

Connaught Point
ENVELOPE MAINTENANCE REVIEW #3

Produced by PBEM Ltd.

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BUILDING ENVELOPE MAINTENANCE REVIEW REPORT No. 3

JAN 2007

Connought Point



Strata Plan LMS 265
2288 West 12ave,
Vancouver, B.C

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SUMMARY OF CONNAUGHT POINT MAINTENANCE REVIEW NO. 3, JAN 2007

This summary highlights the results of the third Connaught building envelope review. Complete details and recommendations are to be found in the report proper.

The review reported herein was performed Jan 24th through Feb 2nd, 2007. The envelope was found to be generally in good condition.

Following are the issues that PBEM recommends receive prompt attention:

Recommended Prompt Roof Repair

- Removal and replacement of failed sealant on cap flashings and roof penetrations.
- Clear vent grill of debris. East elevation roof (see R14)

Recommended Prompt Vertical Surface Repair

- Remedial sealant removal and replacement.
See elevation drawings.
- Repair dimensional lumber. (wood trims)
Bay panel repair, Units; 309, 306, 208.
Balcony facing, Units; 306, 310. Also entrance canopy.
Eyebrow detail, Units; 104, 107, 204, 105, 204.
- Clear blocked vents. Consider more frequent cleaning.
- Repaint wood trim (White)

Recommended Prompt Balcony Repairs

- Investigate as to the cause of membrane delamination and repair locations as listed in review. (Units 209, 309).
- Clear partially blocked drain. Unit 304
- Replace sealant at handrail stanchions Unit 310

Recommended Prompt Repairs of Building Base and Underground Parking

- Redirect down pipe drainage to reduce or eliminate parkade leak. (G4)

Recommended Prompt Repairs of In-Suite Issues

Unit 104

- Replace sealant as noted on elevation drawings
- Ensure humidistat is set correctly

Unit 212

- Replace sealant as noted on elevation drawings

1. INTRODUCTION

PBEM's service representatives are trained to be concerned with the items that affect the building envelope. Expected performance durations, present condition and recommended maintenance are assessed to help attain full service life spans of all materials and components of the building envelope.

This report will include:

- Types of materials used in the building envelope
- Pertinent features of the building envelope
- Specification of areas requiring maintenance
- Specification of items that are unsatisfactory and should be repaired immediately.

Our intention is to identify a problem or potential problem and make recommendations to limit or alleviate issues that may be created by it.

Comments are assigned a severity "level", where applicable, so that the reader may understand the importance of each item. All available information is used to establish an appropriate maintenance schedule.

The severity levels are as follows:

Level	Condition/Issue	Recommended Action
3	Materials that wear due to normal use or conditions that develop gradually over time	Monitoring
2	Items of progressed ageing, design issues and potential envelope concerns to be completed by the following year	Maintenance
1	Unacceptable existing conditions that will lead to further damage to the envelope	Prompt repair

2. LIMITATIONS

This building envelope review provides a comprehensive report to benefit the stakeholders of the property, with an objective evaluation of the current building envelope condition and its major components. We cannot and do not assume liability for the science and current design of the building envelope system. We do not insure against the need for future improvements, repairs or building envelope failures. PBEM evaluates and recommends maintenance for building envelope components. Our report will recommend strategies that keep building envelope components functioning "as intended". This review is a visual review and is not, nor is it meant to be, technically exhaustive. The operational review of every window and door was not made and we do not include examination of concealed items within walls, behind panelling, under roofing, under

concrete or other obstructed areas. This is not a code compliance review. Our review is primarily designed to report the serviceability of the components of the building envelope. When issues that are inconsistent with current building codes are noticed, we will review the issues and make recommendations to resolve them.

3. OVERVIEWS

3.1. Overview of the Connaught Point Maintenance Process

Remediation process Phase 1 and 2

Guardrails

Guardrails are of original construction. They were removed and reinstalled in 1997 during Phase 1 of the remediation project. During the 2002 remediation project Silicone sealant was applied at screw penetrations to protect building assemblies from water ingress.

Vinyl Membrane

New vinyl membrane was installed on second and third level balconies at Connaught Point in 1997 during phase 1 of the remediation process.

Aluminum Windows and Doors

In areas where wall remediation took place the original doors and sliding windows were removed and reinstalled over a flexible membrane waterproofing and new metal sill flashing. New metal flashings with upturned end dams were also provided at the reinstalled window/door heads. Small joint sealant was re-applied at the bottom miter corners of the window/patio door frames located in the rehabilitated walls.

Brick Veneer

The majority of the brick clad walls are from original construction with the exception of the wall around the exit stair along the south elevation which was rehabilitated.

Stucco

All Faced-seal stucco clad walls with exposure to rain were re-cladded with rainscreen stucco cladding system. In protected balcony areas, the original face seal stucco cladding was recoated using acrylic based paint.

Wood panels and trims

During the remediation process the wood panels and trims were left as originally installed, but all joints were re-caulked and all wood panels and trims were repainted or replaced.

Metal Doors

At Connaught Point the aluminum framed metal doors were installed at the main entrance to the building. During the remediation process new head flashing was installed over the exposed door along the east elevation.

APP Modified Bituminous Membrane

At Connaught Point an APP membrane was applied on the main roof and all fourth floor decks (except units 403 and 408) as part of the original construction. In 2002 the existing membrane was re-coated with the aluminum protective coating for the additional protection of membrane from ultraviolet (UV) exposure

Modified Bituminous Sheet Roofing

At Connaught Point, the Modified Bitumen membrane was installed at the ground level (at the base of the wall approximately 3" upturn on the plywood sheathing and 2' horizontal tie-in to the existing membrane in the planters), in the 4th floor scupper boxes (tie into the existing APP membrane), and all 4th floor decks.

3.2. Overview of the Third Connaught Point Envelope Maintenance Review

This document concerns the third PBEM envelope maintenance review of Connaught Point. The primary envelope review occurred on Jan 24th through Feb 2nd, 2007. During the review, the weather was fair and sunny, thus not all issues were obvious and so observations relied on evidence of issues such as staining or deteriorated components.

Suite inspection checklists were distributed to 46 units prior to the review. Twenty-one completed reports were returned. Of these, seven reported issues relating to the building envelope and were given an opportunity for a suite review. In suite reviews were arranged with units 104 and 212.

The envelope review was performed as follows:

- The building base was visually reviewed by walking around the perimeter of the complex
- Upper walls, windows and balconies were inspected by ladder access
- The roof was inspected by walking all roof areas

4. ROOF

4.1. Overview

This section focuses on the roofs of Connaught Point. The deck areas with duckboard surfaces that are over living areas are addressed in the Balconies, Decks and Patios Section of this report.

4.2. Roof Construction

The upper roofs of this complex are of two types:

A Profiled Metal roof was installed along the East elevation above the projected sections of the building with curved wall. The Profiled Metal Roofs were custom designed and manufactured.

The main roof is constructed of: APP Modified Bituminous Membrane which consists of polyester or fibreglass mat impregnated on both sides with an APP (atactic polypropylene) modified bitumen compound. The non-woven polyester fabric provides a highly elastic body with good tensile strength. The high percentage of plasticizing resins in the bitumen compound provides heat resistance, low temperature flexibility, ageing endurance, and workability. The seams are fused forming a single continuous water tight membrane. This same material is used as membrane above the third level bay window areas.

At Connaught Point an APP membrane was applied on the main roof and all fourth floor decks (except units 403 and 408) as part of the original construction. In 2002 the existing membrane was re-coated with the aluminium protective coating for the additional protection of membrane from ultraviolet (UV) exposure.

Condition of these roofs

The condition of the above mentioned roofs at the time of review are sound and appear to be performing the intended function. Upon inspection however a few minor issues were noted and are listed in 4.3 Table of Observations.

4.3. Table of Observations Roof Details

OBSERVATIONS DURING REVIEW	Picture	Level
Ponding on flat roof sections	R1, R2, R5	2
Minor debris build up	R3, R7	2
Cap flashing and roof detail sealant failures	R8, R9, R10	1
Cap flashing accumulations of algae	R11	3
Tenting on curb build up	-	3
Corroding galvanized flashings and ducts	R12	3
Blocked roof vent	R13, R14	1

