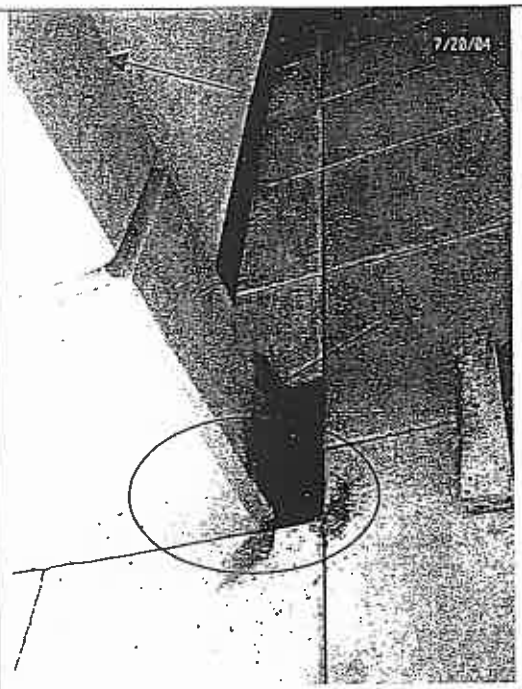
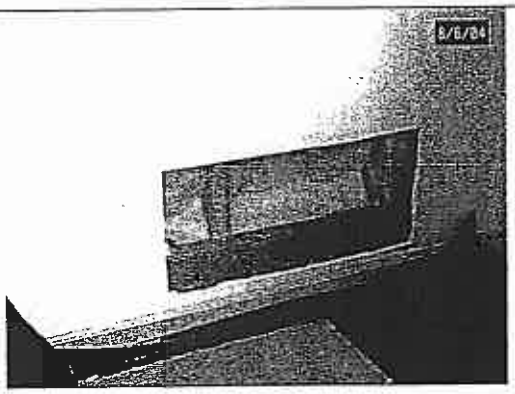
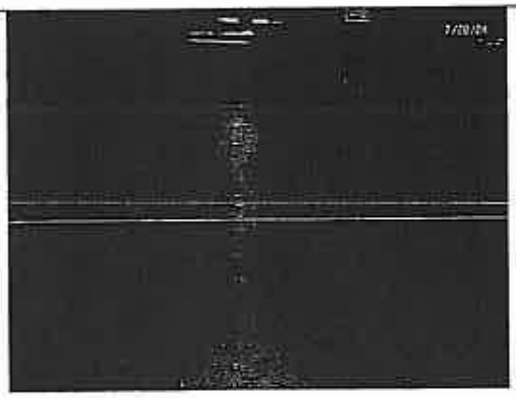
56		Tower II – Unit 1402 Balcony Underside Note: Dryer duct cover was removed by the Owner to allow for a better discharge of the moist air from the dryer.
57		Tower II – Unit 1402 Staining of the ceiling small bedroom in the line of dryer vent ducting.
58		Tower II – Unit 1501 Close-up of the lintel which is part of masonry face.
59		Tower II – Unit 1603 Typical detail at the patio door on the balcony of this unit.

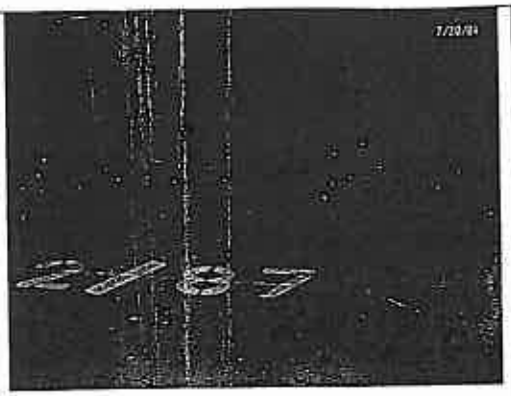
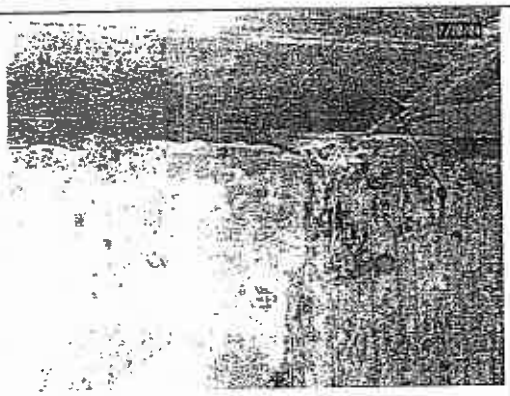
60		Tower II – Unit 1603 Close-up of the vinyl gasket on the outside of the window. Note: The gasket can be easily removed due to loose fit.
61		Tower II – Unit 1603 Note: Yellow staining of the ceiling in the living room. We could not identify the cause of staining.
62		Tower II – West Elevation Main Entrance to the building Note: Large diagonal crack below light fixture.
63		Tower II – Northwest Corner of building Note: Base flashing was not provided contrary to requirement in architectural drawings.

64		Tower I – East Elevation, 16 th floor (This photo was taken by the Owner and was provided to Levelton to document the reported concern). Note: Metal slab band cover was not properly secured and was blown by the strong wind in the past.
65		Tower I – East Elevation Note: Corrosion of the metal frame at the roof access door. Note: No sealant between the concrete and door frame.

66		West Elevation of Pool Building Note: Staining on the concrete wall and oxidation on the window frame. Deterioration of the paint on the sill.
67		Base of the wall of the Pool Building. Note: Waterproof membrane terminated on the wall without flashing.
68		Shower in the Main Pool area. Note: Gaps in the grout allow for water ingress underneath the tiles. Some of the tiles were not bonded to the substrate.

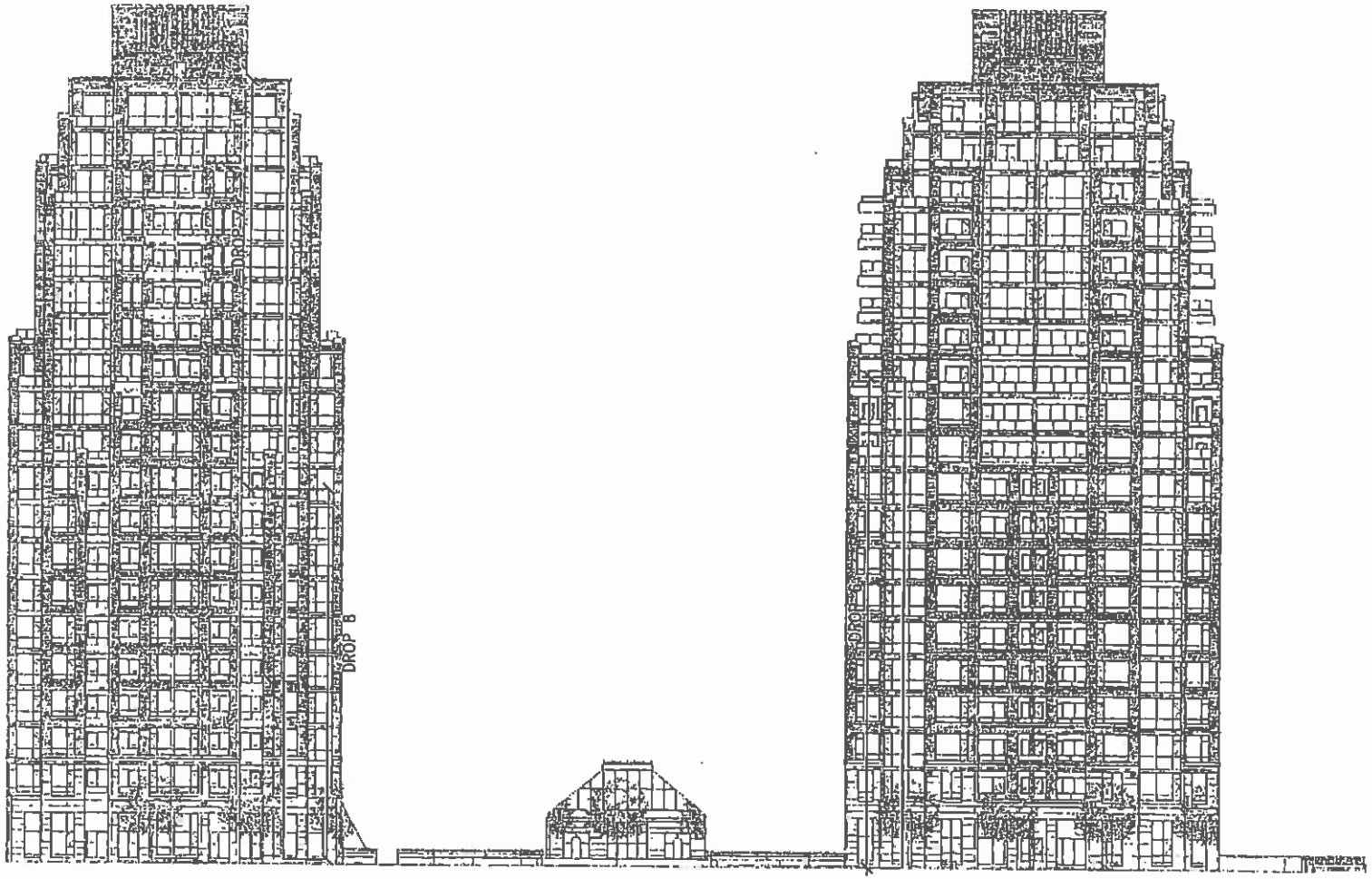
69		Close-up of the shower stall wall assembly on the Main Pool. Note: Tiles are applied over the drywall and cementicious grout provided between the tiles (Levelton can't verify if the drywall was moisture resistant without removal of tiles).
70		View of the shower stall in the Ladies Change Room. Note: Deterioration of the sealant and debonding of the tiles was observed.
71		General view of exterior wall at Unit 207 Tower II. Note: No damproofing or waterproofing provided at the base of the wall.
72		Interior corner of Master Bedroom, Unit 207, Tower II. The Owner reported moisture migration through the concrete wall into the unit. The Owner notes wet carpet and dampness on the wall at this location during the winter months. Note: Dark staining on the back side of the drywall is a result of moisture infiltration into the wall assembly.

73		Unit 207 Tower II Detail at the base of the wall Note: Flashing terminates at east facing base wall.
74		Exploratory opening (from Interior) at the exterior wall at the smaller bedroom. The subject wall is clad with stucco and is well protected from elements of weather. Drywall was temporarily removed at the location of the grayish staining that occurred during the winter months. Note: The insulation was free of staining or signs of moisture infiltration from the exterior. The back side of the drywall was generally clean with minor discoloration at the steel stud location.
75		General view of traffic membrane in Tower I.

