

MORRISON HERSHFIELD

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August 6, 2004

MH ref. 5032226.01

The Owners of Strata Plan EMS 2790
c/o Ms. Judi Schuman, Property Manager
Crosby Property Management Services Ltd.
Suite 600, 777 Hornby Street.
Vancouver, B.C., V6Z 1S4

Fax: (604) 689-4829

Dear Ms. Schuman:

Re: The Sonesta – Building Envelope Condition Assessment, Follow-up Review

At the request of the Strata we conducted a follow-up visual review of The Sonesta focusing on the recommendations made in our Building Envelope Condition Assessment dated November 19, 2003. This letter report should be read in conjunction with our previous assessment report. Table 4 of our report provided a summary of recommendations, which was used by the Strata as a basis for undertaking targeted repairs and improvements.

Note: Our review did not include the removal of any building materials to examine the work completed by Allstar. Our comments and recommendations are based on the observations made by the contractor and our visual review.

MH met with Ian Brown of Allstar Waterproofing and Restoration Systems on July 28, 2004 to review the scope of maintenance work completed. A walkthrough of the exterior, roof and north patio areas was conducted. Access was not provided to the interior of individual suites. The following table (based on Table 4 of our assessment report) has been updated to reflect the current status of building envelope:

Summary of Remedial Work Status

ENVELOPE ITEM	MH COMMENT
1. Wall Repairs	
Repair cracks in brick veneer (2 locations).	Complete – Large cracks were ground out and sealed with caulking. Cracks appeared to be well sealed. The cracks are believed to be caused by building settlement. Additional or ongoing repair may be necessary at these locations if cracking persists.
Install window head flashing in vinyl siding (4 locations).	Complete – several doors and windows were found by Allstar to be missing head flashings. The wood trim boards were removed and new flashings were installed beneath the sheathing paper. Existing materials were reinstalled.

ENVELOPE ITEM	MH COMMENT
2. Targeted Repairs to unit 210	
Removal of patio door and concrete topping, repairs to decayed framing, replacement of waterproofing, reinstate wall components.	Complete – The concrete topping was removed to expose the at-grade membrane. The wood trim and cladding were removed. Decayed framing was replaced. A new membrane patch was applied and cladding/trim materials were reinstated. Decay did not extend past the patio door, only the area immediately in front of the door was affected.
3. Roof Repairs	
Repairs to air bubbles in roof membrane (4 locations, cut and patch). We assume no damage has resulted thus far.	Complete – Several bubbles in the membrane were discovered around the perimeter of the upper roof. Allstar reported that the bubbles occurred between the two plies of the SBS membrane. The membrane cap sheet was cut, re-torched and a membrane patch was installed over top of each location.
Repair and secure loose cladding.	Complete – loose asphalt shingles were repaired and resecured. A new vent hood was installed over a vent stack at one location. Sealant was applied at saddle locations.
Seal roof penetrations and transitions.	Complete – Sealant was applied around roof penetrations where it was found to be missing. Torch-on membrane was reapplied around the roof upstand walls where loose.
4. Sealant Repairs	
Install sealant at unsealed exterior penetrations and replace failed sealant at locations around the complex. (windows, cladding connections, balconies penetrations).	Complete – Sealant was replaced where failed and installed where missing. Ladders were used to access the upper levels of the building. A man lift was used on the south elevation for access. Allstar reported a significant amount of new sealant installed. Sealant was applied at appropriate locations.
5. At-Grade Planter Repair	
Cover exposed planter membrane (with metal flashing) and seal to planter wall.	Partially completed – One of the planters located directly above the loading bay on the north patio has been repaired. The membrane inside the planter was found to be in poor condition and was fully replaced with HLM 5000 (liquid membrane by Sonneborn). New perimeter flashing was installed to protect the exposed membrane. The other planters were not repaired. Allstar reported water testing of the planters above the hallway to the garbage room resulted in no leakage inside. Installation of a perimeter flashing to protect exposed waterproofing membrane is recommended, per the original concern. The flashing can be reused if the planter membrane is replaced in the future. The concern being that the type of membrane inside the planter is not resistant to Ultra Violet light.
6. Investigation and repair of leak in hallway to garbage room	
Remove concrete topping, fill drain and seal over with like membrane, one location.	Complete – A hole cored through the suspended concrete slab was discovered. The hole was located between the end of the planter and the building wall on the patio above the hallway to the garbage room. The hole was covered and the membrane was repaired. Allstar conducted water testing and found no leaks.

ENVELOPE ITEM	MH COMMENT
7. Improvements to Awning	
Install flashing to stop back flow of water along outer edge of awning	Not Complete – Installation of a system to divert water which runs down the awning supports beams was not complete. The glass is supported by steel members, which run perpendicular to the building wall and are back sloped. Water hitting the supports is directed back toward the building, beneath the glass. The water hits the stone veneer resulting in surface staining. Flashing and sealant can be installed to correct this condition. This was discussed with Allstar. We are not aware of any interior problems resulting from this condition. Improvements can be scheduled at the discretion of the Strata.
8. Sealing around balcony drains and flashing transitions	
Seal existing vinyl deck membrane to existing copper scupper	Complete – Scupper drains at balconies were sealed with contact cement (typically used for vinyl membranes) and exterior sealant was also applied where the scupper meets the adjacent cladding. There were no problems reported by Allstar.
9. Maintenance and Monitoring Contingency	
Preparation of a maintenance manual for The Sonesta	Not Complete – It is our understanding that the Strata does not yet have a maintenance manual / maintenance plan. Refer to our Condition Assessment Report for discussion on this item.