4.4. Photos of Roof Observations

ROOF

Shows area of ponding

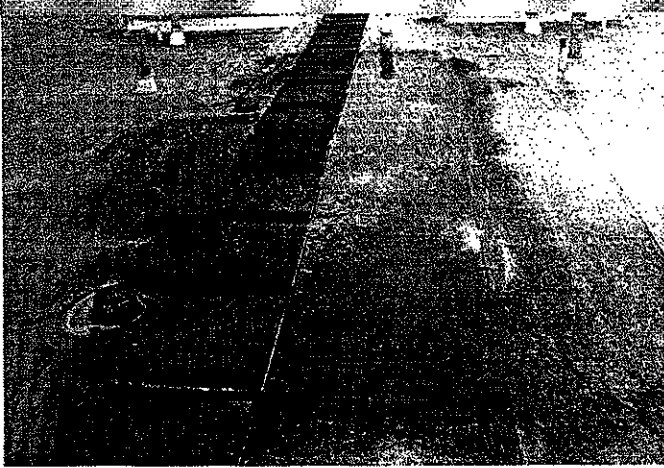


Photo R1: Main Roof

Shows area of ponding

Reference R3

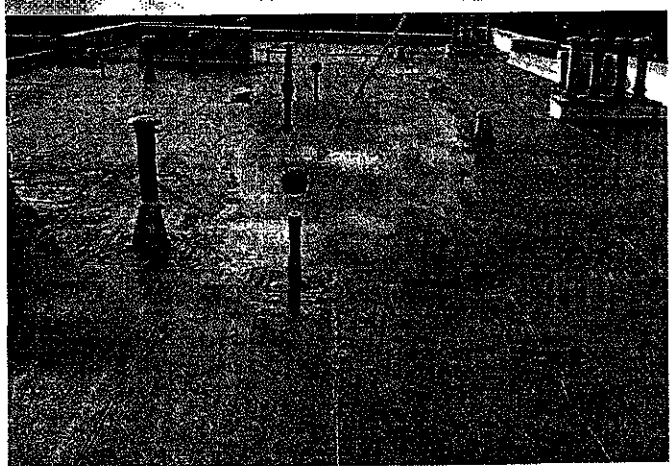


Photo R2 : Main Roof

Minor debris on strainer



Photo R3: Main roof strainer

Clearing R3 debris resulted in approx 70 gal less water on roof

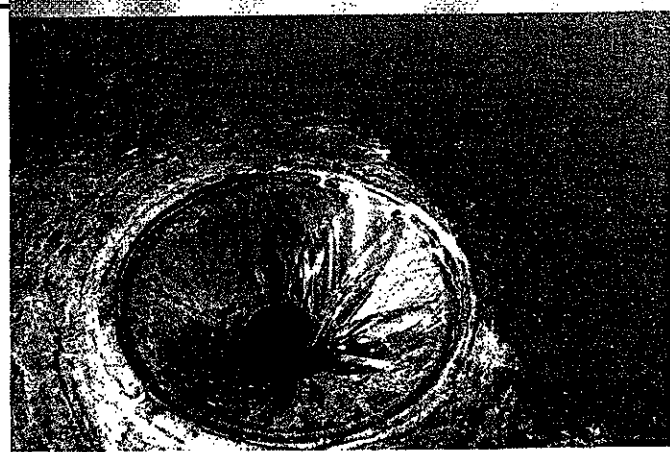


Photo R4: Roof drain

Small, high drainage hole contributes to ponding



Photo R5: 302 West Elev

Larger, lower hole on same detail provides better drainage

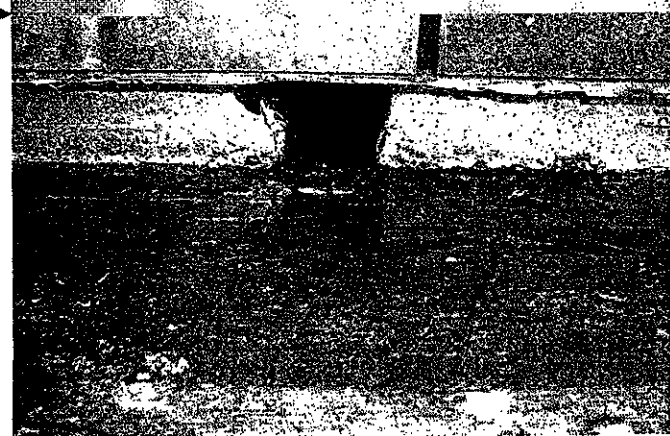


Photo R6:

ROOF

Minor debris collecting in corners of main roof

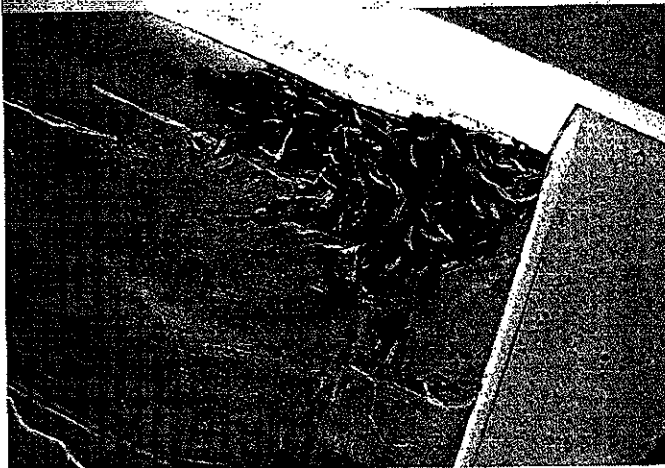


Photo R7: Typical of membrane corner details

Failed sealant

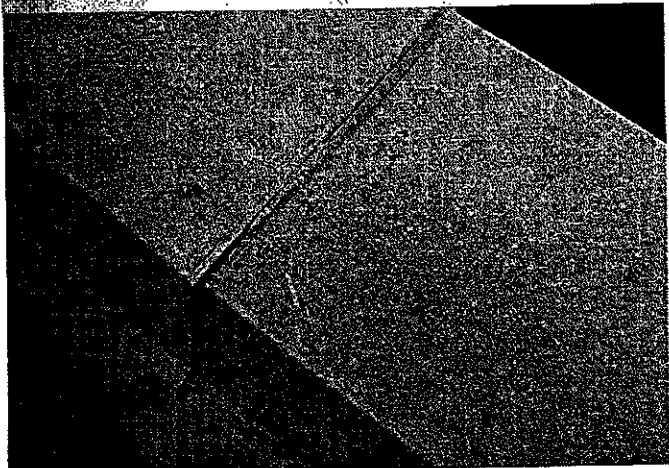


Photo R8: Main roof flashing

Failed sealant at vent penetration



Photo R9: Central main roof

Failed sealant

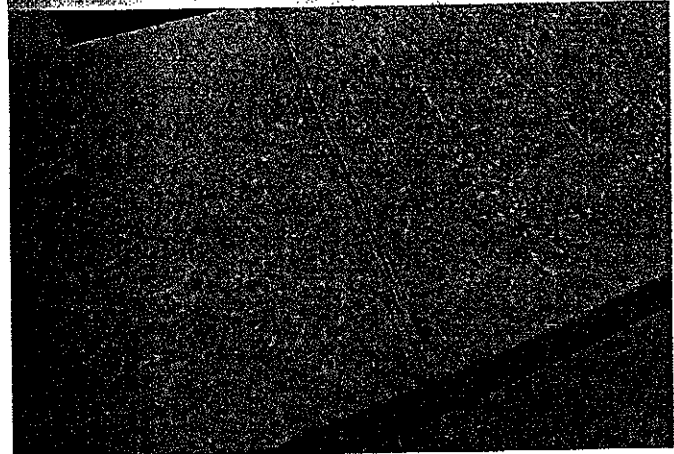


Photo R10: Main roof flashing

Algae accumulating on flashings Typical

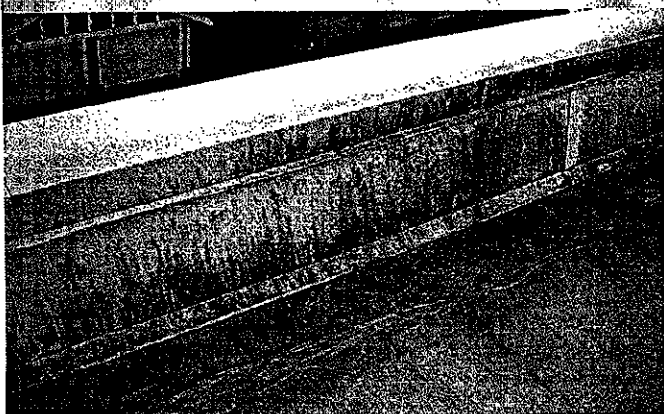


Photo R11: Main roof

Corrosion of galvanized duct flashing Typical

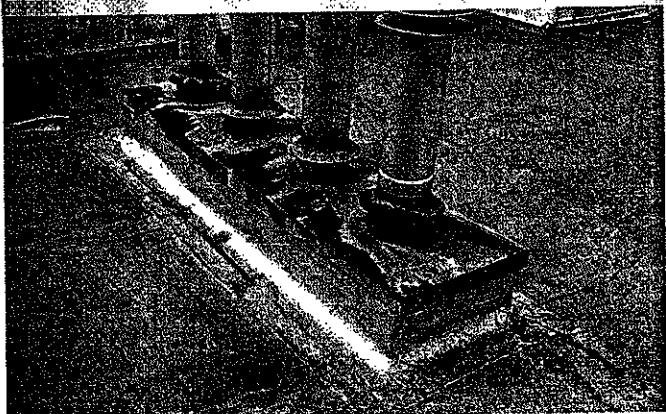


Photo R12: Main roof

ROOF

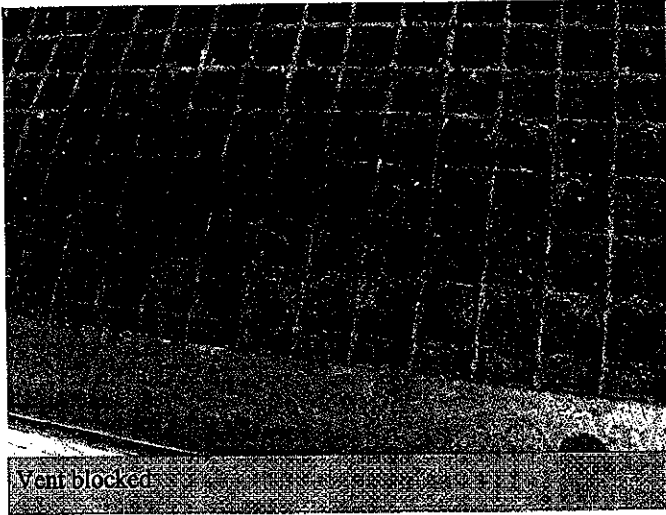


Photo R13: Main roof East elevation

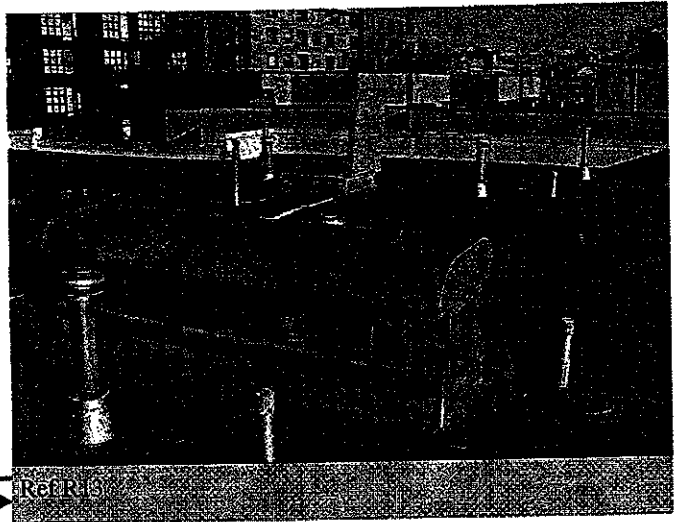


Photo R14:

4.5. Discussion and Recommendations

4.5.1 Flat Roofs

Several conditions were observed that we recommend be addressed now and some that are better resolved during a future roof renewal.

