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A Corporate Partnership

PERFORMANCE ASSESSMENT REVIEW

³
Delano Centre
3024 West 4th Avenue, Vancouver, BC



Prepared for:

Robert G.G. Boyd
Marathon Risk Management Corp.
105 - 900 West Georgia Street
Vancouver BC V6C 2W6

Prepared by:

Derek Neale, MAIBC, FRAIC, BEP
Principal-in-Charge Building Envelope Services

Date of Issue: November 14, 2008

NSDA Job No. 08055

Marathon Risk Management Corp.
105 900 West Georgia Street
Vancouver, BC V6C 2W6
Attention: Robert G.G. Boyd

DATE
November 14, 2008
PROJECT NUMBER
08055
PROJECT
Delano Centre

MEMORANDUM
☐ RECORD OF MEETING
☐ RECORD OF PHONE CALL
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FIELD REPORT
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PERFORMANCE ASSESSMENT REVIEW

Project: Delano Centre, 3023 West 4th Avenue, Vancouver

Five Year Water Ingress - Expires December 18, 2008

Date of Site Review: Friday, November 14, 2008
Time: 9:00 am.
Present: Derek Neale, NSDA
Sandra, Suite 409, Owners Representative
Telephone Conversations: John Fournier, Colvan Pacific - Property Manager
Glen and Keith - On site building managers

1.0 PURPOSE OF REVIEW

This independent Performance Assessment Review is conducted in connection with the provisions of the Marathon third-party warranty for building envelope remediation work completed in December of 2003. This review is performed in reference to the 5 year water ingress warranty provisions. This review is based upon general observations made at the site with the assistance of the Owners' Representative.

Neither the Owners' Representative, the Property Manager, nor the on-site building managers were aware of any incidents of water ingress with the work covered by the warranty in question.

The Delano Center is one of three four-storey buildings that form the Delano complex. The building has a wood frame structure constructed over a reinforced concrete parkade. Remediation work covered by this warranty included new rainscreen stucco siding with cross-cavity flashings; new thermally-broken aluminum framed windows; balcony membranes and guardrails; and associated refinishing.

2.0 ITEMS DISCUSSED / REVIEWED

2.1 Stucco Cladding and Associated Flashings - See photos 1, 2, 9, 10, 11, 17, 21, 23, 24, 29, 31-34

The rainscreen stucco cladding and associated cross-cavity and parapet cap-flashings appear in good serviceable condition with no signs of staining that may indicated excessive or unanticipated water ingress behind the cladding. Previously reported radial cracks in the stucco cladding have been repaired with sealant - see photo 17. Minor radial crack remaining, such as can be seen at photo 9 are insignificant, and do not in any way compromise the performance of the building envelope. Cracks should be monitored through a maintenance program and sealed only if they become excessive.

2.2 Sealant - See photos 3 to 8

The use of sealant is minimal at Delano Centre and is restricted primarily to finishing the junction of stucco cladding to wood window trim boards. At all locations tested the sealant is well adhered with no cracking or delamination. It appears to have several years of life remaining before replacement.

- 2.3 Balcony Membranes and Guardrails** - see photos 6, 8, 16, 25
Balcony decks inspected showed little signs of ponding - see photo 25. Membranes are sealed at the lower frame of patio doors. Guardrails have been side mounted using stainless fasteners and neoprene gaskets. Silicone sealant at fasteners was observed to be in place.
- 2.4 Windows** - See photos 1, 4, 5, 9, 11, 12, 12, 14, 18, 19, 24, 26, 27
Windows were inspected from the exterior and from the interiors of Suites 409, 406 and 401. No signs of leaks, staining or damage from rain ingress or condensation were observed. Circular windows in exit stairs were also found to be free of leaks or condensation.
- 2.5 Base-of-wall detail** - See photo 30
Recessed drainage channels are provided at the base-of-wall and landscaping and paving is held away from the building envelope with wood curbs. The base-of wall appears well protected and free of water ingress.
- 2.6 Mechanical Penetrations** - See photo 28
Mechanical penetrations through the building envelope terminate at wall caps that are sealed at the sheathing at the rear of the rainscreen cavity. At the stucco cladding they are well sealed to prevent water ingress past the cladding.
- 3.0 SUMMARY**
This review identified no incidents of water ingress to be addressed under the above referenced warranty.

Derek Neale, MAIBC, FRAIC, RIBA, BEP
Partner-in-Charge
Building Envelope Professional Services