76		View of parkade slab in Tower II. Note: Cracked slab at the Stall No. 87.
77		Close-up of minor efflorescent staining at slab and wall interface.

APPENDIX C

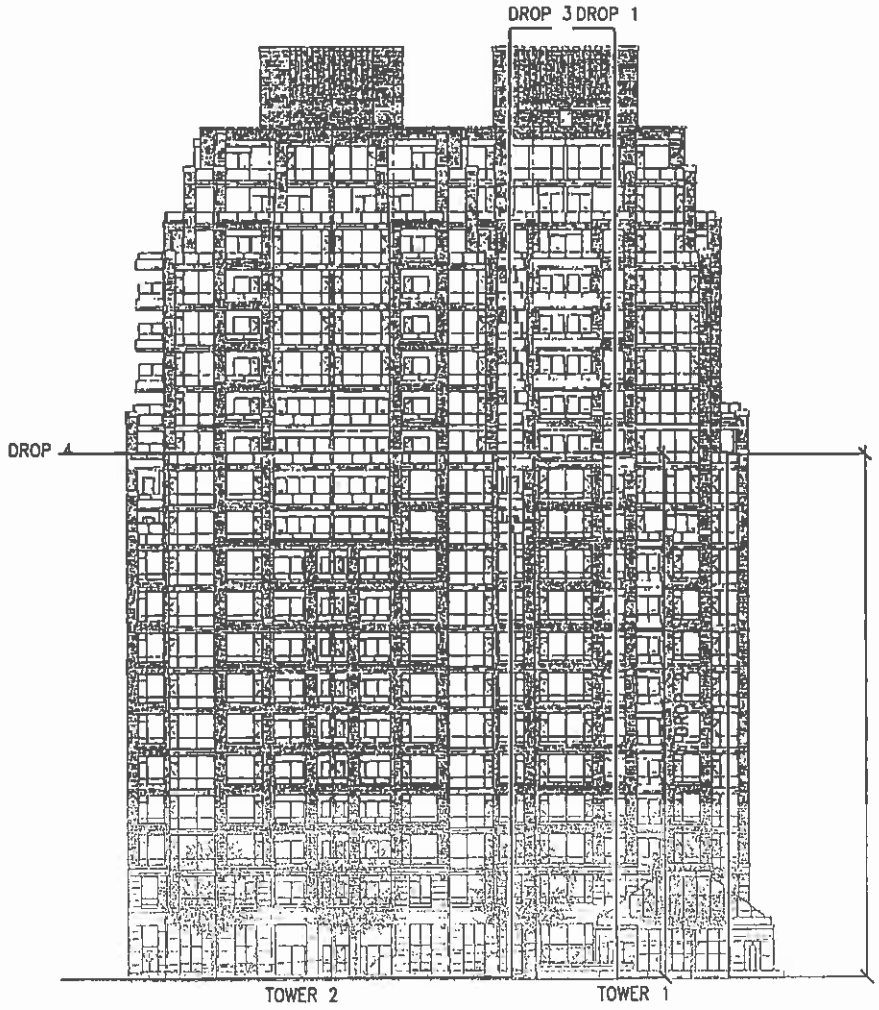
PLAN AND ELEVATION DRAWINGS



1 NORTH ELEVATION
SCALE: 1"=30'-0"

			PROJECT: STRATA PLAN BCS40 MAYFAIR PLACE - END OF WARRANTY REVIEW 7388 & 7388 SANDBORNE AVENUE, BURNABY, B.C.	DATE: JULY 2004 DRAWN BY: AOS CHECKED BY:
			TITLE: NORTH ELEVATION	SCALE: 1/8" = 1'-0"
REV.	DESCRIPTION	DATE (mm/dd/yy)		DRAWING NO.

LEVELTON Engineering Solutions



DIMSTYLE – " 3B4DIM "

58'-1 11/32"

1 EAST ELEVATION

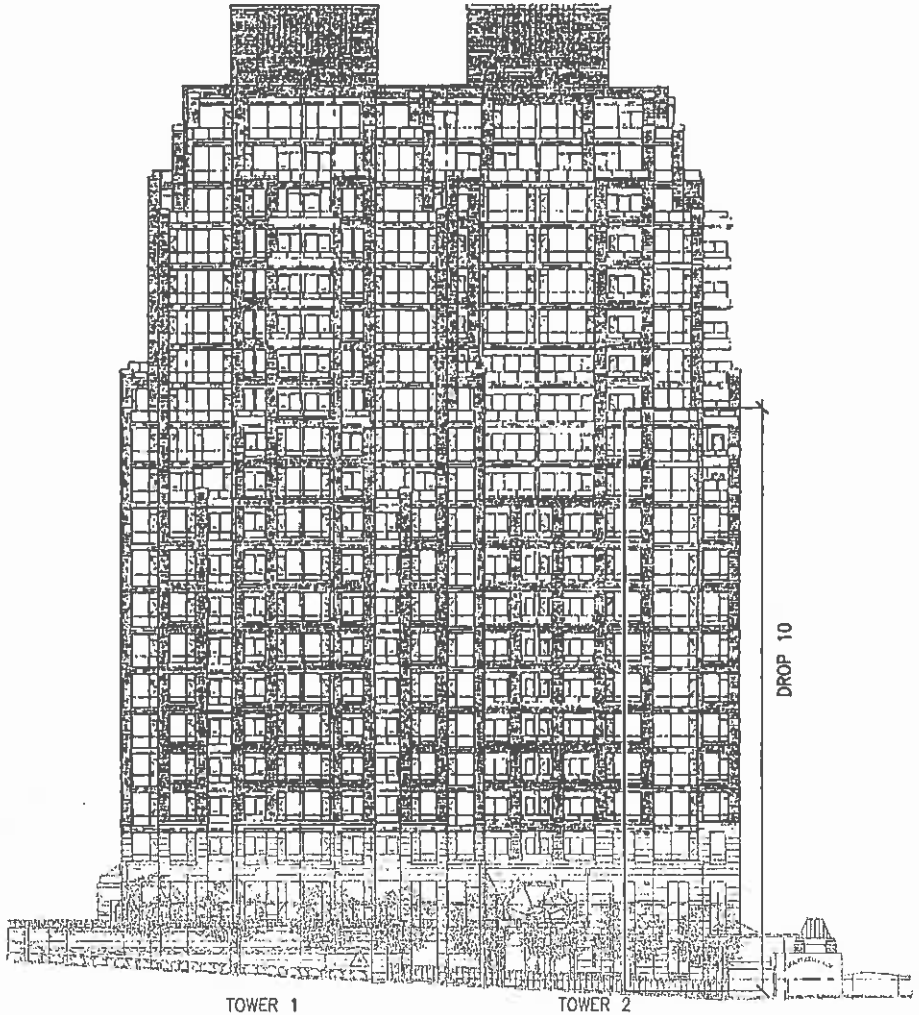
SCALE: 1"=30'-0"

PROJECT:
STRATA PLAN BCS40
MAYFAIR PLACE - END OF WARRANTY REVIEW
7388 & 7388 SANDBORNE AVENUE, BURNABY, B.C.

TITLE:
EAST ELEVATION

DATE: JULY 2004
DRAWN BY: AOS
CHECKED BY:
SCALE: 1" = 30'-0"
PROJECT No.: 004-0508-01
DRAWING No.: EE2.02

LEVELTON Engineering Solutions



1 WEST ELEVATION
SCALE: 1"=30'-0"

PROJECT: STRATA PLAN BCS40
MAYFAIR PLACE - END OF WARRANTY REVIEW
7368 & 7388 SANDBORNE AVENUE, BURNABY, B.C.

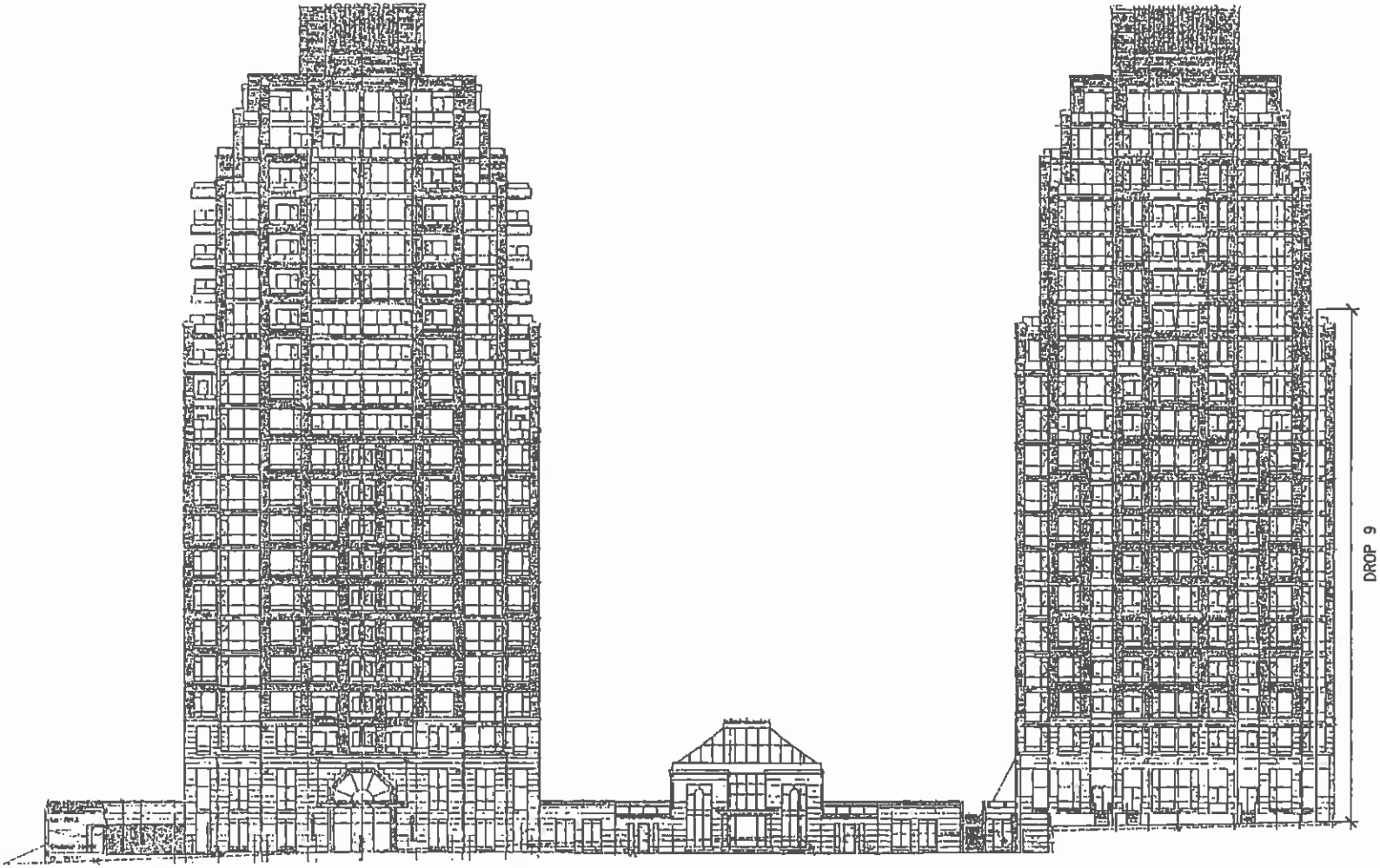
TITLE: WEST ELEVATION

DATE: JULY 2004
DESIGN BY:
DRAWN BY: AOS
CHECKED BY:
SCALE: 1"=30'-0"