In general the flat roof systems appear to functioning as they were intended.

Roof perimeter cap flashing, roof penetration cap flashing, and firewall flashing have all been installed with the use of sealant at joints and exposed fasteners. A number of locations displayed failed sealant; PBEM recommends the replacement of all failed sealant in these areas at main roof.

General house keeping is recommended to remove debris from all roof areas (R7) as these materials can shorten the membrane life span, or even puncture it. The cap flashing should also be cleaned periodically to extend the service life of the paint and therefore preserve the service life of the flashing. Minor debris had accumulated around a drain strainer (R3, R4). This minor build up impedes drainage and as the photos demonstrate, allow more ponding on the roof than is necessary. Ponding on the main roof areas (R1, R2, and R5) was observed in several locations. Standing moisture can deposit debris that in turn retains more moisture leading to advanced thermal cycling and/or membrane wear. Housekeeping efforts should include removing debris at these locations several times a year. When the existing membrane reaches its useful life and renewal takes place, the membrane substrate should be modified to eliminate this condition.

4.6. Recommended Prompt Roof Repair

- Removal and replacement of failed sealant on cap flashings and roof penetrations.
- Clear vent grill of debris. East elevation roof (see R14)

5 VERTICAL SURFACES

5.1 Overview and Construction

This section focuses on the cladded surfaces at Connought Point.

The surfaces outlined in this section are brick veneer, new stucco rain screen, and wood panel.

Brick Veneer

At Connought Point brick veneer is used as an accent cladding material on building walls and privacy fence walls around the ground floor patios. All brick veneer walls include a drained and vented cavity. The weep holes allow for the drainage of the accidental moisture that penetrates behind the brick veneer.

New Stucco Rain Screen

The application of stucco is done in three coats, Imasco Greatwall product applied as a scratch coat and brown coats, and Dryvit Acrylic finish as a color textured acrylic finish coat. The minimum thickness required by BC building code for the three coats is 7/8". The rain screen system relies on the cladding to deflect the majority of the rain water, and a cavity which provides a drainage path for the water that penetrates past the cladding.

Wood Panel

Wood panel has been used at Connought Point to conceal the structure of balconies and to guard against moisture ingress where used on vertical surfaces. It is assumed that very little moisture will penetrate behind the cladding, and moisture that does enter will be able to dry out before it can cause damage to the wood components of the wall.

Sealant

Caulking has been used as the primary moisture retardant at all penetrations and generally joins wood trim and flashings to adjacent substrates. No caulking pull tests were performed, as the caulking appears to be in good condition (Except where noted below and elevation drawings).

5.2 Table of Observations

Walls (Vertical Surfaces)

OBSERVATIONS DURING REVIEW			Picture	Level
Corroding lintels	(South Elevation)	Monitor annually	V15	3
Failed and missing sealant	See Elevations for locations.		V11, V23, V24, V25	1
Deteriorating dimensional lumber (Bay windows, balcony panels and eyebrow)	See Elevations for locations.		V1 through V4 V7 through V22	1
Scupper downpipe spills onto flashing.	Typical		-	3
Potential issues at bay window, roof parapet and brick interface units 304, 308. Brought forward from previous review			-	2
Blocked vents (Dryer)	See Elevations for locations.		V27, V28	1
Balcony perimeter flashings accumulation of algae and debris	Typical		V6	3
Failed sealed window units 101, 408			-	3
Painted details (white) chipped and delaminated.	Prone to ingress		V1, V2, V3	1