4.0 PHOTOS - taken same day



1. Typical window configuration



2. Cross-cavity flashing



3. Sealant - stucco to wood trim at Suite 409



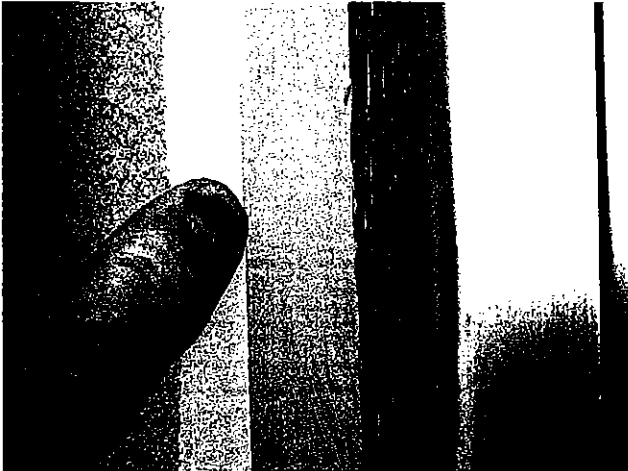
4. Window sill at jamb- Suite 409



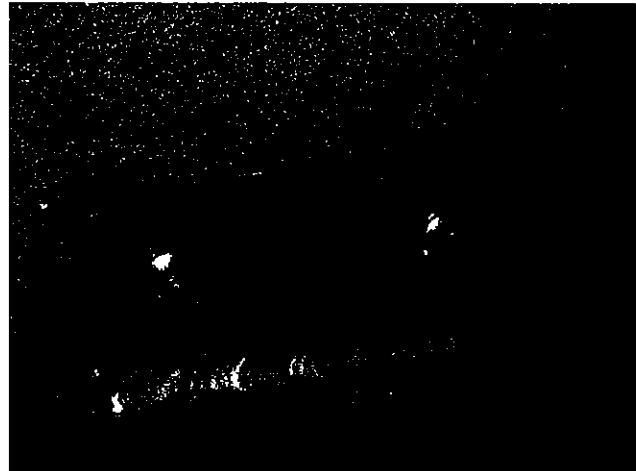
5. Window sill at corner - Suite 409



6. Balcony membrane termination at door sill



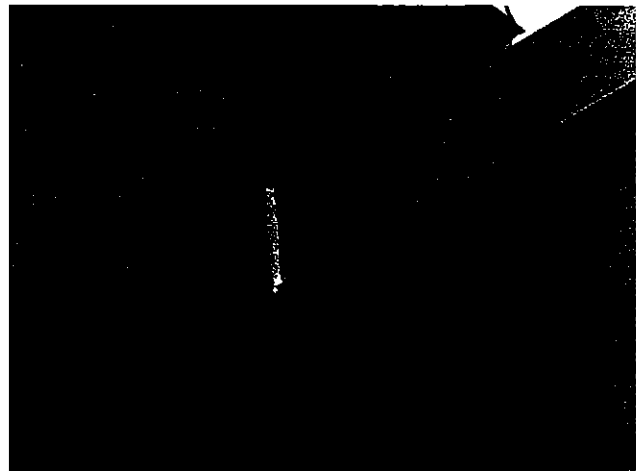
7. Sealant - stucco to wood trim at Suite 406