We note that the majority of items identified in our Building Envelope Assessment have been appropriately addressed (as noted in the above table). However, a few minor items remain outstanding and some additional concerns were raised which require further remedial action and planning, they are as follows:

- A. Items 5, 8 and 9 in the table above require further action by the Strata.
- B. The South facing window at unit 302 was found to be sagging in the middle. MH and Allstar discussed the condition with one of the suite occupants while on site. The window slider reportedly functions properly and there was no reported staining on the interior surfaces (due to moisture). Allstar reported that the sill flashing is sealed to the window frame at this particular window. Whereas the flashing at other windows is sealed beneath the window frame.

Recommendation – This does not appear to be a building envelope or operational concern. However, the Strata may wish to correct the issue to improve the visual impact. It may be possible to shim up the window frame at the centre mullion from the interior. This would likely require removal of interior finishes (wood sill), drywall repair and some repainting. This window should be monitored for further sagging or moisture related problems.

- C. Two patches of the existing waterproofing membrane were completed at the north patio. One repair was done at unit 210 in front of the patio door and the other was done above the hallway to the garbage room. Allstar reported poor membrane bond of the existing membrane to the concrete at both locations. The membrane appeared to be a liquid applied material.

Allstar used CIM 1000 (by CIM Industries Inc.) for patching the existing membrane. Allstar expressed concern with the reliability of the tie-in based on the condition of the existing material. Based on the reported condition of the existing membrane, MH considers the patching to be a temporary measure used to address known problems.

Neither Allstar nor MH is aware of any other interior leaks associated with the north patio areas. However, The fact that the existing waterproof membrane is poorly adhered and has a history of failures (such as unit 210 and inside the planter) leads us to believe that other failures may occur in the future.

Recommendation – MH recommends that the Strata monitor the perimeter of the exterior walls along the north patio area for staining, dampness or any indication of leakage. A qualified waterproofing contractor, such as Allstar, should be contacted if problems are detected. In order to permanently address this concern, we recommend that the Strata begin to budget for replacement of the patio membrane over the next three to five years. The schedule for replacement may be accelerated if additional problems are detected.

The existing concrete topping should be removed (Allstar reported 3 to 8 inches thick, depending on the location) and the cladding at the base of the wall should be stripped in order to properly replace the membrane. This would allow for installation of a new membrane system. Use of concrete pavers should be considered instead of concrete topping to allow for future membrane replacement and maintenance. We recommend that replacement of the planter membrane (other than the one replaced by Allstar) also be included in the Strata's budget planning.

At-grade membrane replacement should also be considered around the perimeter of the townhouse units on the north elevation. The occupant of the suite at the north east corner of the building reported to Allstar that leakage occurs during heavy rains. We assume similar membrane conditions to those found elsewhere on the second floor patio deck.

- D. Allstar noted: The height of the cladding on one of the wood framed vent housings on the roof was insufficient. This condition was observed at the top of the asphalt shingles beneath the fascia trim. This was observed on the vent

housing next to the roof access hatch. The concern at this location is wind driven rain. The exposed wood sheathing was slightly stained but solid where reviewed.

Recommendation – MH recommends that additional protection for the exposed sheathing be provided. Installation of a counter flashing or additional shingles would provide sufficient coverage.

If budget information is required by the Strata for the above tasks, we recommend that Allstar be contacted to provide a quotation. In terms of membrane replacement on the patio deck, we recommend that an additional contingency of 10 to 20% be added to the quote to allow for replacement of decayed framing or unforeseen conditions.

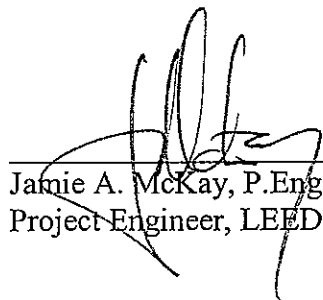
Allstar also reported completion of several maintenance tasks, such as cleaning of drain basins on the roof and notching drain baskets on the lower roofs above the loading bay area. Sealant was also applied at exterior lights, vents and around windows.

In general, the work completed by Allstar has addressed the majority of our concerns. However a few minor items still require the Strata's attention. The most significant item discovered by Allstar is the condition of the waterproofing membrane at-grade and over the north patio areas on the second floor. Although the immediate problems associated with the patio appear to have been addressed, we feel that planning for future replacement is prudent.

Other than the items identified in our original assessment and listed above, MH is not aware of any other building envelope issues relating to The Sonesta.

Sincerely,

MORRISON HERSHFIELD LIMITED


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