5.3 Photos of Vertical Surface Observations

VERTICAL SURFACES

Paint deterioration on wood trim

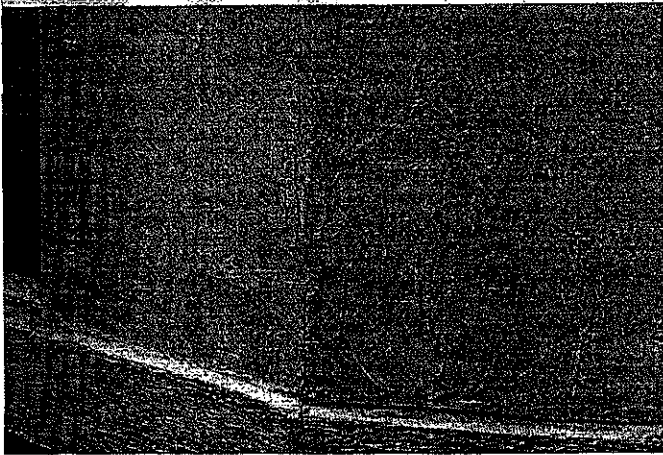


Photo V1 Unit 306 South

Paint deterioration on wood trim

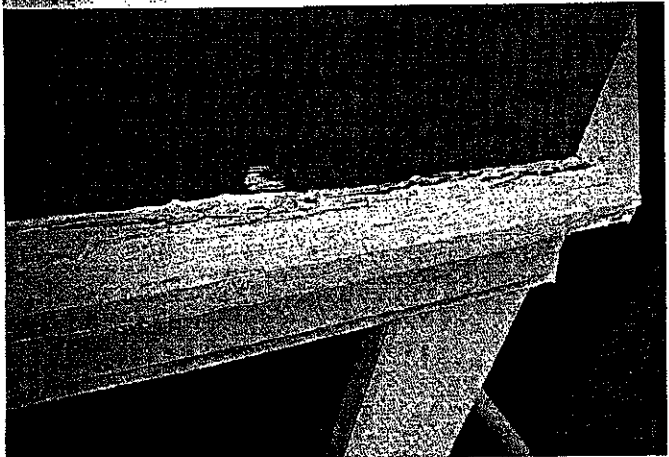


Photo V2 Unit 204 South

Paint deterioration on wood trim & evidence of moisture ingress

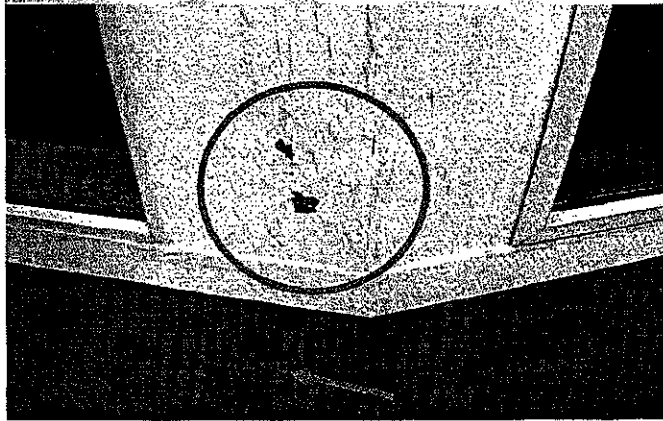


Photo V3 Unit 204 South

Evidence of moisture from under trim

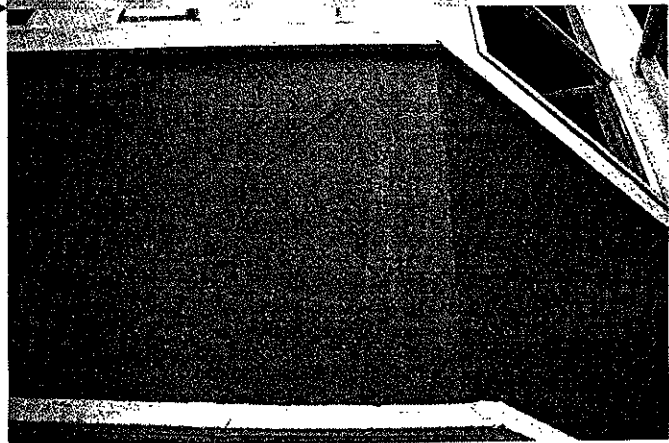


Photo V4 Unit 204 South

Accumulation of algae and debris Typical

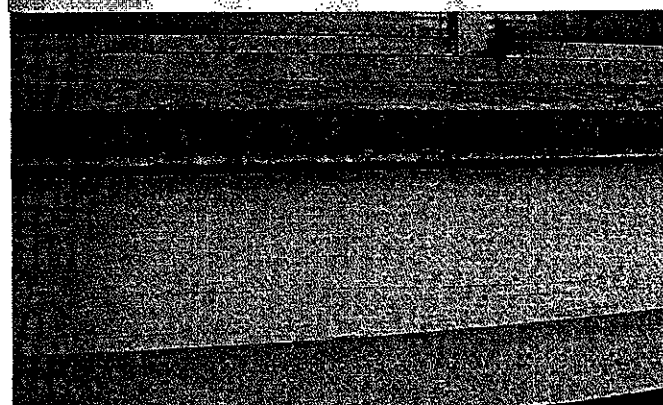


Photo V5

Accumulation of algae and debris Typical

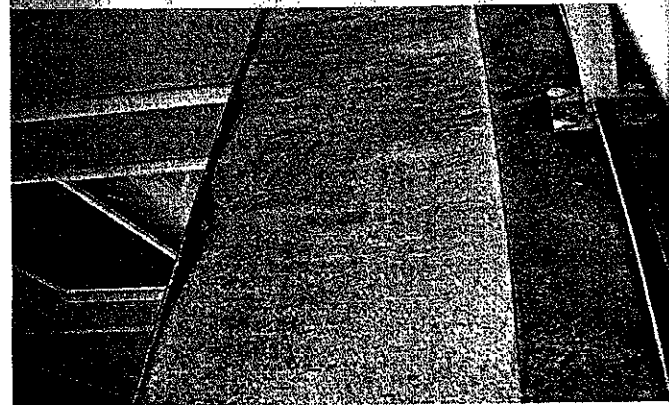


Photo V6

VERTICAL SURFACES

No sealant at gum lip or termination

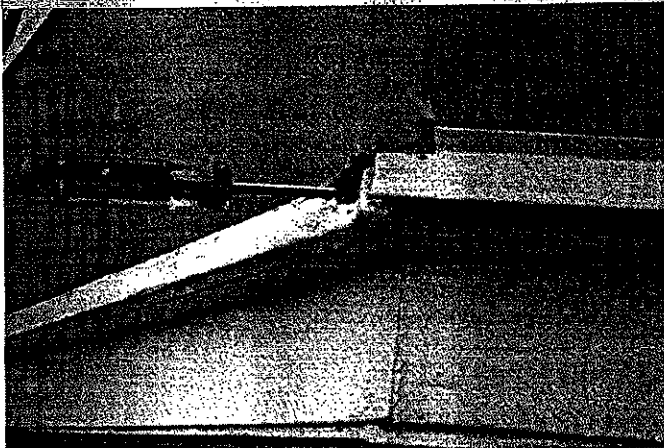


Photo V7: Unit 104 North

Wood under flashing exposed and deteriorated

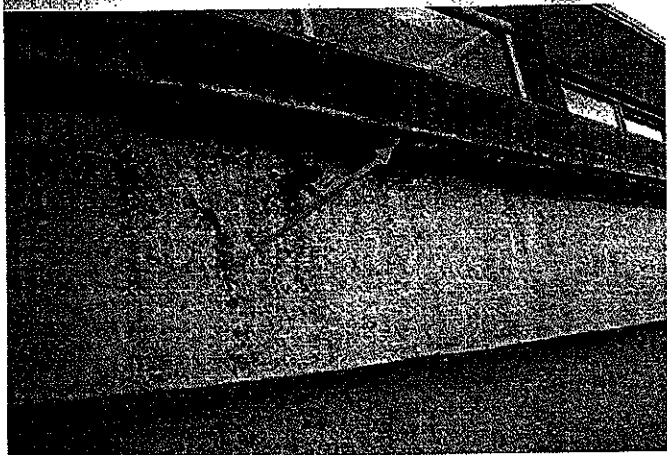


Photo V8: Unit 407 North

Deteriorated trim



Photo V9: Entry sub roof East

Deteriorated trim and panel

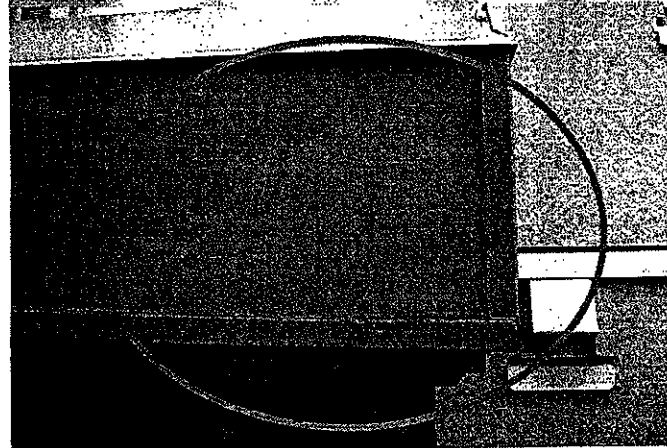


Photo V10: Entry sub roof West

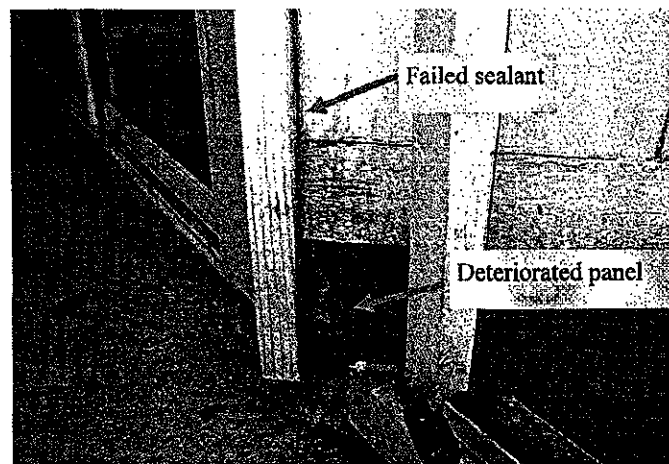


Photo V11: Unit 309 North

Deteriorated panel

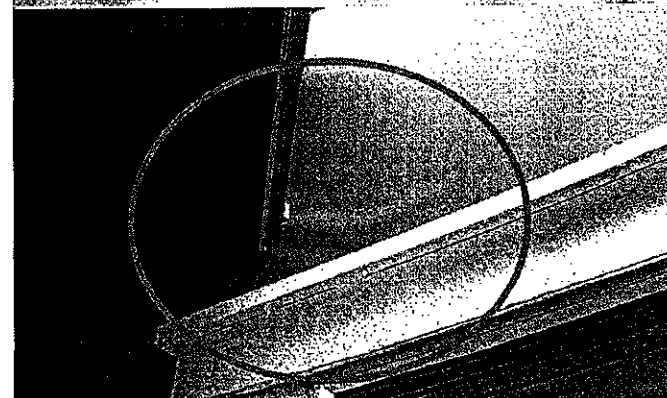


Photo V12: Unit 309 North

VERTICAL SURFACES

Deteriorated eyebrow



Photo V13: Unit 105 South

Separated exposes wood trim

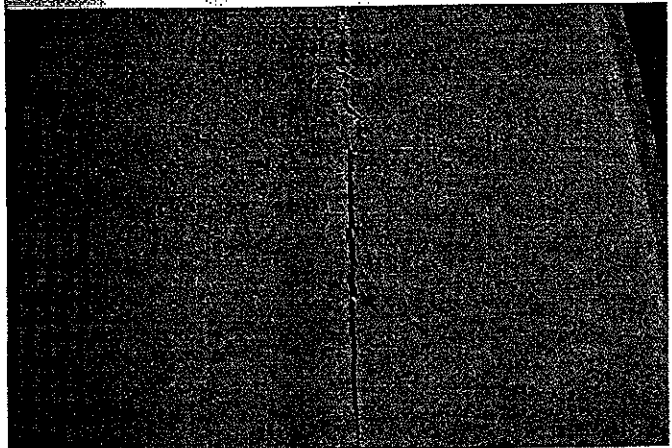


Photo V14: Unit 105

Moisture ingress past eyebrow



Photo V15: Unit 204 South

Warped panel

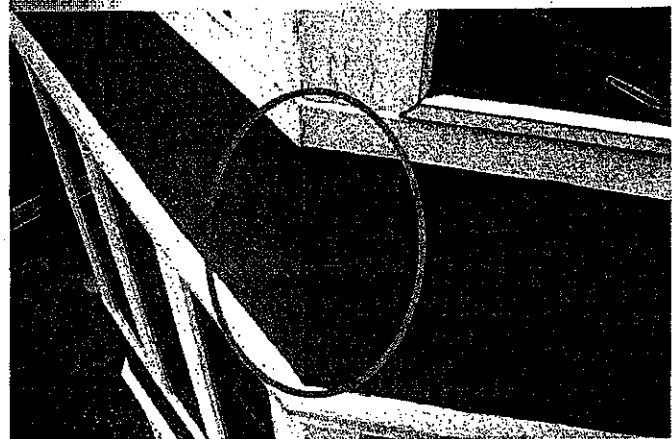


Photo V16: Unit 306 South

Warped panel

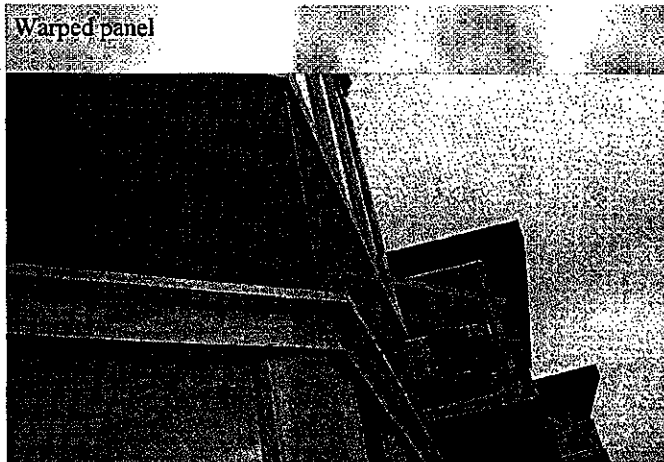


Photo V17: Unit 306 South

Warped balcony panel

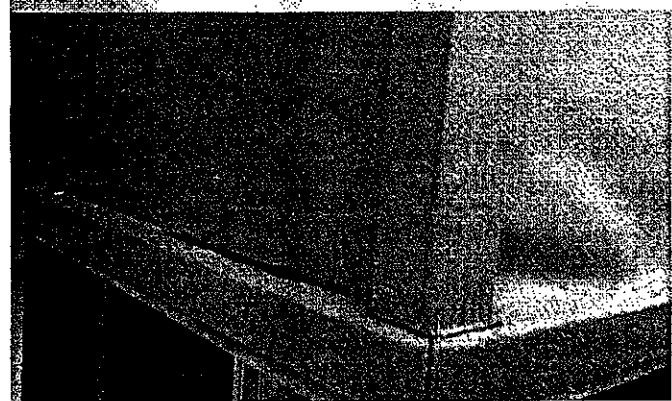


Photo V18 Unit 306 South

VERTICAL SURFACES

Exposed vertical joint

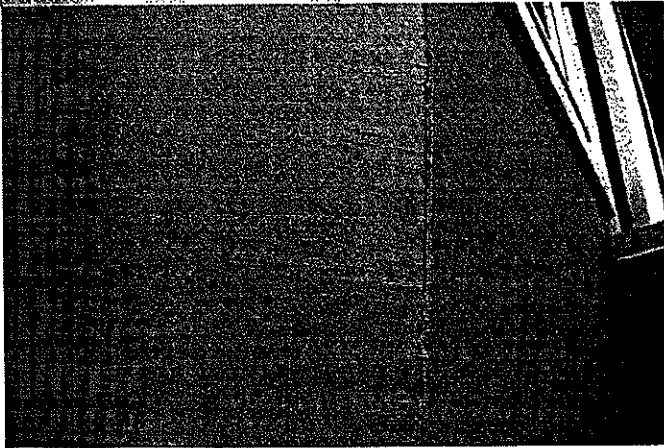


Photo V19: Unit 208 South

Deteriorated eyebrow

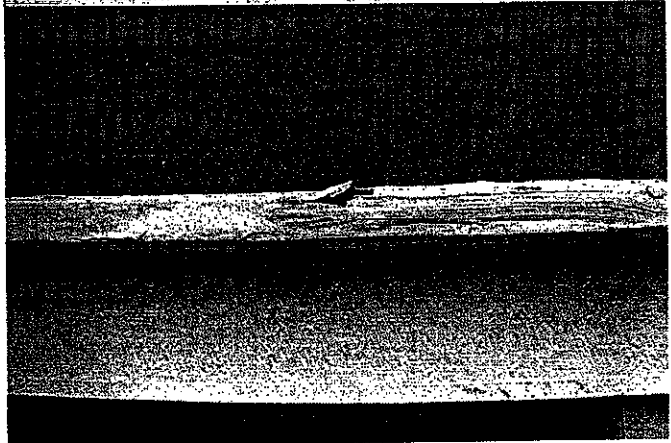


Photo V20: Unit 107 South

Moisture ingress past deteriorated eyebrow



Photo V21: Unit 107 South

Panel separation

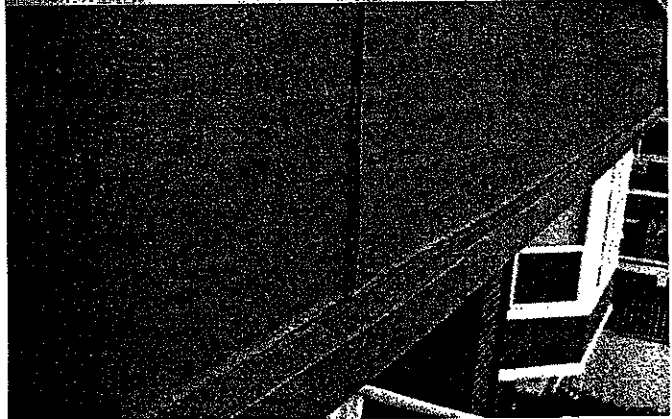


Photo V22: Unit 310 South

Failed sealant

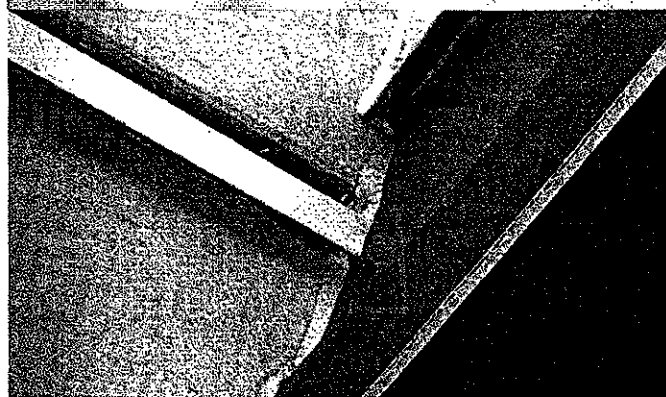


Photo V23 : Unit 209 North

Failed sealant

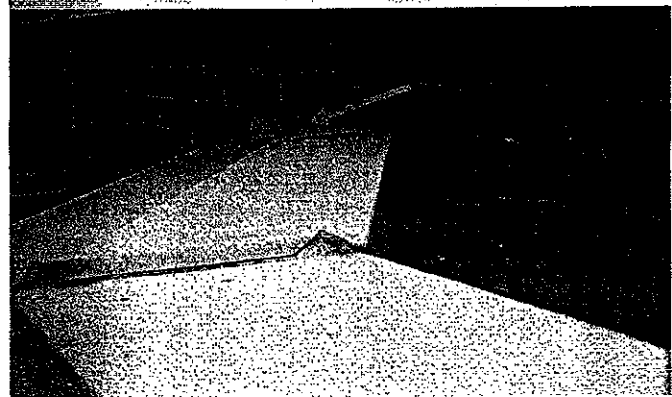


Photo V24: Unit 304 South

VERTICAL SURFACES

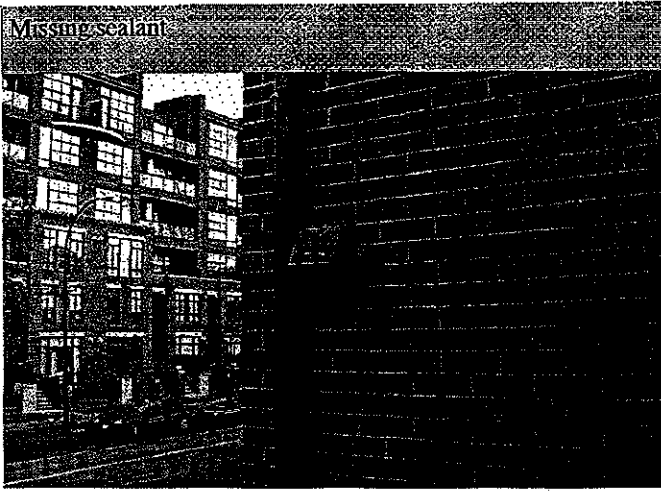


Photo V25: North

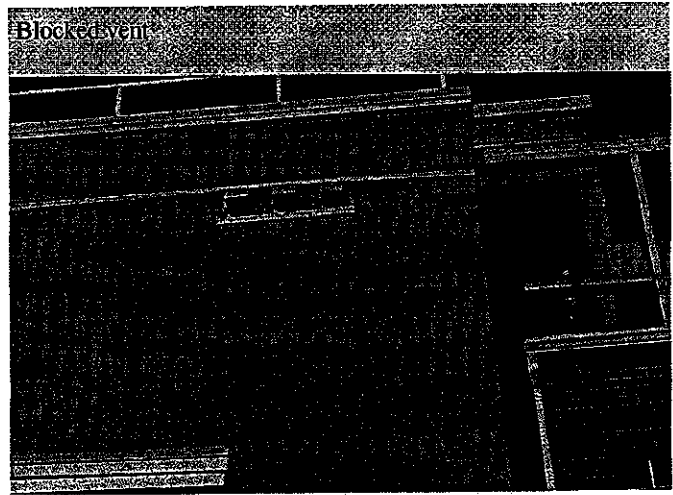


Photo V26: South



Photo V27: Unit 311 East



Photo V28: Unit 212 East

5.4 Discussion and Recommendations

Window units were found to have failed or reported to have failed in two categories, the first being condensation between panes, units 101 and 408. Occupants should be reminded to frequently check for signs of moisture ingress around window perimeters and for failed sealed units. The failed units, while not directly posing a building envelope issue offer a reduced "R" value (insulation) which can cause excessive condensation and therefore should be replaced.