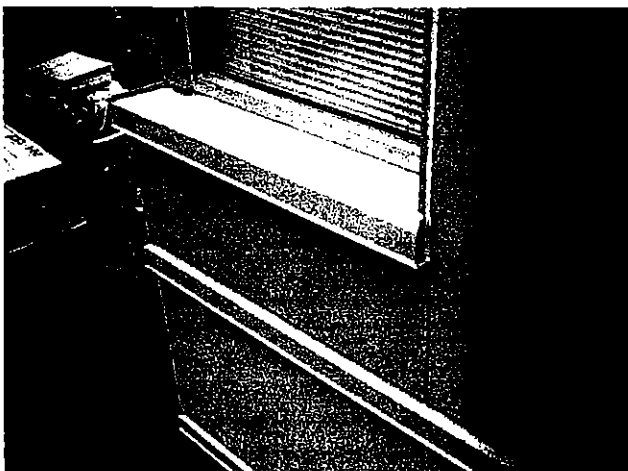
8. Balcony guard sidewall attachment



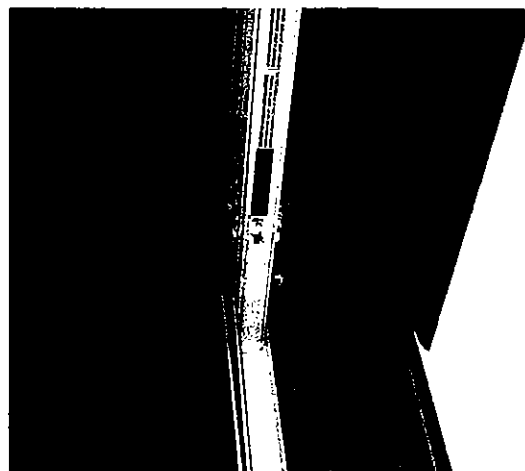
9. Fine radial stucco crack - Suite 406



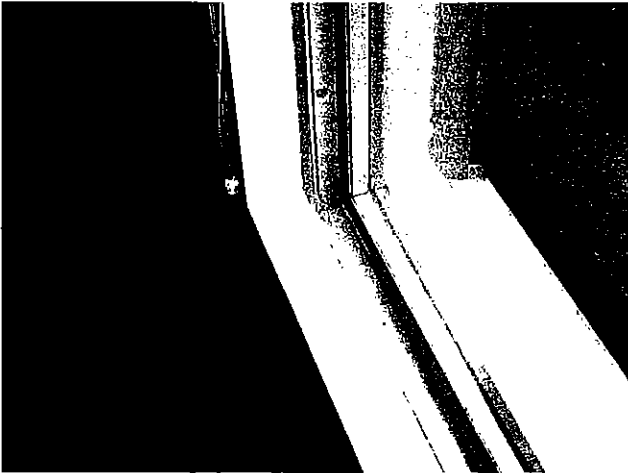
10. Parapet flashing tie-in detail



11. Window sill detail



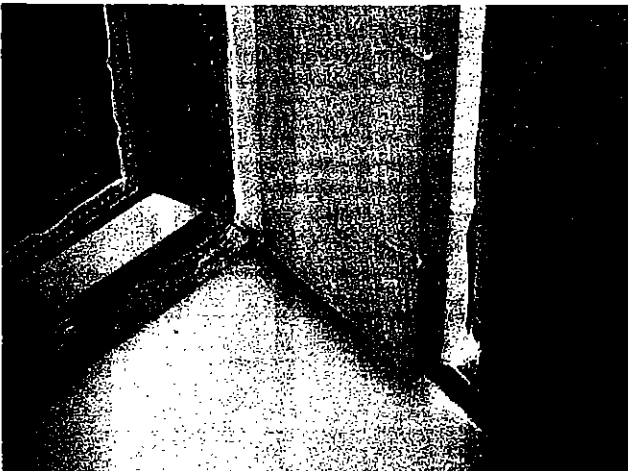
12. Window head - Suite 406



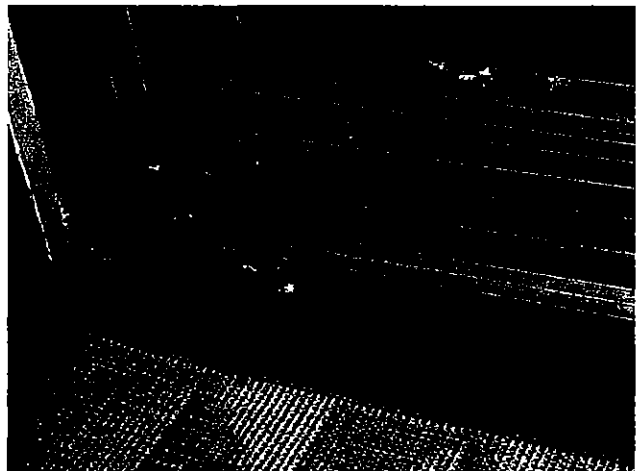
13. Window sill - Suite 406



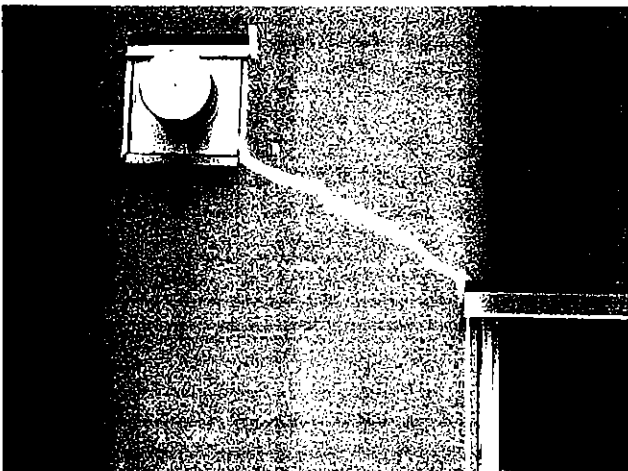
14. Rainscreen vent at window head flashing



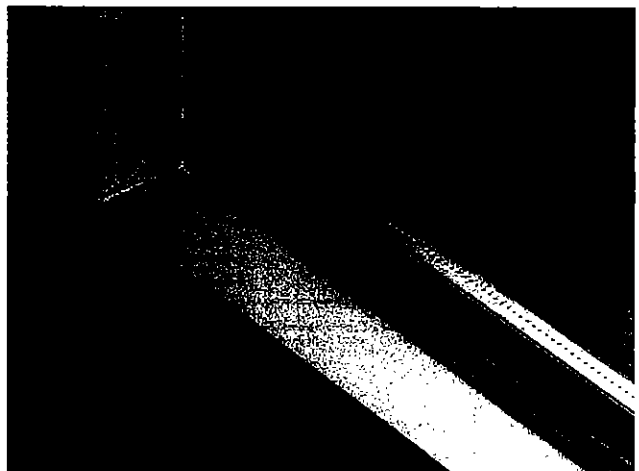
15. Window sill with end-dam under wood trim



16. Patio door sill



17. Sealant repair to stucco crack



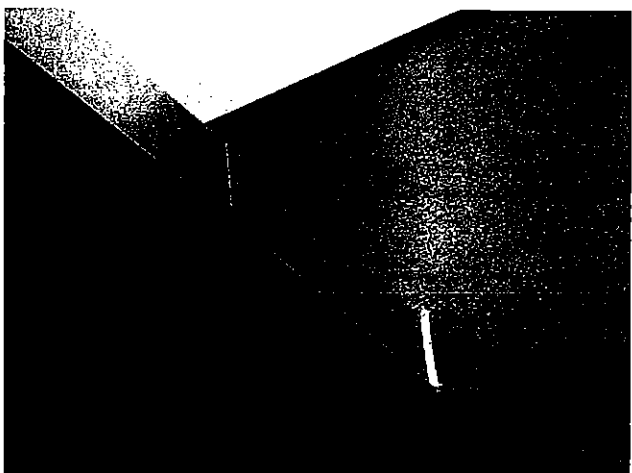
18. Window sill at jamb - Suite 401



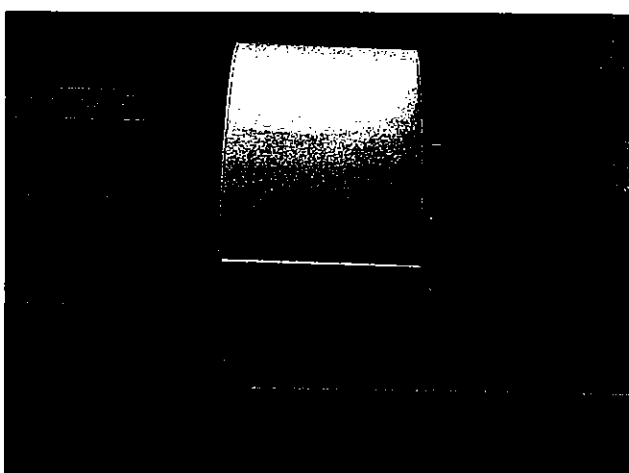
19. Window sill at corner - Suite 401



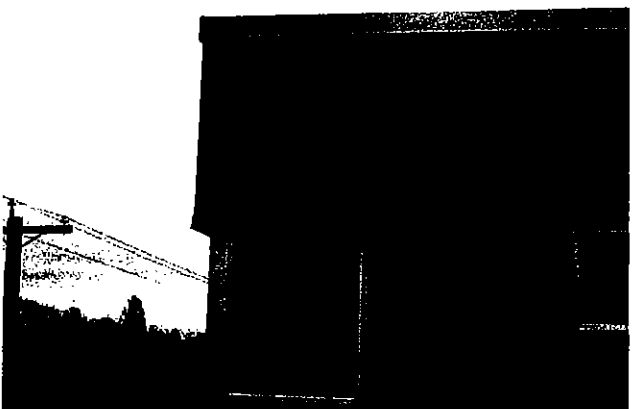
20. Sealant - stucco to wood trim at Suite 401