REV. | DESCRIPTION | DATE (DD/MM/YR)

LEVELTON Engineering Solutions

DRAWING NO.: BC3-01



1 SOUTH ELEVATION
SCALE: 1"=30'-0"

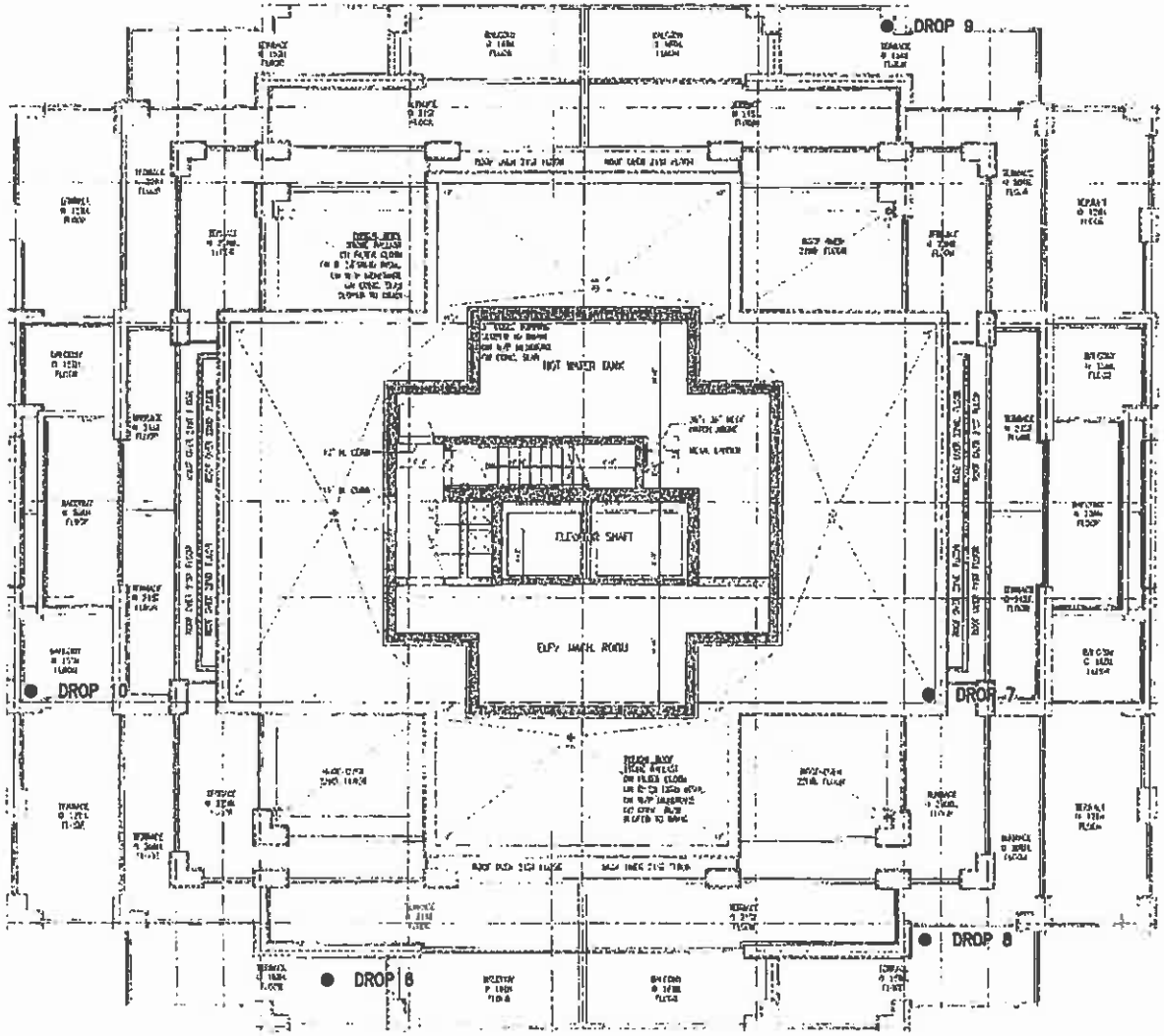
PROJECT:
STRATA PLAN BCS40
MAYFAIR PLACE - END OF WARRANTY REVIEW
7388 & 7388 SANDBORNE AVENUE, BURNABY, B.C.

TITLE:
SOUTH ELEVATION

DATE: JULY 2004
DESIGN BY:
CALCULATED BY: AOS
DRAWN BY:
SCALE: 1" = 30'-0"
PROJECT No.:
DRAWING No.: BS2.00

REV. | DESCRIPTION | DATE (M/D/Y)

LEVELTON
Engineering Solutions



PROJECT:
STRATA PLAN BCS40
MAYFAIR PLACE - END OF WARRANTY REVIEW
7388 & 7388 SANDBORNE AVENUE, BURNABY, B.C.

TITLE
ROOF PLAN - TOWER 2

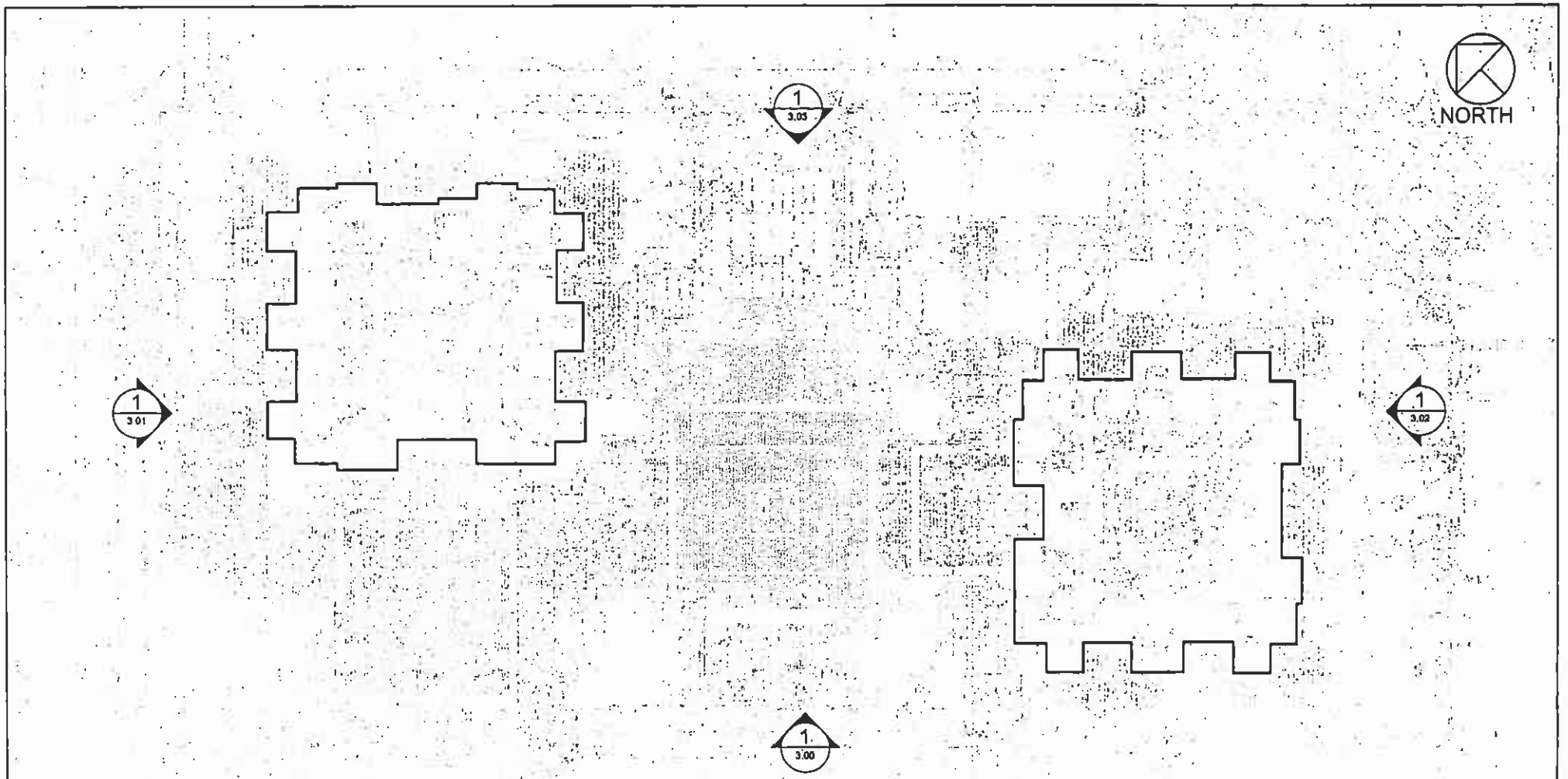
DATE: JULY 2004
DESIGN BY:
DRAWN BY: AOS
CHECKED BY:
SCALE: 1/8"=1'-0"

REV. | DESCRIPTION | DATE

LEVELTON Engineering Solutions

DRAWING NO.:

			PROJECT: STRATA PLAN BCS40 MAYFAIR PLACE - END OF WARRANTY REVIEW 7388 & 7388 SANDBORNE AVENUE, BURNABY, B.C.	DATE: JULY 2004 DRAWN BY: AOS CHECKED BY:	LEVELTON Engineering Solutions
			TITLE: ROOF PLAN - TOWER 1	SCALE: 3/32" = 1'-0"	
REV	DESCRIPTION	DATE (M/D/Y)		PROJECT No.	DRAWING NO.