Various areas require remedial sealant removal and replacement at all material interfaces. The deficiencies found and noted on the elevation drawings if not responded to will cause or accelerate the failure of other building systems such as membranes, vinyl decking, and wood structures. Vents were noted not to have sealant around the flange perimeter therefore allowing a possible path for moisture into the building envelope. These vents are identified as being mounted on the brick cladding around the building and are painted a red oxide color. PBEM recommends sealing these vents to avoid moisture penetration at this detail.

Some wood panels on the bay windows and balcony face areas are warping or deteriorating thus allowing possible ingress of moisture to underlying structures. Eyebrow features above the bay windows are also deteriorating this issue is typical for the building however the most notable examples are documented in this report for review and repair. As it is assumed that very little moisture will penetrate behind the cladding and moisture that does enter will be able to dry out before it can cause damage, prompt attention should be paid to these details as they are not designed to drain excessive amounts of moisture. The white painted trim at Connought, most notably on the South elevation, show excessive weathering. PBEM recommends these details be repainted to extend the service life of the underlying wood structures.

Lintels above balcony areas are showing signs of corrosion. As this is a supporting structure for the brick above, it is imperative to monitor this area for continued or excessive corrosion. At present this detail has not deteriorated noticeably since the last review. PBEM will continue to monitor this detail for change in upcoming maintenance reviews.

Bay roof / brick interfaces should be monitored as this detail is seen to concentrate moisture on the brick directly above the lintel which has been identified as a level 3 issue.

The scuppers serving as overflow protection for the balconies have insufficient downspouts. At present any overflow from the deck is directed at a vulnerable interface of the building envelope. If water is seen exiting at the scuppers immediate action should be taken to clear the primary drain of foreign debris.

Several dryer vents were seen to be partially blocked, while three on the east elevation were completely blocked. This condition will effect dryer performance and create a humid environment where moisture may pond and create a reservoir of moisture to support ingress to surrounding structures. PBEM recommends adjusting vent cleaning intervals to accommodate all vents on the property.

5.5 Recommended Prompt Vertical Surface Repair

- Remedial sealant removal and replacement.
See elevation drawings.
- Repair dimensional lumber.
Bay panel repair, Units; 309, 306, 208.
Balcony facing, Units; 306,310. Also entrance canopy.
Eyebrow detail, Units; 104, 107, 204, 105, 204.
- Clear blocked vents. Consider more frequent cleaning.
- Repaint wood trim (White)

6 BALCONIES & DECKS

6.1 Overview and Construction

Two types of balcony surfaces are present in the complex:

1. Vinyl membrane over plywood substrate on the upper balconies
2. Duckboard surfaces over roof membranes on the top-floor balconies.