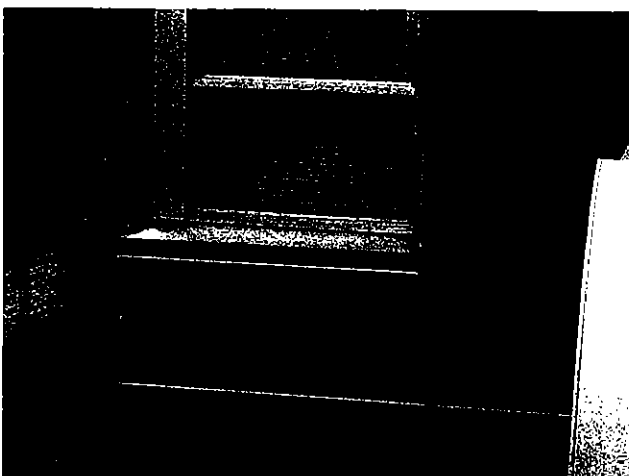
21. Parapet to sidewall tie-in at Suite 401



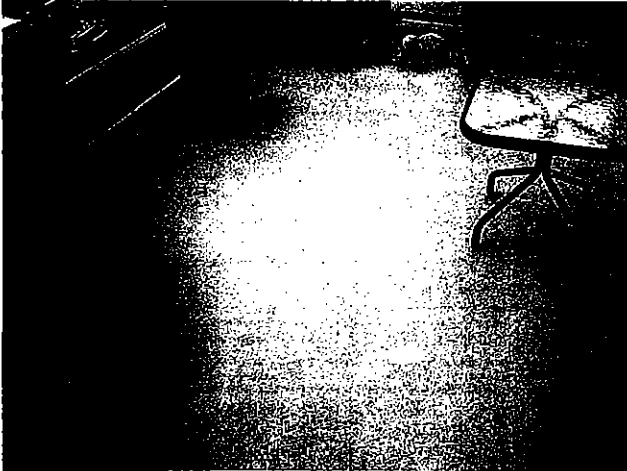
22. Slope cap-flashing



23. Parapet cap-flashing



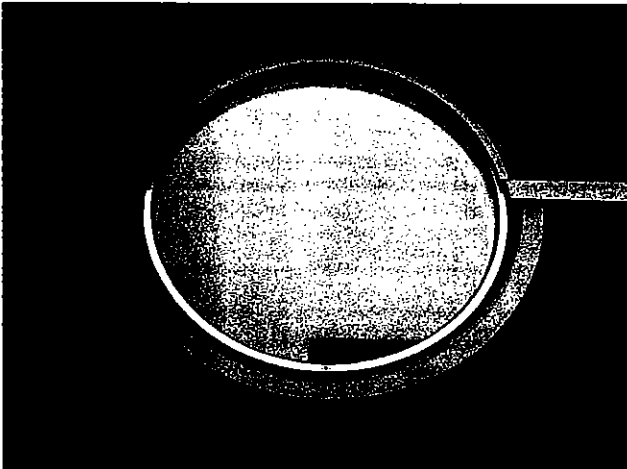
24. Window sill / cross-cavity flashing



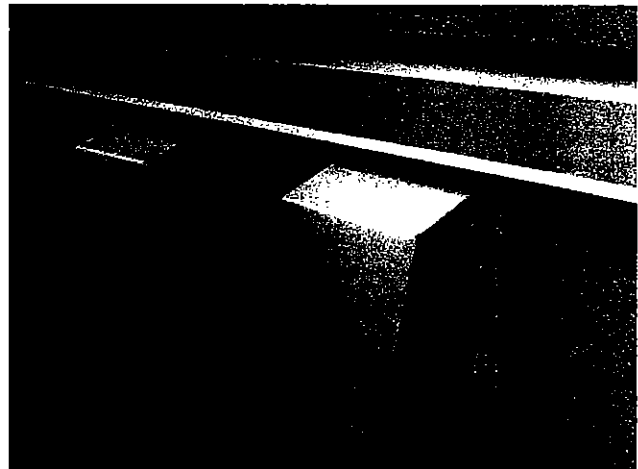
25. Deck membrane - Suite 401



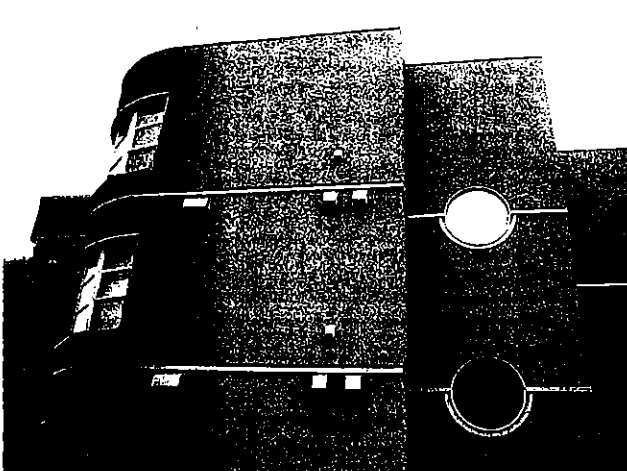
26. Circular window at exit stair - interior



27. Circular window at exit stair - exterior



28. Sealant at wall cap penetrations



29. East elevation



30. Base-of-wall detail



31. North elevation with decorative panel



32. North elevation



33. West elevation



34. South elevation

PERFORMANCE ASSESSMENT REVIEW

**The Delano East
2983 West 4th Avenue, Vancouver, BC**



Prepared for:

Robert G.G. Boyd
Marathon Risk Management Corp.
105 - 900 West Georgia Street
Vancouver BC V6C 2W6

Prepared by:

Derek Neale, MAIBC, FRAIC, BEP
Principal-in-Charge Building Envelope Services

Date of Issue: February 29, 2008

NSDA Job No. 08005

Marathon Risk Management Corp.
105 900 West Georgia Street
Vancouver, BC V6C 2W6
Attention: Robert G.G. Boyd

DATE
February 28, 2008
PROJECT NUMBER
08005
PROJECT

MEMORANDUM

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PERFORMANCE ASSESSMENT REVIEW

Project: The Delano East, 2983 West 4th Avenue, Vancouver

**Applicable Warranty
Policy #MARR0064**

Five Year Water Ingress - Expired February 7, 2008

Date of Site Review: Thursday February 28, 2005

Time: 9:30 a.m.

Present: Derek Neale, NSDA
Kim Gibbs, Building Manager

1.0 PURPOSE OF REVIEW

This independent Performance Assessment Review is conducted in connection with the provisions of the Marathon third-party warranty for building envelope remediation work completed in February of 2003. This review is performed in reference to the 5 year water ingress warranty provisions. This review is based upon general observations made at the site with particular attention given to items drawn to our attention by the Building Manager.

With the exception of repairs performed as a result of leaks at Apartments 306/405, the Building Manager was unaware of any other incidents of water ingress occurring prior to the expiration of the warranty.

2.0 ITEMS DISCUSSED / REVIEWED

2.1 Apartments 306 and 405 - See photos 1 to 8

Kim Gibbs reported that approximately one year ago, after severe prolonged rainfall, water leaked in through the ceiling of Apartment 306 from above. I inspected the balcony of Apartment 405 above where ponding occurs at the east end of the balcony deck. The drain is at a higher level at the west end of the deck. It was reported that at the time of the leak the drain was blocked or restricted and that water ponded to the extent that it entered the wall assembly and the ceiling of Apartment 306.

The walls and window frames appear dry with no indication of retained moisture.

This is an isolated incident but highlights the importance of maintaining free-flowing drains at the balconies.

2.2 Stucco cladding - See photos 10, 11, 12, 14, 15 and 16

Repairs have been made to previously reported cracks in stucco cladding. Further cracks were observed from the roof on the upper walls on the south side of the building. These hairline cracks are not of immediate concern. The wall assemblies are well protected with the rainscreen cavity.

However, in time, rain, organic matter and ice will further degrade the stucco. At some point repairs should be made to these cracks. I observed no cracks on the north or west elevations

2.3 Sealant - See photos 6, 7 and 13

Sealant installed at junctions of stucco cladding and trims, frames and flashings is well adhered with no signs of bulging, cracking or delamination and, although primarily aesthetic, appears to be performing as intended. At one location there is sealant delamination at a stucco control joint immediately under the main roof parapet cap flashing at the east end of the roof.

2.4 Cross-Cavity and window head flashings - See photos 9, 16, 17 and 18

Cross-cavity flashings and window head flashings were observed to be free of any tell-tail staining that may indicate excessive moisture ingress and draining from the rainscreen cavity. The rainscreen cladding system appears to be performing well.