REV.	DESCRIPTION	DATE (mm/dd/yy)	PROJECT: STRATA PLAN BCS40 MAYFAIR PLACE - END OF WARRANTY REVIEW 7388 & 7388 SANDBORNE AVENUE, BURNABY, B.C.	DATE: JULY 2004 DESIGN BY: DRAWN BY: AOS CHECKED BY:
			TITLE: SITE PLAN	SCALE: 1" = 10'-0"

LEVELTON Engineering Solutions

DRAWING NO.

APPENDIX D

GLOSSARY OF TERMS

Glossary of Terms [1]

Air Barrier	Materials and components that together control the flow of air through an assembly and thus limit the potential for heat loss and condensation due to air movement.
Assembly	The collective layers of components and materials which together comprise the complete cross-section of the wall or roof.
Balcony	A horizontal surface exposed to outdoors, and intended for pedestrian use, but projected from the building so that it is not located over a living space or is acting as a roof.
Base Flashing	The part of the roofing that is turned up at the intersection of a roof with a wall or another roof penetration. It may be made of the same material as the main roofing membrane or of a compatible material.
Building Envelope	Now called an environmental separator in Building Codes, refers to those parts of the building which separate inside, conditioned space from unconditioned or outside space, and includes windows, doors, walls, roofs, and foundations
Cap Flashing	Component that sheds water from the tops of walls. It is difficult to make metal cap flashing waterproof at joints and intersections, and it therefore requires a secondary, continuous and waterproof membrane below it.
Cladding	A material or component of the wall assembly which forms the exterior surface of the wall and is exposed to the environment forces.
Concealed Barrier	A strategy for rain penetration control that relies on the elimination of holes through a combination of the cladding and a secondary plane further into the assembly.
Counter Flashing	Prevents water from penetrating behind the top edge of base flashing, and consists of a separate piece of flashing placed over the top of the base flashing. It is usually made of sheet metal.
Cross Cavity Flashing	Flashing that intercepts and directs water flowing down the cavity of a wall assembly to the outside of the building.
Deck	A horizontal surface exposed to outdoors, located over a living space, and intended for pedestrian use in addition to performing the function of a roof.
Drainage	Using surfaces of the assembly to drain water away from the assembly.
Drip Flashing	A component that directs water flowing down the face of vertical elements, such as walls or windows, away from the surface.
Durability	Terminology describing the capacity of a material to tolerate environmental forces.

Efflorescence	A white powdery deposit on the surface indicating moisture ingress through the concrete. This is caused when water travelling through the concrete reacts with calcium hydroxide.
EIFS	EIFS wall system is a barrier type cladding that consists of insulation (Lamella) adhesively or mechanically attached directly to the exterior substrate. The insulation is covered with a lamina, which consists of a cementitious base coat, embedded fiberglass reinforcing mesh and synthetic finish coat.
Element	A material or component within the assembly.
Face Seal	A strategy for rain penetration control that relies on the elimination of holes through the cladding.
Flashing	Materials used to deflect water and make waterproof connections at interfaces and joints within and between wall and roof assemblies.
Horizontal Joint	A horizontal joint on a wall which provides capability for differential movement of portions of the building structure (expansion joint) or prevents or localizes cracking of brittle materials such as stucco (control joint).
Housewrap	A sheet plastic material used as a breather type sheathing membrane. It is generally installed between the wall sheathing and the exterior cladding. Although at one time used as a proprietary term, housewrap is now used to represent a generic group of materials. One common type of housewrap consists of Spun-bonded Polyolefin (SBPO), another is made of perforated polyethylene.
Maintenance	A scheduled process of periodic inspection and minor repairs to the building envelope.
Moisture Barrier	Any material used to retard the passage or flow of moisture into the assembly, thus preventing condensation.
Moisture Content	With respect to wood: The weight of water contained in wood expressed as a percentage of the weight of oven-dry wood.
Penetration	An intentional opening through an assembly.
Pressure Treatment	A process for treatment of wood to provide greater durability against moisture.
Rainscreen	A wall designed to prevent rain penetration by providing a cavity between the cladding and the backup wall and vents the wall to allow moisture drainage.
Saddle	The junction of small horizontal surfaces, such as the top of a balcony guardrail or parapet wall, with a vertical surface, such as a wall.
Sheathing	Sheet material attached to the wall framing to provide structural backing for the cladding and sheathing paper. Can be designed to provide structural lateral stiffness for the wall.

Sheathing Membrane Sheet material in an exterior wall assembly used to retard penetration of water further into the structure once past the cladding. Waterproof type sheathing membranes can also perform the function of the air barrier and the vapour barrier. These materials include both breather type sheathing membranes such as sheathing paper and housewraps, and waterproof sheathing membranes.

Sheathing Paper Asphalt-impregnated organic sheet material (breather-type sheathing membrane) attached to the sheathing exterior which creates a water-shedding surface.

Stepped Flashing The material installed at the junction between a sloping roof and a wall running parallel to the slope. Both base and counter flashing are overlapped and installed in pieces following the slope to form the complete stepped flashing.

Through-wall Flashing A waterproof membrane or metal flashing that 1) allows water behind the cladding to shed away from the building, 2) prevents water from entering the wall at joints, and 3) prevents capillary transfer of moisture though porous materials such as concrete or masonry if the moisture source is below grade.

Valley Flashing Flashing installed in the valleys of sloping shingled roofs to give continuity to the roofing system.

Vapour Barrier A material with low vapour permeability that is located within the assembly to control the flow of vapour and limit the potential for condensation due to diffusion.

Walkway A pedestrian corridor exposed to outdoors which provides access between suites and stairwells or elevators. It may also be a roof.

(1) Acknowledgement is given to Canada Mortgage and Housing Corporation for the use of the glossary from their "Best Practice Guide Wood Frame Envelopes in The Coastal Climate of British Columbia" 1st Edition, September 1998 as a basis for this glossary.

APPENDIX E

MISCELLANEOUS DOCUMENTS PROVIDED TO LEVELTON

STRATA PLAN BCS 40 - MAYFAIR PLACE

Common Property Deficiencies

ITEM	DESCRIPTION	DATE REPORTED	1st UPDATE	2nd UPDATE	3rd UPDATE	STATUS
Underground Parking Garage						
UPG.1	Bicycle cages do not lock	18-Jan-03			28-Feb-04	outstanding
UPG.2	Recalibrate CO sensors	18-Jan-03			28-Feb-04	outstanding
UPG.3	Water seepage on wall in front of stalls 1/147 and 1/148, one location	18-Jan-03			28-Feb-04	ongoing
UPG.4	Water leak at head of stalls 2/83 and 2/84, one location	18-Jan-03			28-Feb-04	ongoing
UPG.5	Water leak in front of all stall 2/76	18-Jan-03			28-Feb-04	ongoing
UPG.6	Stair 4 below library of Tower 1, water leak at P2 level	18-Jan-03			28-Feb-04	ongoing
UPG.7	Water leak from around stand pipe, corner parking stall 1/111	18-Jan-03			28-Feb-04	ongoing
UPG.9	Water seepage at head of stall 2/21, south wall	18-Jan-03			28-Feb-04	ongoing
UPG.12	Crack in wall at head of stall 2/150 on level P3	1-Apr-03			28-Feb-04	ongoing
UPG.13	There is some water coming through the walls and ceiling in the following areas. stalls 1/30, 1/41, 1/49, 1/50, 1/61, 1/74, 1/99, 1/111, 1/127, 1/141, 1/147, 1/156, 2/16, 2/20, 2/25, 2/58, 2/84, 2/154.	26-Nov-03			28-Feb-04	outstanding
UPG.14	There is some water in stairwell #8, stairwell #15, elevator machine room T1. Richmond Elevator has noticed some water in the shaft of T1	26-Nov-03			28-Feb-04	outstanding
Amenity Area						
Men's Changing Room						
AA.5	Shower stall tiles around door and grouting on base require repair and proper waterproofing. Delamination of tiles. Nov 1st,'03: wall base now flexing & sealant at base is not adhering. **Feb 28th,'04: Tiles caulked at base of shower. Tiles on step-over curb cracked & flaking.**	18-Jan-03		1-Nov-03	28-Feb-04	Incomplete
Womens Change Room						
AA.8	Shower stall tiles around door and grouting on base require repair and proper waterproofing. Delamination of tiles. Nov 1st,'03: somewhat improved but not complete. **Feb 28th,'04: No change; two tiles not caulked at base and appear open.**	18-Jan-03		1-Nov-03	28-Feb-04	Incomplete
Pool Area						
AA.12	Electrical access for hot tub light located north side of pool, grouted into tile and inaccessible	18-Jan-03			28-Feb-04	outstanding
AA.14	One light shade in left steam room does not properly attached/sealed to ceiling.				28-Feb-04	Incomplete

Last Updated: Feb 28, 2004

STRATA PLAN BCS 40 - MAYFAIR PLACE
Common Property Deficiencies

ITEM	DESCRIPTION	DATE REPORTED	1st UPDATE	2nd UPDATE	3rd UPDATE	STATUS
AA.18	Glass, southwest corner of pool should be better marked for hazard	18-Jan-03			28-Feb-04	Incomplete
AA.20	Window sills in pool area, south side, not caulked to window frame, creating condensation problems. Nov 1st,'03: MDF starting to delaminate. **Feb 28th,'04: Gap between alum. frame & MDF now caulked but MDF very swollen & unsightly.**	18-Jan-03		1-Nov-03	28-Feb-04	Incomplete
AA.21	Recessed ceiling lighting above pool damaged	18-Jan-03			28-Feb-04	Incomplete
AA.27	Areas of Tile delaminating & 'squishy'. **Feb 28th,'04: Areas of floor still 'floating & 'squishy'.**			1-Nov-03	28-Feb-04	Incomplete
Exterior						
E.1	Drain in driveway outside underground parking garage needs to be raised	18-Jan-03			28-Feb-04	Incomplete
E.3	All landscaping lights are not exterior grade fixtures	18-Jan-03				t.b.c.
E.4	Drain from both entrance canopies leak onto exterior light fixtures	18-Jan-03				t.b.c.
E.5	Exterior light fixtures at main entrance to both buildings are not exterior fixtures. Rain will damage the fixtures	18-Jan-03				t.b.c.
E.6	Sprinkler head in front of Concierge area requires repair	18-Jan-03				Spring review
E.7	Operation of irrigation system is not yet determined	18-Jan-03				Spring review
E.9	Lawn area between sidewalk and Sandborne area requires repair	18-Jan-03				partial
E.12	Irrigation system for common garden areas, incomplete	18-Jan-03				Spring review
E.13	Area at top of stairs has severe drainage problems as noted in separate correspondence dated January 24, 2003	3-Jan-03				outstanding
E.16	Tree required to be replaced, Mayfair side of sidewalk at same location	18-Jan-03			28-Feb-04	outstanding
E.17	Tree missing on City side of sidewalk at southwest corner of property on Station Hill Drive	18-Jan-03			28-Feb-04	outstanding
E.18	Stair #4 exit from building, Tower 1, east side of library has no drain	18-Jan-03			28-Feb-04	outstanding
E.21	Crack in structural concrete at gas meter. Nov 1st,'03: getting worse. **Feb 28th,'04: Racked & caulked - monitor for further settlement.**	18-Jan-03				ongoing
E.22	Cedar hedging around Tower 2 (back and front) have not been properly planted and continue to fall down	24-Jan-03			28-Feb-04	outstanding