Other details associated with balconies and decks for the purposes of this review are handrails, connected flashing, and drains.

Vinyl Membrane is a commonly used waterproofing material for balconies and is a one ply installation. It is a sheet laid fabric product adhered to the substrate with an adhesive and is heat or glue welded at the seams.

Duckboard over Roof Membrane has been described in the roof section of his review.

All vinyl balconies were inspected via ladder. Review of duckboard balconies was performed through ladder, roof or suite access.

6.2. Table of Observations Balconies & Decks

OBSERVATIONS DURING REVIEW		Picture	Level
Excessive algae residue on membranes	Typical of North elevation	B2, B3	3
Delaminated vinyl membrane	Units 209, 309	B4, B5	1
Deteriorating Duck Board Decks	Units 402, 407, 412	B6	2
Partially blocked drain	Unit 304	B1	1
Failed sealant at handrail stanchion bases	Unit 310	B7	1

6.3 Photos of Balcony and Deck Observations

BALCONIES & DECKS

Partially blocked drain



Photo B1: Unit 304 South

Accumulating algae and debris Typical of North elevation



Photo B2

Accumulating algae and debris Typical of North elevation



Photo B3

Minor membrane delamination

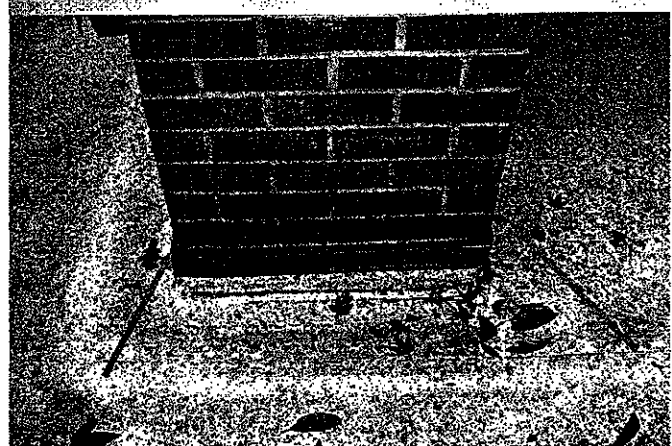


Photo B4: Unit 309 North

Minor membrane delamination



Photo B5: Unit 209 North

Deteriorating duck board deck



Photo B6 : North

BALCONIES & DECKS

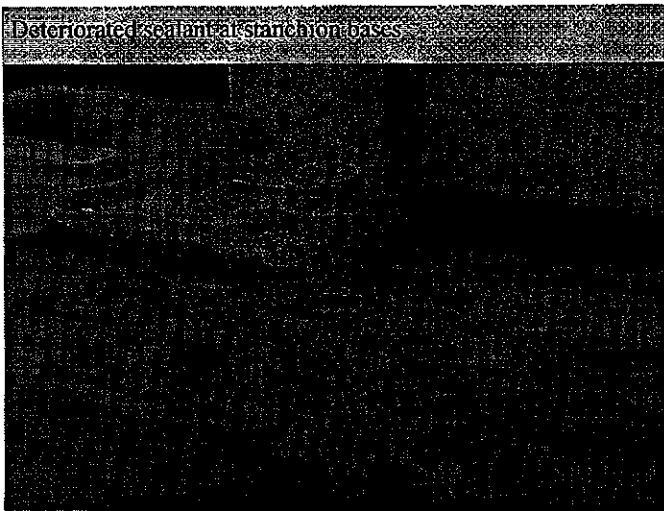


Photo B7: Unit 310 South

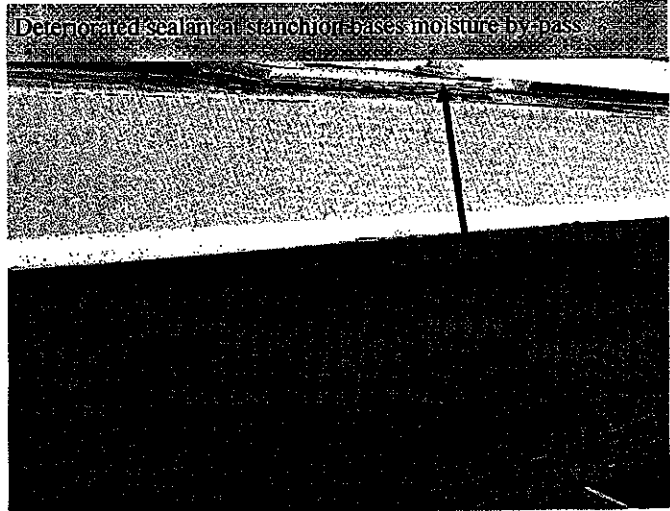


Photo B8:

6.4 Discussion and Recommendations

On vinyl decks, the deck membrane and flashings were generally found to be functioning as they were intended.

It was noted that some balconies have heavy pots or planters which are positioned directly on the vinyl surface, this should be avoided as abrasive debris will accumulate around the perimeter of pots and planters. This will accelerate wear of the vinyl surface. If possible, planters with padded feet or pots with coaster bases would be preferable.

Excessive algae growth on deck surfaces should be removed as this condition retains moisture thus accelerating service life of deck surface as well as creating a slippery and possibly dangerous surface to walk on.

Two balconies had minor membrane delamination issues; units 209 (at drain), 301 (at brick pillar). These areas should have the cause determined and the membrane repaired to lengthen the serviceable life of underlying components.

The balcony drain on unit 304 balcony was found to be partially blocked. The balcony drains at Connought should be monitored periodically by the residents to ensure proper drainage. Ponding is an undesirable condition as standing water can exploit otherwise insignificant membrane deficiencies resulting in moisture ingress to underlying materials.

Unit 310 was mentioned in the previous section as having a panel separation on the balcony face. Sealant on the balcony stanchion bases was found to have failed and may be contributing to moisture ingress beneath the flashing (see B7, B8). This same sealant detail is reaching the end of its service life on other elevations at Connought. PBEM recommends sealing the stanchion bases at 310 immediately and having a program to renew this detail on all elevations within two years to avoid compromising underlying components.

6.5 Recommended Prompt Balcony Repairs

- Investigate as to the cause of membrane delamination and repair locations as listed in review. (Units 209, 309).
- Clear partially blocked drain. Unit 304
- Replace sealant at handrail stanchions Unit 310

7 BUILDING BASE, FOUNDATION & PARKADE

7.1 Overview

The building is situated on a concrete foundation and parkade. The slab over the parkade has been water proofed with a heat applied SBS membrane, which is detailed onto the building perimeter. All other areas are typical footing, foundation and damp proofing. Appropriate landscaping has been placed to minimize splash onto the base and minimize moisture retention at the building base.

7.2 Table of Observations

OBSERVATIONS DURING REVIEW	Picture	Level
Parkade leaks	P1 through P10	2
Water ponds on entrance to Unit 104. Noted on resident checklist	G1	2
Wind damaged privacy shrubs	G2	3
RWL drains on to parkade exhaust.	G4	1