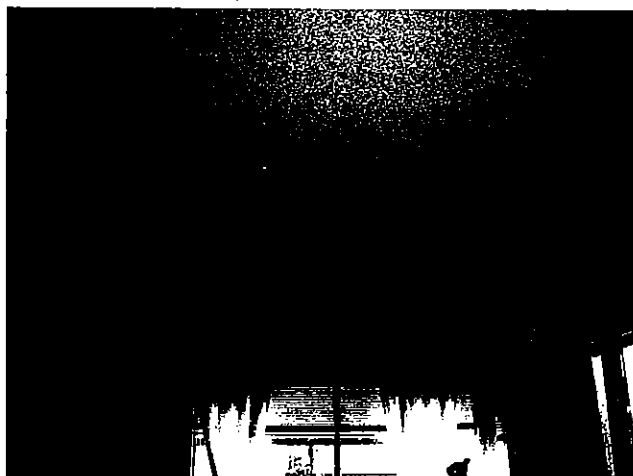
3.0 PHOTOS - taken same day



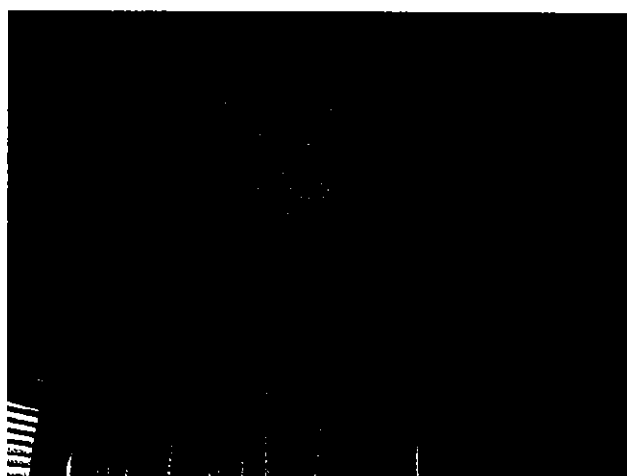
1. Balcony deck drain at Apartment 405



2. Ponding against wall at Apartment 405



3. Ceiling repaired at Apartment 306



4. Ceiling repaired at Apartment 306



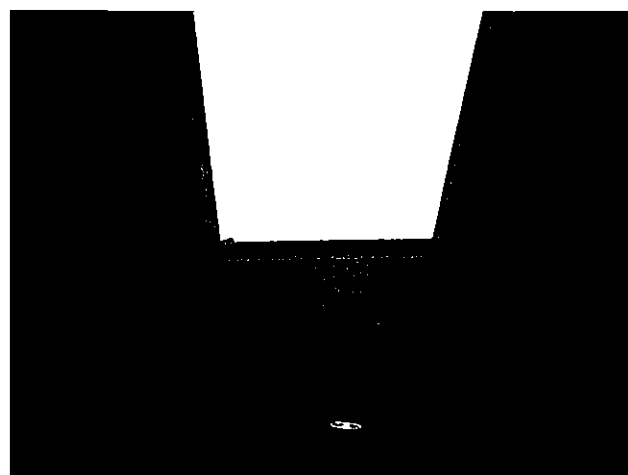
5. Corner of windows - Apartment 306



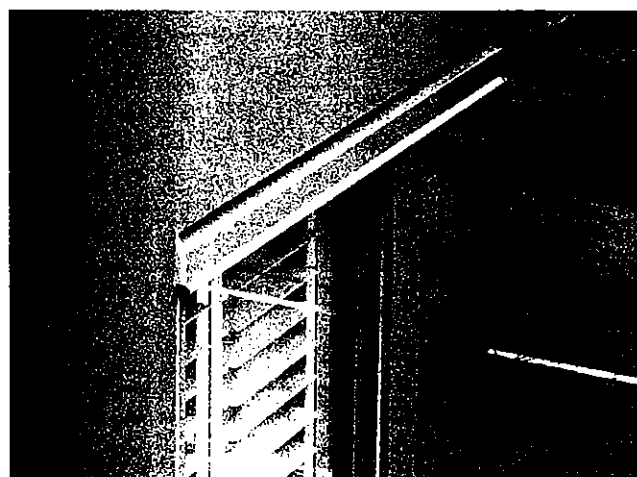
6. Sealant at door frame well adhered



7. Sealant at window trim well adhered



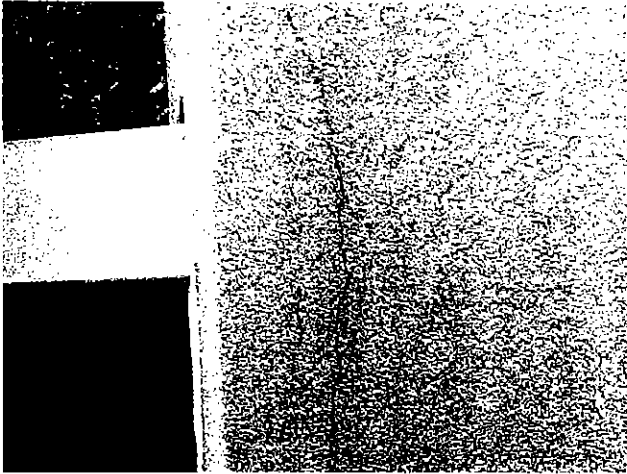
8. No stains visible at skylight



9. Head flashings clean and unstained



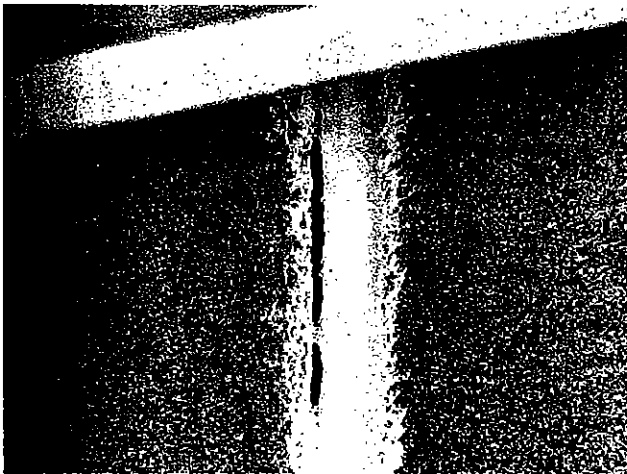
10. Cracks in stucco



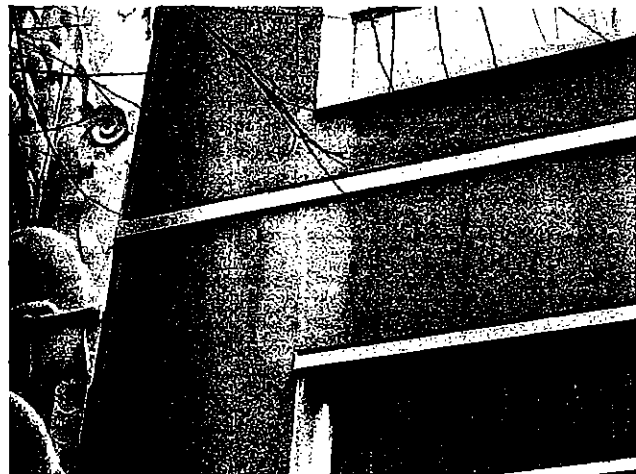
11. Cracks in stucco



12. Cracks in stucco at balcony door frame



13. Sealant delaminated at roof cap flashing



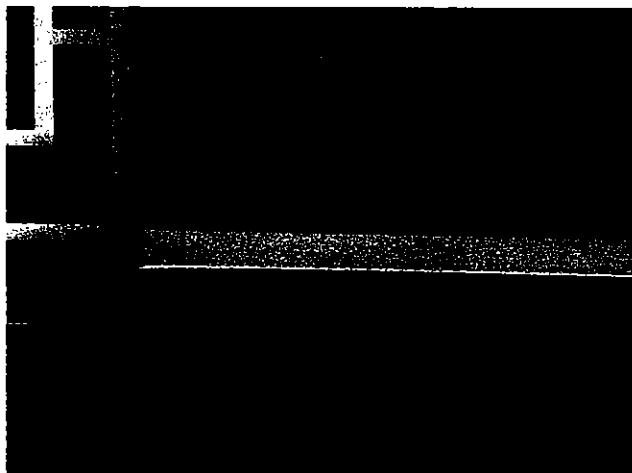
14. Previous stucco repair



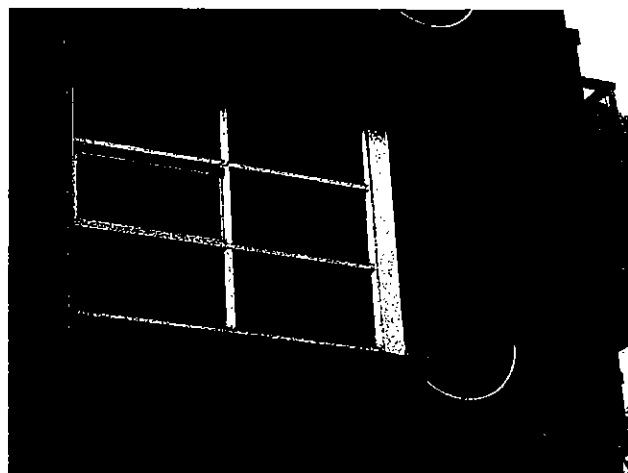
15. Previous stucco repair



16. Previous stucco repairs



17. Cross-cavity flashings are clean



18. Window details performing well



19. No stucco cracks on north elevation



20. No stucco crack on west elevation

3.0 SUMMARY

This review identified no incidents of water ingress to be addressed under the above referenced warranty


Derek Neale, MAIBC, FRAIC, RIBA, BEP
Partner-in-Charge
Building Envelope Professional Services



DEC 08 2008



BUILDING ENVELOPE 4th ANNUAL REVIEW

ColyVan Pacific Real Estate management Services Ltd.
John Fournier
300-2150 West Broadway
Vancouver, BC V6K 4L9

November 27, 2008

Attention: John Fournier

Re: 3083 West 4th Avenue, Vancouver, BC – DELANO WEST

In accordance with the Owners' pre-purchased Maintenance Operation Program, enclosed please find the Maintenance Operations four year review and corresponding photographs.

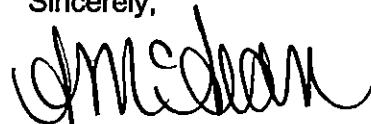
You will note that we have identified items that should be addressed by the Strata under general maintenance. Items for correction by the contractor have been identified as deficiencies. The strata / strata representative is responsible to ensure maintenance and repairs are conducted in a timely manner.

With the exceptions of the indicated deficiencies the building envelope components appear to be performing as expected, and as such no alteration to the Reserves and Renewals Fund Study is required at this time.

This review should be included in the review section provided at the back of your MOP manual for future reference.

Should you have any questions, please contact me at my direct line 604-575-3484.

Sincerely,


for: Derek Rauch

Operations Manager
Maintenance Operations Program Inc.

CC: Strata Representative, Matt Ward
686968 BC Ltd. Wayne Hatala

Fourth Annual Maintenance Operations Review

<u>Project:</u>	Delano West	
<u>Address:</u>	3083 West 4 th Avenue, Vancouver, BC.	
<u>Envelope Consultant:</u>	ECO-design Ltd	
<u>Contractor:</u>	686968 BC Ltd.	
<u>Dates & Weather:</u>	November 6, 2008	Rain, approx 9°C
	November 24, 2008	Clear, approx 5°C
<u>Time:</u>	10:00 am	
<u>Present:</u>	Mike Woodbridge	MOP Inc.