Last Updated: Feb 28, 2004

STRATA PLAN BCS 40 - MAYFAIR PLACE

Common Property Deficiencies

ITEM	DESCRIPTION	DATE REPORTED	1st UPDATE	2nd UPDATE	3rd UPDATE	STATUS
E.23	Access required for landcape maintenance north of tower 1 and south of tower 2	25-Mar-03			28-Feb-04	outstanding
E.24	Crack in structural concrete above amenity area and tower 1. **Feb 28th,'04: repaalrs underway - monitor for further settlement.**	1-Apr-03				outstanding
E.26	Water leak into #202 tower 1	23-Oct-03			28-Feb-04	outstanding
E.27	Water leak into living room of #303 tower 1	23-Oct-03			28-Feb-04	outstanding
E.28	Water leak into concierge gatehouse	26-Nov-03			28-Feb-04	outstanding
E.29	Water ponding on balcony of #308 - Tower 1	26-Nov-03			28-Feb-04	outstanding
E.30	Water leak into #2001 - Tower 2	5-Dec-03			28-Feb-04	outstanding
	Water leak into #2002 - Tower 1	new			28-Feb-04	outstanding
Miscellaneous						
M.1	Repaint all suite doors	18-Jan-03				outstanding
M.2	Repaint all elevator surrounds	18-Jan-03				outstanding
M.3	All fire extinguisher cabinet glass is plastic, not glass	18-Jan-03				outstanding
M.4	Fluorescent tube lights constantly flicker throughout locker and underground parking areas	18-Jan-03				outstanding
M.7	Pool equipment room drain is in a high spot	18-Jan-03			28-Feb-04	outstanding
M.8	Drain in mechanical is in a high spot	18-Jan-03			28-Feb-04	outstanding
M.9	Cleaning of all exterior glazing, including pool area	18-Jan-03				outstanding
M.10	Elevator Cab 'C' south side tile floor damaged	18-Jan-03			28-Feb-04	outstanding
M.11	Elevator Cab 'C' north side stainless steel damaged	18-Jan-03			28-Feb-04	outstanding
M.12	Elevator Cab 'D' south side tile floor damaged	18-Jan-03			28-Feb-04	outstanding
M.13	Exterior window flashing slopes toward the window frames	18-Jan-03				outstanding
M.17	Video surveillence cameras and epuipment not installed consistent with advertising and sales brochures	25-Mar-03				outstanding
M.18	Condensation from dryer ducts may require booster fans	20-Jun-03				outstanding
M.19	Birds are accessing exterior dryer duct. Screening required.	20-Jun-03				outstanding
M.21	Underground parking garage fans continually operational and excessively noisy	20-Jun-03			28-Feb-04	outstanding
M.22	Main lobby entrance cracked tiles require replacing; all require sealing.	20-Jun-03			28-Feb-04	outstanding
M.24	Correction of fire panel activation in Tower 1 and Fire phone access as identified by Voltech	8-Aug-03				outstanding
M.25	Piping for pool drain cannot handle volume of water when pool or spa in draing	26-Nov-03				outstanding

Last Updated: Feb 28, 2004

STRATA PLAN BCS 40 - MAYFAIR PLACE

Common Property Deficiencies

ITEM	DESCRIPTION	DATE REPORTED	1st UPDATE	2nd UPDATE	3rd UPDATE	STATUS
M.26	Electric baseboard heaters in parkade level lobbies and garbage rooms not operating	26-Nov-03				outstanding

STATION HILL PARK DEVELOPMENT CORP.

198 West Hastings Street, Main Floor
Vancouver, B.C. V6B 1H2
Tel: 688-2300 / Fax: 683-3420

MEMORANDUM

TO : STRATAWEST MANAGEMENT
Attn: J. Garth Cambrey

FROM : Ryan Dibai
Station Hill Park Development Corp.

DATE : March 26, 2004

SUBJECT : MAYFAIR PLACE AT CITY IN-THE-PARK
7368 – 7388 Sandborne Ave., Burnaby

Further to your memo of February 24, 2004, please find enclosed a self-explanatory letter from the architect, Lawrence Doyle Architect Inc., dated March 19, 2004 responding with the requested information regarding the envelope issue (a copy of schedule C-B attached), wall details at steam rooms and pool area, and parking exhaust fans, also addressing a letter from Deidre Riley, Deficiency Committee Chair, dated March 8, 2004.

Encl.

...NCE DOYLE ARCHITECT INC.

200 - 1450 CREEKSIDE DRIVE
VANCOUVER, B.C. V6J 5B3
TEL: (604) 733-3100
FAX: (604) 733-3076

Date: March 19, 2004.

Dean Burke
Hugh McLean - Metropolitan Council

From: Rod Strayer

Project: Mayfair Place: Grip, Fl. R.

Total No. of sheets 17 Please telephone if incomplete.

Notes: See attached letter w/ attachments

LAWRENCE DOYLE ARCHITECT INC.

200 - 1450 CREEKSIDE DRIVE
VANCOUVER, B.C. V6J 5B1
TEL: (604) 733-3100 FAX: (604) 733-9076
e-mail: lda@lda.bc.ca

March 19, 2004

Station Hill Park Development Corp
Attention: Ryan Dibai
Main Floor 198 West Hastings Street
Vancouver, B.C. V6B 1H2

Re: **Mayfair Place – City in the Park, Phase IV**
7368 – 7388 Sanborne Avenue, Burnaby

Dear Ryan,

Further to your memo of March 03, 2004 and attached letter from Strata West Management dated February 04, 2004, and further to our meeting of January 24, 2004 with the above, yourselves, MetroCan Construction and Strata Council representatives, we are responding with the requested information. We are also addressing a letter from Deirdre Riley, Deficiency Committee Chair, dated March 08, 2004 (copy attached), referring to the same correspondence and meeting. We provide the following information.

1. Envelope issue – Window wall aluminum slab cover panels. Attached is a copy of the Layton Consulting Ltd. report of September 30, 2003, confirming the aluminum panel details, including fastening of the panel at the deflection header of the window (contrary to opinions expressed at meeting of January 14, 2004). Included as well is a copy of fax memo from Allied Windows dated January 20, 2004, indicating remedial attachment for aluminum panels, illustrated by Drawing No. B and Panel Detail Dwg. No. 150. This work was carried out by Allied Windows under the direction of MetroCan Construction.

2. A copy of Schedule C-B by the Building Envelope Engineer, G.W. Spratt, dated August 07, 2002, verifying field review and compliance.

3. Confirmation of Steam Room, Swimming Pool wall design. Attached is a copy of wall type design, specifically wall type 16, Steam Room to adjacent Steam Room; type 16A, Steam room to exterior and type 19, Steam Room to Swimming Pool. Note that all of these wall types incorporate waterproof membrane behind wonder board (cementitious board) to which the ceramic tiles are applied.

4. In the March 08, 2004 letter from the Deficiency Chair, a request is made for a written explanation of humidity controls in the Pool area. This would have to be handled by the Mechanical Consultant and/or MetroCan Construction

5. Attached as well is a fax memo from Sterling Cooper and Associates dated March 08, 2004, addressing parking exhaust fans.

We trust the above provides the required information, to be distributed to appropriate parties and individuals.

Yours truly
LAWRENCE DOYLE ARCHITECT INC,

Robert F. Strayer M.A.I.B.C.

attchs:

cc: Hugh McLeod – Metro-Can Construction

MAYFAIR PLACE
city in the park

March 6, 2004

RECEIVED
MAR 11 2004
LAWRENCE DOYLE ARCHITECT INC.

Lawrence Doyle Architect Inc.
#200 – 1450 Creekside Drive
Vancouver, B.C. V6J 5B3

Attention: Robert Strayer

Dear Mr. Strayer

RE: STRATA PLAN BCS 40 - MAYFAIR PLACE

We recently sent a letter to Station Hill Park Development Corporation to remind them of the commitments made during a meeting held on Jan 14 2004 at Mayfair place. Stratawest Management Ltd. subsequently wrote to Station Hill (dated: February 24, 2004) to remind the developer of those commitments. As some of those were made by you and we have yet to receive the promised information within the agreed timeframe, we have decided to write to you directly. Specifically, you had agreed to provide the Strata Council representatives with the following information:

- A correct detailed wall section illustrating of the envelope construction as-built. The illustration appended to the Layton report was incorrect and not applicable to the Mayfair as mentioned by Hugh McLeod of MetroCan.
- Written confirmation by the Envelop Engineer that he observed the actual construction and that he found & certified the installation to be consistent with the drawing and his instructions. A copy of the Envelop Consultant's Schedule 'C' to the Burnaby Building Department at Occupancy would be appreciated. If that is not convenient, we may be able to get a copy from Burnaby directly,
- Details & specifications for the tile installation in the spa area and, specifically, a written confirmation that there is a waterproofing membrane and an appropriate substrate board behind the tiles before they were affixed to the walls in the showers and steam rooms, and
- A written explanation of the humidity controls in the pool / spa area.

The latter request was made but not acknowledged by you. It may be that you will have to obtain that from Sterling Cooper. Nevertheless, severe humidity and condensation on the windows in the spa is a growing concern to Council in terms of long-term integrity of the tiles and drywall in the spa area.

As there is a question around building envelope integrity and ongoing problems with moisture in the spa area, Council is anxious to receive this information as soon as possible in order to advance discussions with the Developer over deficiencies. Council believes that the time provided to you to assemble the information has been more than reasonable and we request that you provide this information within two weeks of receipt of this letter.