7.3. Photos of Foundation, Site & Parkade Observations

BASE AND GROUNDS

Water ponds in this area

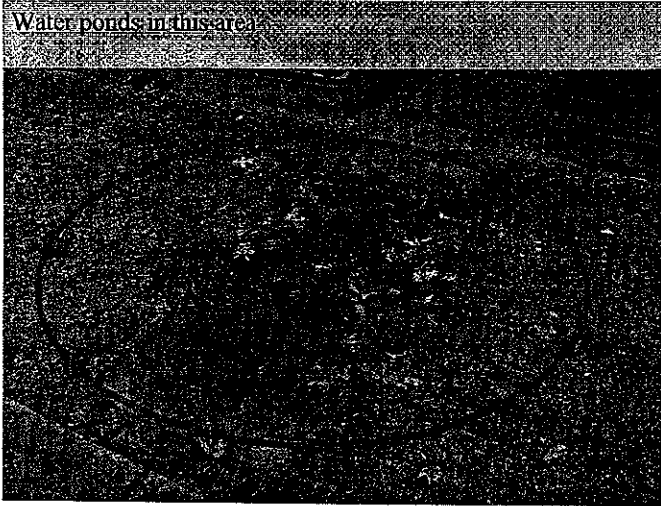


Photo G1: Unit 104 North

Wind storm damage



Photo G2: Unit 104

Drain rock level high



Photo G3: East

Rain water leader drains at exhaust opening



Photo G4: West

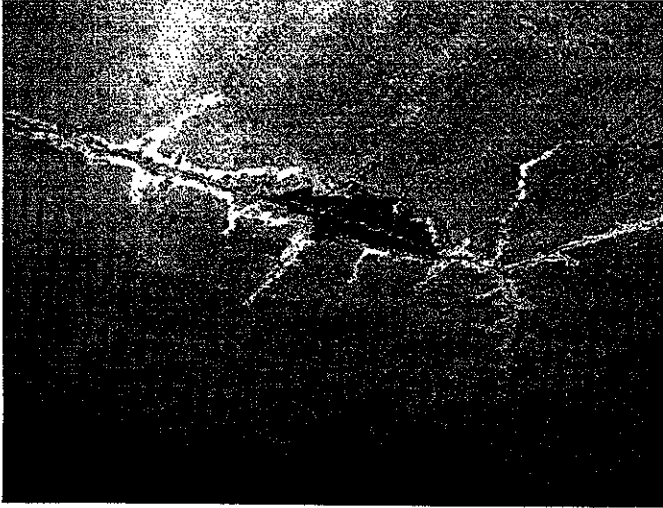


Photo P1: Stall 13

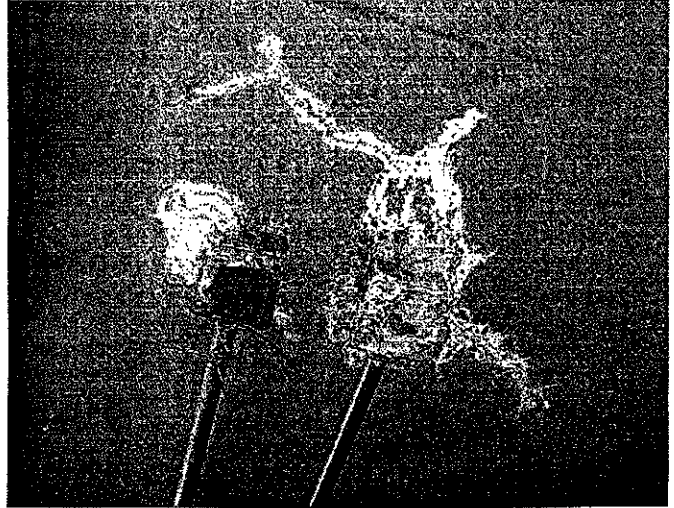


Photo P2: Stall 70/10

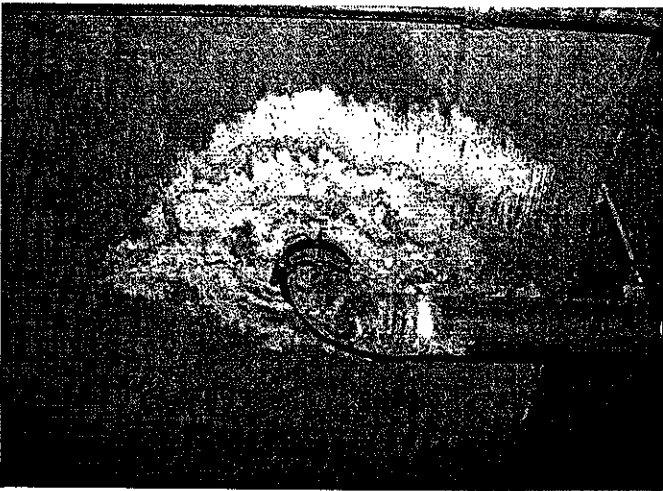


Photo P3: Stall 67

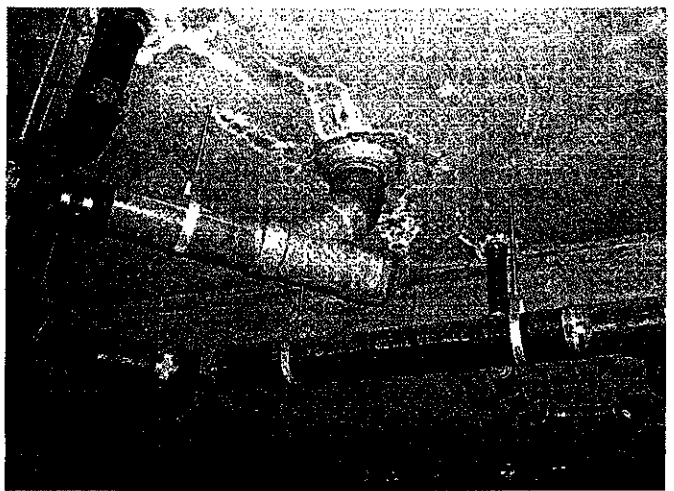


Photo P4: Stall 67

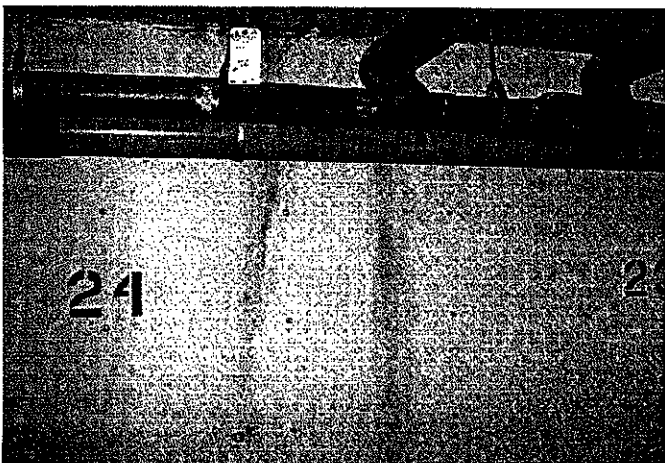


Photo P5: Stall 24 below exhaust grill



Photo P6: Stall 24

7.4. Discussion and Recommendations

The day being sunny and fair the parkade was free of visible moisture when reviewed. There is efflorescence at several locations of the underground parkade. This not uncommon in structures of this design and does not usually pose a risk to the envelope. 10 of the most prominent have been photographed for comparison purposes at a later date. The areas should be monitored for appearance of moisture during periods of prolonged, heavy rainfall, and for changes in cracks and efflorescence. Repair may be considered if these areas show drastic increases in size or moisture ingress. Minor leaks were observed at several locations of the underground parkade. Generally a thorough cleaning of the building perimeter and parkade drainage will relieve hydrostatic ground water pressure and help limit the leak source. This should be completed every five years or so. If leaks continue to be unmanageable, apoxy injection, or crystal growth materials can be used to fill cracks.

A rain water leader is draining at the base of an exhaust vent (see G4). The positioning of this drain is likely adding moisture to an observed leak in the parkade. PBEM recommends repositioning this leader to avoid excess moisture at a parkade penetration. This particular parkade leak should be reassessed after the work is complete.

7.5. Recommended Prompt Base, Site and Parkade Repairs

- Redirect down pipe drainage to reduce or eliminate parkade leak.

8 IN SUITE REVIEW

8.1 Overview

Suite inspection reports were distributed to all occupants prior to the review. Twenty-one completed reports were returned. Of these, seven reported issues relating to the building envelope and were given an opportunity for a suite review. Two suites responded; Unit 104 and 212.

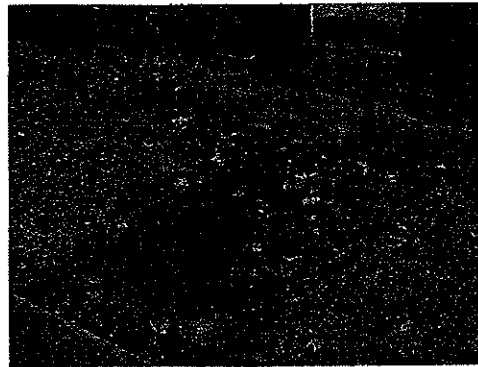
Unit 104 reported leaks around window (bedroom) and ponding at the 104 entrance pavers.

Unit 212 reported mushroom growing beneath window.

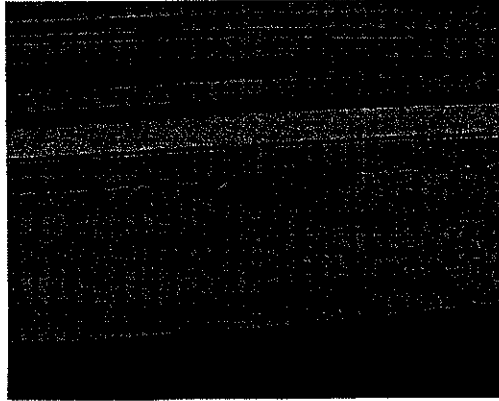
8.2 Discussion and Recommendations

Unit 104 bedroom window and surrounding details were examined and found to be in serviceable condition with no obvious sign of moisture damage. A moisture meter was used to determine moisture levels in the drywall local to the window. The reading was slightly higher than other similar details in the suite. The humidistat was checked for operation and found to be working but was turned off. There was no sign of condensation during the review however the resident stated from time to time there was minor condensation but didn't appear to be a significant problem. The operation and function of the humidistat was explained to the resident. There was a suspect detail where the balcony meets the exterior wall that may account for elevated moisture levels local to the window. This detail is noted on the elevation drawing and should be rescaled to ensure that moisture cannot penetrate the stucco cladding. The resident should monitor this area for improvement after the repair is complete.

Rain water collects over the 104 entrance pavers as witnessed by dirt and debris collecting in the area. This area of landscaping has settled slightly allowing a ponding condition. This area can be re-graded to allow moisture to drain as was intended.



Unit 212 reported mushrooms growing on bottom of window, indicating possible moisture ingress. On inspection the mushroom was found to be on the exterior trim where moisture is likely ponding. PBEM recommends resealing window perimeter to prevent moisture from accumulating on top of wood trim. This detail has been noted on the elevation drawings.



8.3 Recommended Prompt Repairs of In-Suite Issues

Unit 104

- Replace sealant as noted on elevation drawings
- Ensure humidistat is set correctly

Unit 212

- Replace sealant as noted on elevation drawings

9 ANNOTATED ELEVATIONS

10. APPENDIX RETURNED RESIDENT CHECKLISTS

10. APPENDEX RETURNED RESIDENT CHECKLISTS

Connaught Point

Resident Inspection Checklist

Name: JAMES MULLIGAN
Unit Number: 101

Date: JAN 13/07
Weather: SUNNY / DRY / COLD

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	NONE
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	NOTHING WRONG
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	1st Floor, no balcony. But concrete deck looks good. Some cracks in the brick wall cement(?) coating.
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	Looks Good.
Flashings	Bent, rusting, obstructed, or damaged flashings.	No ISSUES.

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: ① WE have one failed sealed unit. It has been here since we bought the suite in 2003. Is this a strata issue or are we responsible to replace?
② Will our deck be power washed by someone like last year? (Hasn't prior to last year)

Connaught Point

Resident Inspection Checklist

Name: Nell St Marie
Unit Number: 1021

Date: January 14/07
Weather: _____

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	my patio wall on the southside has missing stucco that needs attention.
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	
Flashings	Bent, rusting, obstructed, or damaged flashings.	