	Glen Stevenson	Caretaker

The purpose of this review is to raise awareness and augment regular maintenance checks, which should be performed by the strata. This review is based upon general observations made at the site with particular attention given to items brought forward by the Owners representatives. This review is not intended to be an audit to determine all deficiencies and does not replace the owner's maintenance inspections which should be performed as outlined in the Maintenance Operations Program Manual.

The following observations and recommendations are directed towards the strata. It is up to the strata to follow the best course of action for the maintenance and repair of the building. It is also the strata's responsibility to determine the terms and conditions of their warranties as they apply to the project materials.

On November 6 and November 24, 2008 MOP Inc. visited Delano West (**photo 1**) to perform a fourth annual review of the building in order to assess the performance of the building envelope. This review is intended to augment regular maintenance checks, which should be performed by the Strata Corporation. Components of the building envelope that were not part of the remediation were also included in the review.

MOP arrived at 10:00am and met Glen Stevenson, who provided access to the complex and arranged for access to the individual units. In order to facilitate the review, access was also provided to the underground parkade. On November 24, access to balconies was provided through units 104, 402, 303, 403, 407, and 408. All faces of the building were reviewed from grade. Items reviewed were building envelope and exterior components including stucco cladding, caulking, doors, windows, handrails, roof membrane, flashings, balcony membranes, deck drains, gutters and downspouts, and the underground parkade.

In general it appears that the building envelope is performing well with the following noted:

1. Cladding and Soffit

The walls were visually inspected from the ground as well the balconies listed above. Other than as noted below, no evidence of physical damage or defect was noted nor was evidence of loose or missing cladding. Staining on the through-wall flashings that could indicate water in the rainscreen wall assembly behind the cladding was not noted.

Deficiencies noted relating to cladding (envelope) were;

- Cracks were visible in the stucco in various locations on the building (**photos 2, 3, 4 and 5**).
- Some build up of dirt and algae were noted on some areas of the siding and flashings (**photos 6 and 7**). It is recommended that the siding and flashings be washed annually.

Recommendation

1. Cladding and Soffit

- a. Review all wall areas and repair cracks in stucco to prevent the possibility of water ingress. (We note this was listed on the Third Annual MOP report as a Contractor Deficiency item.)
- b. Have the building carefully washed annually. Follow the guidelines in the manual for regular maintenance

2. Paint:

The areas reviewed for paint were the stucco – no issues noted.