Your attention to this matter is appreciated.

Sincerely,

Deirdre Riley, Deficiency Committee Chair

METRO-CAN CONSTRUCTION LTD.

October 17, 2003

Station Hill Park Development Corp
198 West Hastings Street
Vancouver, B.C.
Faxed: (604) 683-3420 (Original Not Mailed)

Attention: Mr. Ryan Dhaï

Re: Mayfair Place – Panel Inspection

Dear Sir:

Please be advised that the inspection for the panels was completed on September 26, 2003, by Allied Windows and verified by Layton Engineering. Attached is the report from Layton Engineering.

Yours truly,

METRO-CAN CONSTRUCTION (LM) LTD.

Ed Beale
Project Manager

EB:jp

cc: H. Mcleod - MCC
D. Voth - MCC
R. Smyer - LDA

File: SHPD

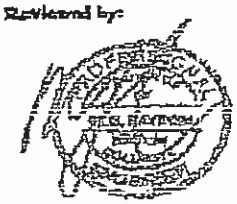
Layton Consulting Ltd.
Registered Engineering Professionals
British Columbia • Alberta • Washington • Oregon • California

Report 1 of 1

FIELD REVIEW REPORT – SLAB BAND PANELS

Panel supplier: Allied Windows
Window series: 45 rebate aluminum
General Contractor: Metro-Can Construction
Project: Mayfair Place
7368 Saudborne Ave., Burnaby
Date of field review: Thursday, Sept. 25, 2003 9:00 am
Weather: Sunny, 15° C.
Date of site report: Tuesday, Sept. 30, 2003

Reviewed by:



Mark S. Layton, P.Eng.

I. Introduction

A review of the structural fastening (not by Allied Windows) of the aluminum slab cover panels was conducted at the above noted project. Note that there are two 22 storey highrise towers on the project. The slab band panels were installed by window installers who were sub-contractors to Metro-Can Construction.

II. Panel Description – original installation

See pictures 1 and 2 for tower elevations showing typical slab band panels between full height windows. Panels were installed during the course of the original construction, corresponding with the installation of the windows. Typical details A and B from Allied's shop drawings are attached to this report indicating the fastening method at the top and bottom of each panel.

Detail A shows the aluminum panel screwed into the plywood liners and to turn overlapped with the rebate flange of the window sill. Detail B shows the bottom portion of the panel which is fastened to the deflection header of the window. Screws were first driven through the deflection header and then drilled through the panel.

Pictures 3 to 5 show the typical panels. Each panel is fastened at the top and bottom as described in the previous paragraph. The sides of the panels are either capped at the corners (see picture 4) or caulked where the side is capped and butts up against the building face.

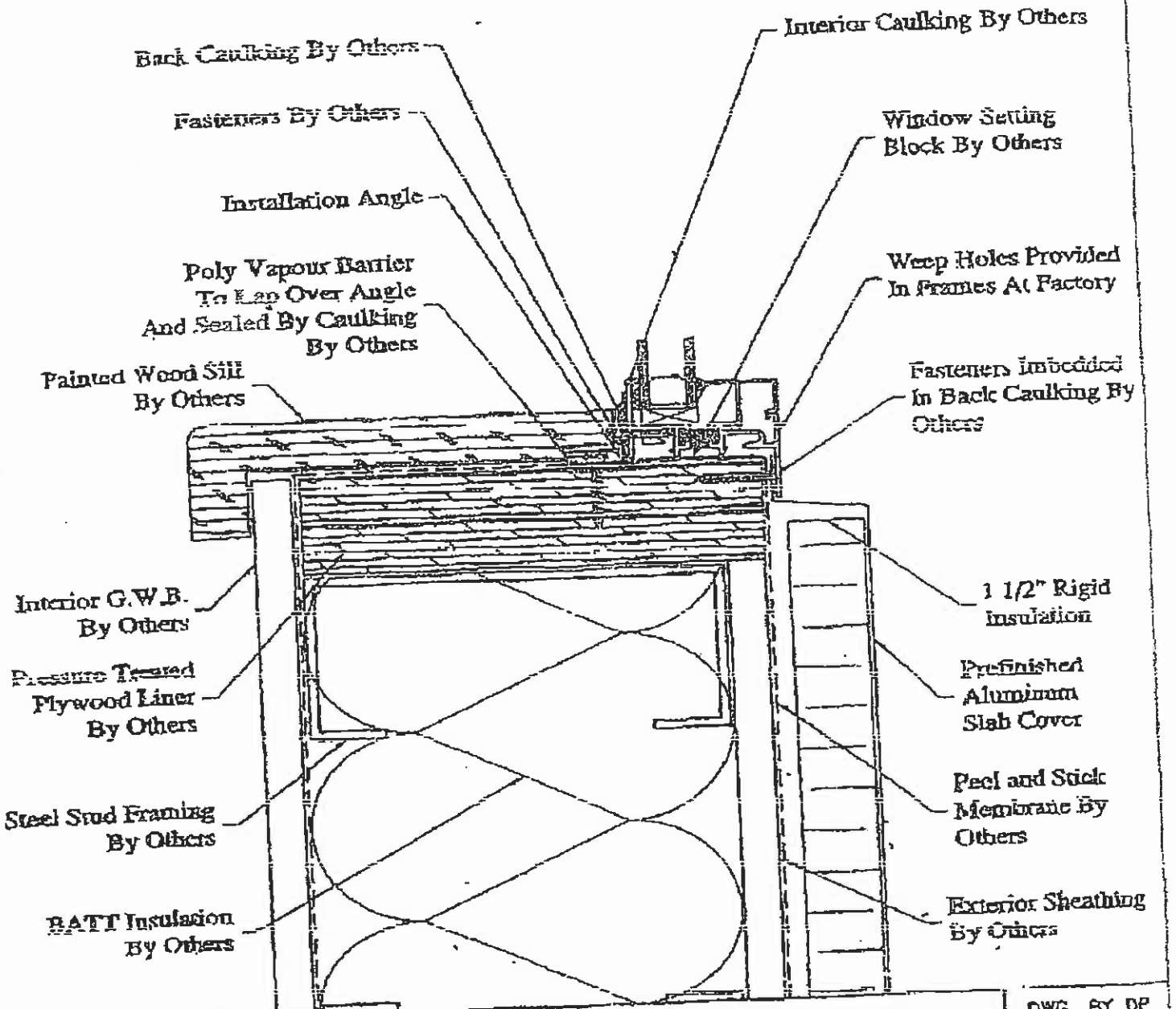
III. Comments and Observations

Layton Consulting Ltd. met with Allied's service personnel on Thursday, September 25, 2003 to review the slab panels. Jeff and Daryl conducted drops in chairs off several faces of each tower to review the fastening of the panels. Individual panels were checked on each drop and found to be adequately secured in every condition surveyed (positively anchored at top and bottom). Jeff and Daryl mechanically tested each panel in each drop and noted that there was no separation of the panels from the anchoring substructure. The screws that fastened the bottom of the panels to the deflection headers were slightly visible when facing each panel. The top of each panel is held in both by the screws and overlapping window flange. The panels reviewed and tested were adequately anchored to the structure.

Field review and report by: Eric Sleyte, ASoT

Sill Section At Fixed Lite

Arch. Detail 5 A.9.5



FILE: U:\Metro\Mayfair Place\Details\Det5A

Project: Mayfair Place
Burnaby, BC

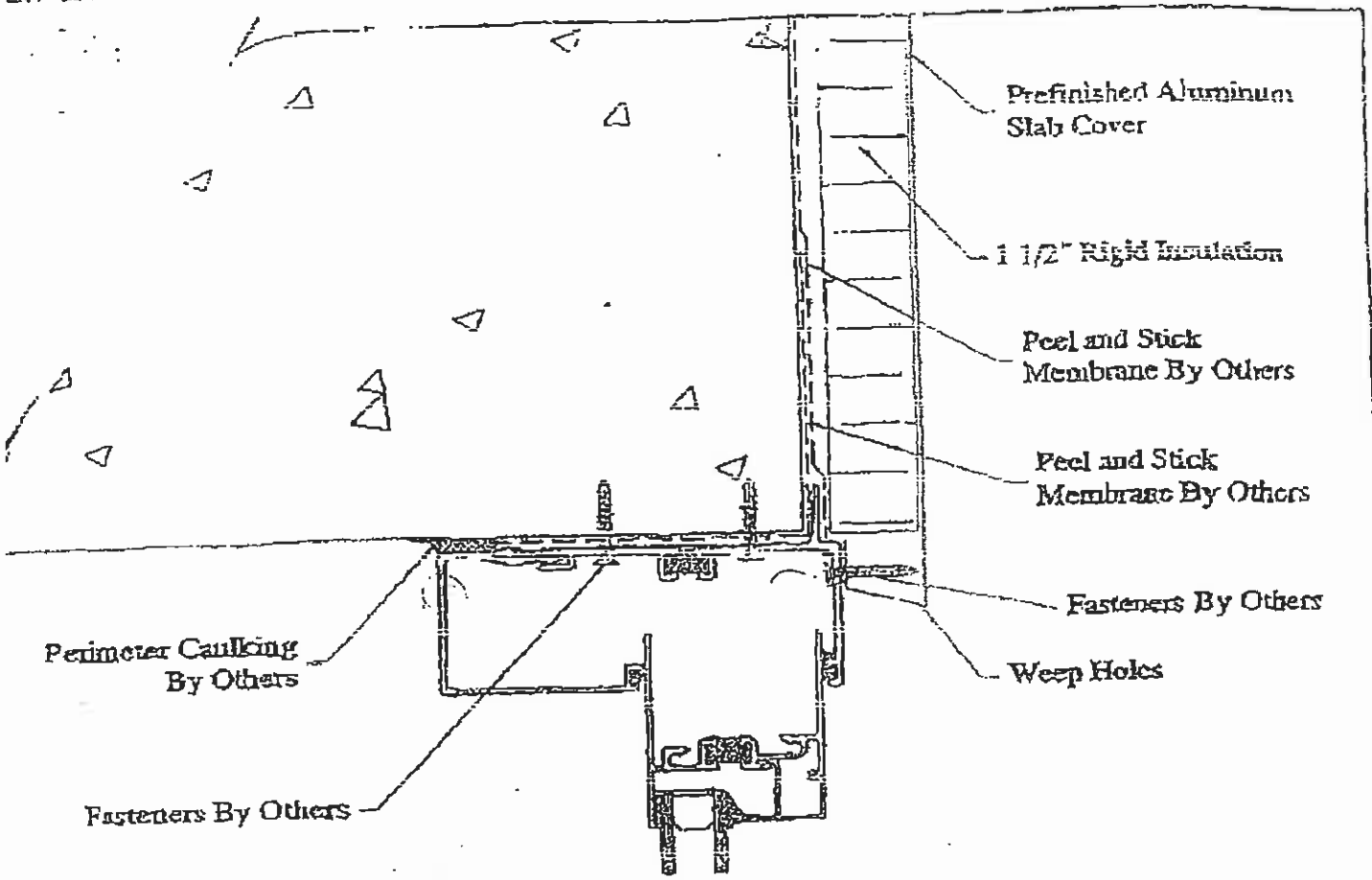
ALLIED WINDOWS
3193 264ND STREET, ABBOTSFORD, B.C. CANADA, V4W 2Z8. TEL 1(604)850-3511