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: _____

Connaught Point

Resident Inspection Checklist

Name: YURI SANDINO
Unit Number: 104

Date: JAN 15, '07
Weather: _____

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	sometimes water leaks around window (bedroom).
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	
Flashings	Bent, rusting, obstructed, or damaged flashings.	

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: water builds up in
exterior 'planter' and wall paint shows 'bubbles'.
water accumulates on outside patio, displaying
molding. (drain cleaning?)

Connaught Point

Resident Inspection Checklist

Name: JACQUIE SUZUKI
Unit Number: 105

Date: Jan 13/07
Weather: Beautiful

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	~~WEST~~ Bay Window - work required at joints - needs new work above Bay window - paint peeling and cracking - needs caulking below windows - green above cracking
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	- water came in while raining hard in little opening at bottom - inside the window the black Putty(?) is starting to bubble + crack.
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	- patio wall bubbling
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	- missing under windows and some sides are cracked.
Flashings	Bent, rusting, obstructed, or damaged flashings.	

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments:

EAST Bay Windows - paint cracking
- east opening window the side is slipping off.
- needs caulking.

Connaught Point

Resident Inspection Checklist

Name: SUE Shokar
Unit Number: 106

Date: Jan 14, 2007
Weather: _____

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	<i>Paint has bubbled + split in certain sections</i>
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	
Flashings	Bent, rusting, obstructed, or damaged flashings.	

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: _____

Connaught Point

Resident Inspection Checklist

Name: Maureen & John
Unit Number: 109

Date: Jan. 13/07
Weather: cold! + dry

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	O.K.
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	Seem to be O.K.
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	N.A.
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	Seems to be fine.
Flashings	Bent, rusting, obstructed, or damaged flashings.	O.K.

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: Back door lock sometimes sticks. Inadequate lighting at back door (lights above sposed to be on all the time?)

Our apt. is very dusty. We have 3 air cleaners going most of the time - and they pick up a lot of dust. We think it comes in through the bathroom fans and fireplace. Is there any way to filter the dust? (It seems to be sticky as if it comes from car exhaust, perhaps.)

Connaught Point

Resident Inspection Checklist

Name: Sherry Thompson
Unit Number: 110

Date: Jan. 14/07
Weather: Sunny

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	Stucco on west patio wall, beside patio doors, warped and peeling
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	
Flashings	Bent, rusting, obstructed, or damaged flashings.	Flashing beneath east corner window torn and ~~starting~~ starting to rust. (other side may be same)

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: _____

Connaught Point

Resident Inspection Checklist

Name: SCOTT
Unit Number: 202

Date: JAN. 14/07
Weather: SUNNY/CLOUD

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	SOUTH BALCONY GLASS/POLYGLASS PANELS HAVE CONSTRUCTION RESIDUE ALSO WINDOW IN BED ROOM: LIKE DRIED CONCRETE MIX
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	GOOD SHAPE
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	✓
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	✓
Flashings	Bent, rusting, obstructed, or damaged flashings.	FLASHING IS DAMAGED ON SOUTH SIDE OF BALCONY

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: _____

Connaught Point

Resident Inspection Checklist

Name: Greg Beaton
Unit Number: 205

Date: January 12/07
Weather: Sunny & Cold

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	Fine
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	Fine
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	Lots of algae on exterior balcony railings!
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	Fine
Flashings	Bent, rusting, obstructed, or damaged flashings.	Fine

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: It would be very nice to have our exterior windows washed on a more regular basis. We cannot reach them ourselves, & being on 12th they are filthy most of the time!

Connaught Point

Resident Inspection Checklist

Name: JP Picard

Date: Jan 17, 2007

Unit Number: 212

Weather: Rainy

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	Drafts near windows and doors. Windows seem to have lost insulating properties as exterior walls very cold.
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	Mushroom growing beneath window. Bent cladding. Water/soft spots seem present. Paint bubbling
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	Membrane peels near drain
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	No caulking at top of windows Caulking cracking
Flashings	Bent, rusting, obstructed, or damaged flashings.	Damaged flashing above bay window

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: Door frame cracked inside storage locker
Dryer vents have not been cleaned in over a year.

Connaught Point

Resident Inspection Checklist

Name: V. McRae
Unit Number: 304

Date: Jan 15/07
Weather: Cold / Sunny

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	Broke my ankle, must be off my feet for 6 weeks so unable to go outside to check. Think everything still O.K. from last check.
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	
Flashings	Bent, rusting, obstructed, or damaged flashings.	

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: ^① White paint on chimney (been there) since I moved in fifteen years ago.
② I think building might be shifting on my side a little as unable lock balcony door.

Connaught Point

Resident Inspection Checklist

Name: S. Fuentes
Unit Number: 306

Date: Jan 16, 2007
Weather: Wet

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	<i>no problem</i>
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	<i>mossy brick</i>
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	<i>no</i>
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	<i>no</i>
Flashings	Bent, rusting, obstructed, or damaged flashings.	

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: The white paint around
the windows has peeled & looks
awful.

S. Fuentes
P.S. Sorry I'm late.

Connaught Point

Resident Inspection Checklist

Name: Flavin Santiago
Unit Number: 307

Date: Jan 14, 07
Weather: dry

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	yes in all room
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	yes balcony
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	yes debris
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	yes
Flashings	Bent, rusting, obstructed, or damaged flashings.	?

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: I would like to get the
windows, doors inspected when
the professional people come back.
Thank you, Flavin

Connaught Point

Resident Inspection Checklist

Name: Michael Friedman
Unit Number: 309

Date: Jan 17/07
Weather: Wet / Cool

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	Moss around bottom window on east side of Bay window
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	✓
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	Bubbling of membrane in NW corner, around brick pillar + wood pillar
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	Between flashing at base of Brick pillar + the brick
Flashings	Bent, rusting, obstructed, or damaged flashings.	Rusted on top of wood pillar on east side of balcony + a few spots along the seam of the membrane

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: Some rotting wood on west end of balcony where it joins the bay window + on top of 209's bay window

405

Connaught Point

Resident Inspection Checklist

Name: ROHDE
Unit Number: 312

Date: JAN 15/07
Weather: _____

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	one bay window no longer closing fully
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	Duckboards above bay window - splitting
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	NO
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	NO
Flashings	Bent, rusting, obstructed, or damaged flashings.	Metal Flashing under bedroom window detached

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: _____

Connaught Point

Resident Inspection Checklist

Name: R+M Kurylowich
Unit Number: 402

Date: Jan 13/87
Weather: _____

Component	Report	Comments
<u>Windows</u> and Doors	Drafts, <u>interior water stains</u> , condensation in glass, breakage.	Rt. hand window of 2 in den. (small room)
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	
Balcony surface And railings	Damaged membrane, loose railings, ponding, and <u>debris buildup</u> .	Balcony Deck - 2x4 splitting and mess - built-up -
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	
Flashings	Bent, rusting, obstructed, or damaged flashings.	

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: Perhaps a letter by council concerning the really poor attitude with loading the dumpster and the cardboard and other items thrown down in that area.

Connaught Point

Resident Inspection Checklist

Name: KETH HURSH
Unit Number: 404

Date: Jan 14 / 07
Weather: clear

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	* 5 windows w condensation stain. glass (quote submitted to council)
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	- These items look to be fine.
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	- Many rotten boards exist on patio; it looks as though decking has been replaced on other 4th floor decks except for 404.
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	These items look to be fine.
Flashings	Bent, rusting, obstructed, or damaged flashings.	Items look fine.

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: _____

I have a problem w the "washer vent" that causes water to be sucked from the toilet when the washing machine is draining. Generally this translates into a washing machine vent on the roof being impeded and requiring cleaning, this is not related to the dryer vents.

Connaught Point

Resident Inspection Checklist

Name: Stephanie & Cristina
Valentinuzzi
Unit Number: 407

Date: January 14, 07
Weather: 0°C

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	- interior water stains at base of windows in both bedrooms - condensation and water are present
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	- no problems that we can see.
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	- moss growth between wooden base boards on balcony
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	- caulking deterioration around windows in bedrooms.
Flashings	Bent, rusting, obstructed, or damaged flashings.	- no visible problems.

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: Added info:

We are still experiencing the "unknown" smell in
our main bathroom and laundry room that was
present approximately a year ago and has persisted.

Connaught Point

Resident Inspection Checklist

Name: Julie Han
Unit Number: 410

Date: Jan 14/07
Weather: sunny

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	<i>None</i>
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	<i>None</i>
Balcony surface And railings	Damaged membrane, loose railings, ponding, and debris buildup.	<i>None</i>
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	<i>No problems</i>
Flashings	Bent, rusting, obstructed, or damaged flashings.	<i>None</i>

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: _____

During snowy days, pls. leave some salt or a shovel near bike rack so that we can use them on parkade ramp if needed.
Thanks for all the great work.

Connaught Point

Resident Inspection Checklist

Name: Kyrene Kerr
Unit Number: 412

Date: Jan 10, 2007
Weather: SNOW

Component	Report	Comments
Windows and Doors	Drafts, interior water stains, condensation in glass, breakage.	Some water stains in bedroom - but only on caulking. Living room window not replaced 2 years ago - but sealant is also questionable
Exterior Cladding	Warped, damaged or missing Stucco, Brick Veneer.	unable to determine
Balcony surface And railings	Damaged membrane, loose railings, <u>ponding and debris buildup.</u>	Ponding 24/7 - 12 months of the year, getting worse each year. Wood is also loose in places.
Sealant (Caulking)	Split, bulged, missing, damaged sealant around windows and doors.	Some interior caulking on windows is looking questionable
Flashings	Bent, rusting, obstructed, or damaged flashings.	unable to determine

After reviewing the items mentioned above please take a moment to recall any issues of concern that you may have noticed regarding your building. Fire doors sticking, leaks in suite, parkade leaks, or bird nests are a few examples of items of interest. Include anything you feel is relevant.

Additional Comments: _____