SCALE: 1½" Scale

DATE: August 2001

DWG. BY DP

DRAWING NO: A



Head Section At Fixed Lite

Arch. Detail 3 A.9.5

FILE: I:\Maltese\Mayfair Place\Details\Det-HP

Project: Mayfair Place
Burnaby, BC

ALLIED WINDOWS
3785 262ND STREET, ALDERGROVE, B.C.
CANADA, V4W 2T8, TEL 1(604)856-3311

SCALE: 1½" Scale

DATE: August 2001

DWG. BY DP

DRAWING NO: B

Allied
#103 – 2002 Street, Abbotsford, B.C. Canada V4W 2T9
t. 604-850-3311, f. 604-850-0013

CC-10

Fax

To:	Hugh McLeod	From:	Paul Arnold
Company:	MetroCan Construction Ltd.	Pages:	2 4
Fax:	604 683 3321	Date:	January 20, 2004
RE:	Mayfair Place Slab Cover Attachment	Req By:	HM

☐ Urgent ☐ For Review/Approval ☐ Please Comment ☐ Please Reply ☑ F.Y.I.

Hi Hugh,

Sorry for the delay – find attached drawing of the Slab Cover attachment for the replaced panel at the Mayfair Place project.

Please call with questions

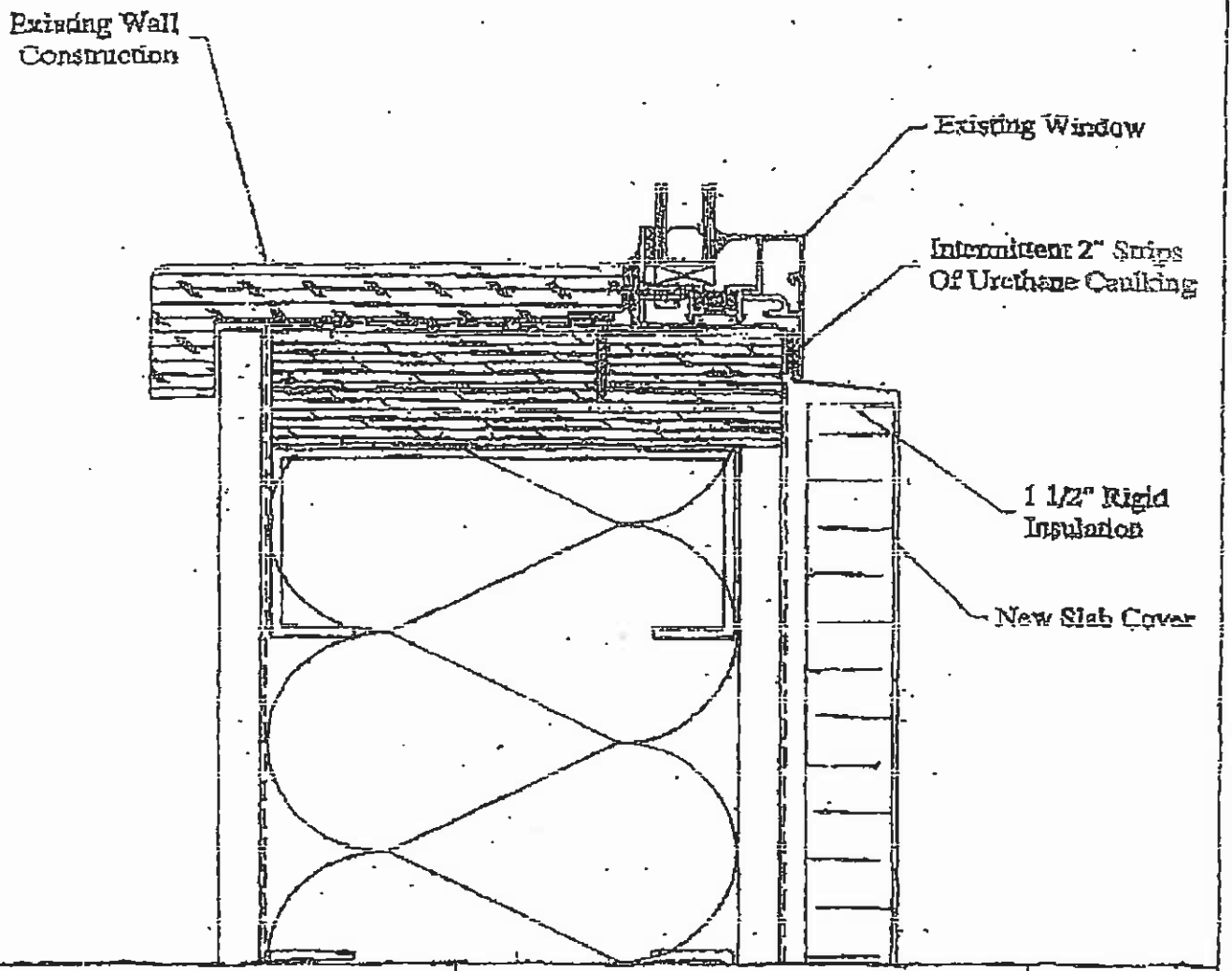
Best Regards,

Paul Arnold

General Manager

Sill Section At Fixed Lite.

Arch. Detail 3 A9.5



FILE: I:\Window\Manfair\Details\DetA

Project:
Manfair Place
Burnaby, BC

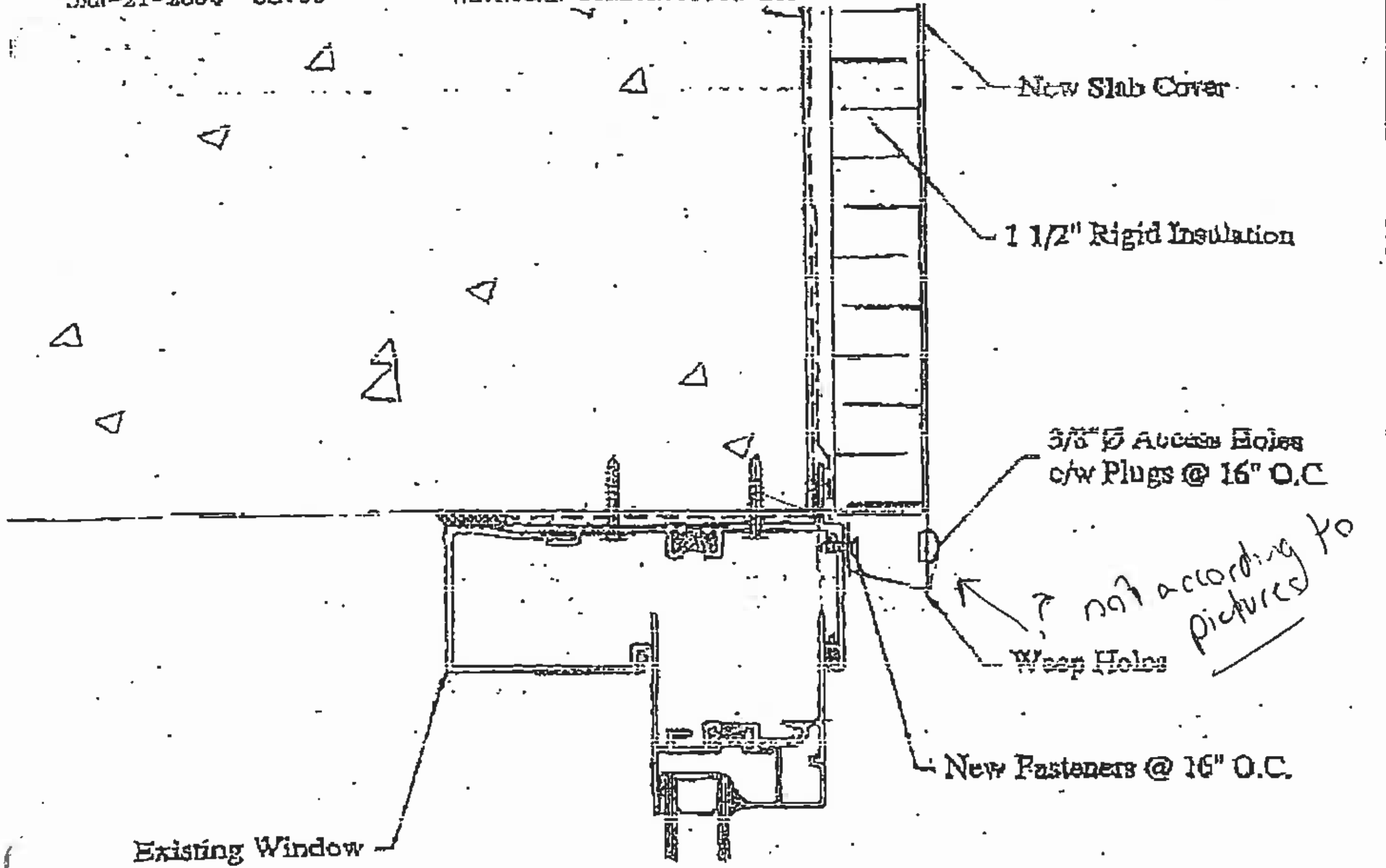
ALLIED WINDOWS
5783 262ND STREET, ALDERGROVE, B.C.
CANADA, V4W 2Z8, TEL 1(604)856-5311

DWG. BY DP

DRAWING NO: A

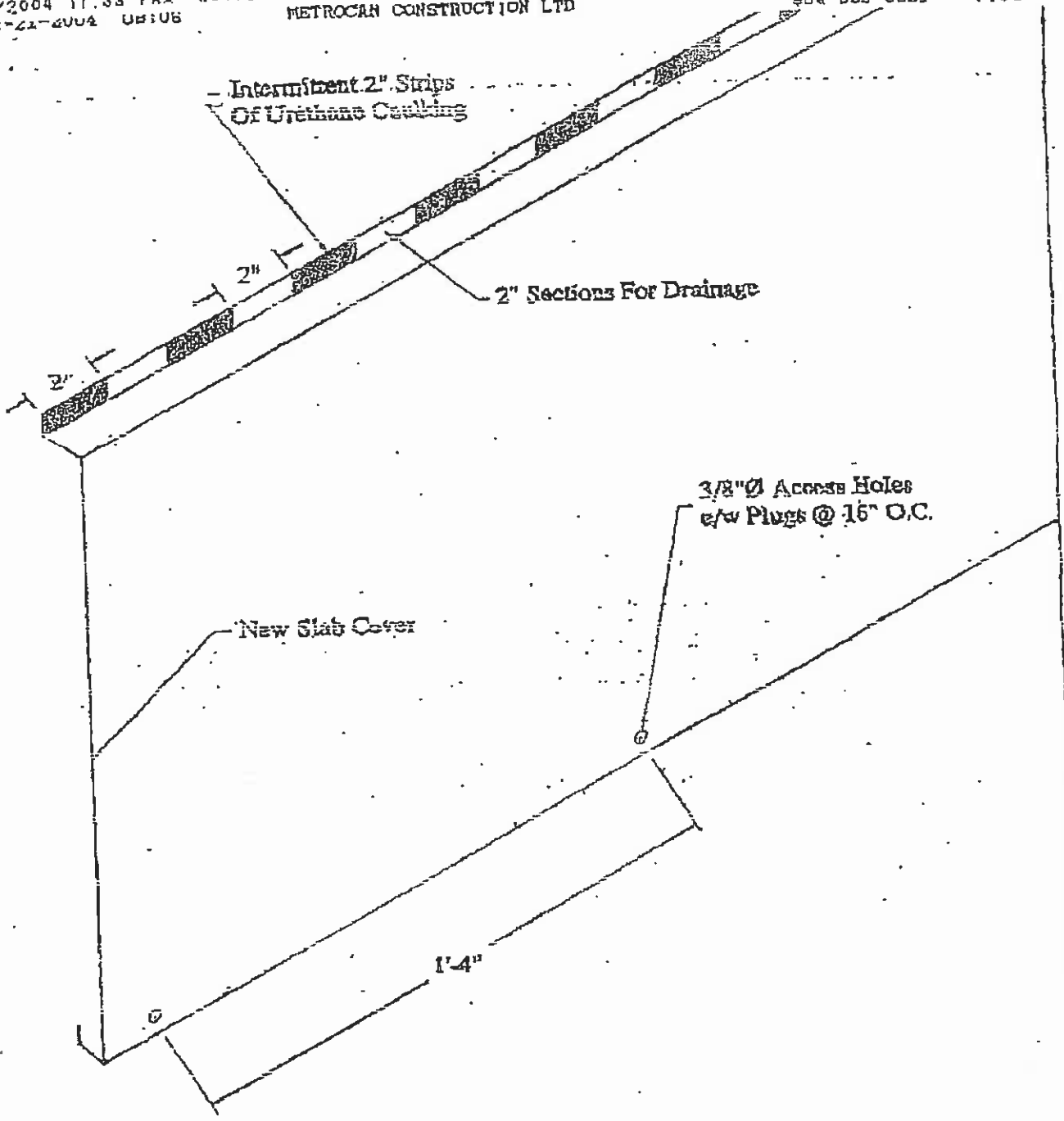
SCALE: Full Scale

DATE: August 2001



Head Section At Fixed Lite
Arch. Detail 3 A9.5

Project: Maufair Place, Burnaby, BC	ALLIED WINDOWS 3193 262ND STREET, ALDERGROVE, B.C. CANADA, V4W 2T8, TEL 1(604)856-3311	DWG. BY DP
	SCALE: Half Scale	DATE: August 2001
		DRAWING NO: B



Panel Detail

FILE: Project: Mayfair Place Burnaby, BC	ALLIED WINDOWS 3193 282ND STREET, ALDERGROVE, B.C. CANADA V4W 2T8. TEL 1(604)856-3311	DWG. BY DP
	SCALE:	DATE: August 2003
		DRAWING NO: 150

BRITISH COLUMBIA BUILDING ENGINEERS

Our File No. S-079-00

SCHEDULE C-B

Forming Part of Section 2.6 of the British Columbia Building Code

BLD00-01172
Building Permit No.

ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE

Note: 1. This letter must be submitted after completion of the project but before the occupancy permit is issued, or a final inspection is made by the *authority having jurisdiction*. A separate letter must be submitted by each registered *professional*.
2. This letter is endorsed by: Architectural Institute of B.C. Association of Professional Engineers and Geoscientists of B.C. Building Officials' Association of B.C. and Union of B.C. Municipalities.
3. In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The Building Official

City of Burnaby

Address (Print)

4949 Canada Way

Burnaby, B.C. V5G 1M2

Date: August 5, 2002

Dear Sir:

Re: Architectural
Area of responsibility (e.g. Architectural, Structural)

Mayfair Place - Tower 1
Name of Project (Print)

7368 Sanderson Avenue, Burnaby, B.C.
Address of Project (Print)

Lot 4, BL 171, Plan NWP 66557
Legal Description of Project (Print)

I hereby give assurance that

(a) I have fulfilled my obligations for *field review* as outlined in Section 2.6 of the British Columbia Building Code and in the previously submitted Schedule B-1, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW," and Schedule B-2, "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS," and

(b) those components of the project opposite my initials in Schedule B-2 substantially comply in all material respects with

(i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects, and

(ii) the plans and supporting documents submitted in support of the application for the *building* permit.

(c) I am a *registered professional* as defined in the British Columbia Building Code.

BRITISH COLUMBIA BUILDING CODE 1998

Our File No. S-079-00

Schedule C-B — *Continued*

(Each *registered professional* shall complete the following)

BP000-01172
Building Permit No.

Project Address

Gordon W. Spratt, M.Eng., P.Eng.
Name (Print)

Signed

August 7, 2002
Date

2348 Yukon Street
Address (Print)

Vancouver, B.C.

V5Y 3T6

604-872-1211
Phone

(If the *registered professional* is a member of a firm, complete the following:)

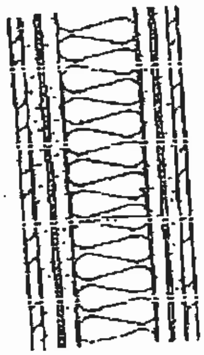
I am a member of the firm Gordon Spratt & Associates Ltd.
and I sign this letter on behalf of the Firm. (Name of Firm)

Note: The above letter must be signed by a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

(a) a person who is registered or licensed to practise as an architect under the Architects Act, or

(b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

16

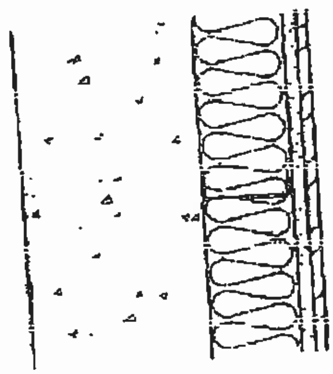


STEAM ROOM

CERAMIC TILES BOTH SIDES
BOND COAT BOTH SIDES
WONDER BOARD BOTH SIDES
W.P. MEMBRANE BOTH SIDES
1/2" GYP. BD. BOTH SIDES
3 5/8" STEEL STUDS @ 16" O.C.
R-12 BATT INSULATION

16A SAME AS 16 EXCEPT USING CONC. BLOCK/CONC. ONE SIDE OF 3 5/8" STEEL STUDS @ 16" O.C.

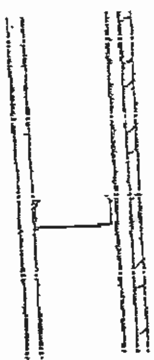
17



SWIM'G POOL

CERAMIC TILES
BOND COAT
1/2" GYP. BD. MOISTURE RESISTANCE
6 MIL POLY V.B.
3 5/8" STEEL STUDS @ 16" O.C.
R-14 BATT INSULATION
CONC.

18

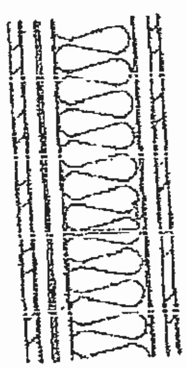


SWIM'G POOL/CORRIDOR

CERAMIC TILES
BOND COAT
1/2" GYP. BD. MOISTURE RESISTANCE
6 MIL POLY V.B.
3 5/8" STEEL STUDS @ 16" O.C.
1/2" GYP. BD.

RATED

19



STEAM ROOM/SWIM'G POOL

CERAMIC TILES
BOND COAT
WONDER BOARD
W.P. MEMBRANE (STEAM ROOM SIDE)
1/2" GYP. BD.
3 5/8" STEEL STUDS @ 16" O.C.
R-12 BATT INSULATION
6 MIL POLY V.B. (SWIM'G POOL SIDE)
1/2" GYP. BD. MOISTURE RESISTANCE
BOND COAT
CERAMIC TILES

RATED

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VANCOUVE
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CONSULTANT

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LDA - May /01
CURRENT: MAY

STERLING, COOPER & ASSOCIATES
CONSULTING PROFESSIONAL ENGINEERS

1777 West 8th Avenue, Vancouver, B.C. V6J 1V8
Tel: 734-8338 Fax: 737-7102

FACSIMILE TRANSMITTAL

PROJECT NAME:	Mayfair Place, City in the Park Burnaby, B. C.	
PROJECT NO:	6079	**DATE:** March 8, 2004
TO:	Lawrence Doyle Architect Inc. (733-8076)	**ATTN:** Jose Recio/Rob
COPIES:	Station Hill Park Development Corp. (683-3420)	**ATTN:** Ryan Dibai

COMMENTS:
With reference to item 5 on Stratwest Management's common area deficiencies dated Jan. 21, 2004, we would comment as follows:

The parking exhaust fans are controlled by the gas detection system. Sequence of operation for the detection system and interlocking of exhaust fans is described in the controls shop drawings. In addition to gas detection system controlling the exhaust fans, there is also a central time clock to over-ride the detection system during peak hours.
If the fans continue to run 24 non-stop as indicated in the report, we would think it is a maintenance issue. The company or personnel who provides the service should check and rectify the problem.

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NO. OF PAGES INCLUDING THIS TRANSMITTAL: 1

ORIGINAL TO FOLLOW: YES ___ NO X

PPR: Derek Chan

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