Recommendation

2. Paint:

- a. Paint when appearance or exposure dictates. Follow the guidelines in the manual for regular maintenance.

3. Caulking:

On the balconies and the ground floor units and common areas, the caulking was checked for signs of failure such as bulging, dryness, cracking, or sagging, as well as for elasticity, and adhesion. The caulking was visually inspected and pressed to reveal signs of adhesion failure.

The caulking appears to be performing as intended with no specific defects noted:

4. Doors, windows and skylights:

Exterior windows and doors were not replaced with new as part of the envelope restoration, so date from around 1996. Windows and doors were checked for indications of water ingress, ease of operation, hardware function and weather-stripping. The glazing was reviewed for signs of fogging or condensation.

The following was noted;

- Windows appeared to be functional, but showed evidence of wear and tear, consistent with their age and the fact that they had been removed and replaced during the remediation (**photo 8**). Open mitre joints were noted on the opening windows (which will allow moisture into the frame and reduce the effective service life of the double glazed units). Distortion on window beads was also noted.
- The glass in a window on the west side of the main entry was cracked (**photo 9**).
- Condensation between panes of skylights indicating seal failure (**photo 10**, more an aesthetic issue than a risk of water ingress).

Recommendation

4. Doors, windows and skylights:

- a. Replace the cracked glass in the window on the west side of the main entry.
- b. Follow the guidelines in the manual for regular maintenance.

5. Flashing:

Areas checked included cap flashing, window and door head and sill flashing, and through-wall flashing. Flashing was visually inspected for proper slope and installation as well as for signs of damage, staining, or joint failure.

The flashing appeared to be performing as intended, with the following noted.

- Some flashings require washing to minimise staining on the stucco (**photo 7**).
- See roofs (section 9) for roof flashings.

Recommendation

5. <u>Flashing:</u>

- | |
|---|
| a. Follow the guidelines in the manual for regular maintenance. |
|---|

6. Balconies, Drains, and Handrails:

The waterproof coatings on the balconies were reviewed for physical damage and cleanliness (maintenance). Handrails were reviewed for signs of physical damage, proper installation and sealing at the fasteners.

These generally appeared to be performing as intended.

The following was noted:

- Build up of dirt was evident on many balconies (**photo 11**). In some cases staining is made worse by the fact that water pools on the balconies and does not slope to the drains (**photo 12**).

Recommendation

6. <u>Balconies, Drains, and Handrails:</u>
--

- | |
|--|
| a. Clean all balcony and patio drains per regular maintenance schedule. |
| b. Review the decks for moss growth and dirt. Follow the guidelines in the manual for regular maintenance. |

7. Gutters and downspouts:

Overall the gutters and downpipes appeared to be clear of debris and performing as intended.

Recommendation

7. <u>Gutters and downspouts:</u>
--

- | |
|--|
| a. No immediate action required. Follow the guidelines in the manual for regular maintenance |
|--|

8. Parkade:

The walls and ceiling of the portion of the parkade below Delano West were reviewed for signs of water ingress, but appeared in good order (**photo 13**).

Recommendation

8. Parkade:

- | |
|---|
| a. No immediate action required. Inspect parkade regularly for active leaks or concrete spalling. Follow the guidelines in the manual for regular maintenance |
|---|

9. Roofs:

The roof finishes were not installed during the building envelope restoration. I did a brief walk around visual review of main roof. It generally appeared functional; however the condition of the tar and gravel main roof was mostly hidden by the gravel finish.

During the review the following was noted:

- Small areas of tar were exposed and should be covered by gravel to protect them from damage by UV light (**photo 14**).
- Heavy moss growth in various, more sheltered areas (**photo 15**).
- A tarpaulin had been fixed over a parapet and some ductwork (**photo 16**).
- Some flashings had not been replaced at the time the walls were refinished (**photo 17**) - some rusting and physical damage was visible.
- Pooling water was noted on the surface of the lower skirt roofs (**photo 21**).
- From a distance, it was noted that the surface of a lower skirt roof on the north side (**photo 18**) was deteriorating.
- The edge of one of the lower skirt roofs on the south side was delaminating (**photo 19**).

Recommendation

9. Roofs:

- | |
|---|
| a. Add/ redistribute gravel to cover and protect the 'tar' waterproofing from UV light damage. |
| b. Roof should be cleaned as moss will hold water and accelerate the deterioration of roof components. |
| c. Investigate and resolve the reason for the tarp being used and remove it. |
| d. Clean and paint, or replace rusted and damaged flashings. |
| e. When re-roofing the upper roofs, recommend replacing flashings. |
| f. When re-roofing the lower skirt roofs, recommend improving the slopes, so water drains off the roofs freely. |
| g. Review the condition of the lower skirt roofs and repair as necessary. |
| h. Follow the guidelines in the manual for regular maintenance. |

10: Fascia and Trim:

No issues noted.

Recommendation

10: Fascia and Trim:

- | |
|---|
| a. Follow the guidelines in the manual for regular maintenance. |
|---|

11. Vents:

The dryer vents were reviewed for blockage. The following was noted:

- The cap had blown off one dryer vent on the roof (**photo 15**). It was relocated during the review.
- Some vents required cleaning (**photo 20**).

Recommendation
11. <u>Vents</u>
a. Ensure all vent caps are secure.
b. Clean all vents and monitor for regular cleaning as required. Clean and check dryer lint traps for proper installation, tears or damage – replace as necessary.
c. Follow the guidelines in the manual for regular maintenance.

12. Water Ingress:

No issues reported or noted.

13. Other

Although the grounds are not directly part of the MOP envelope review, the following items were noted.

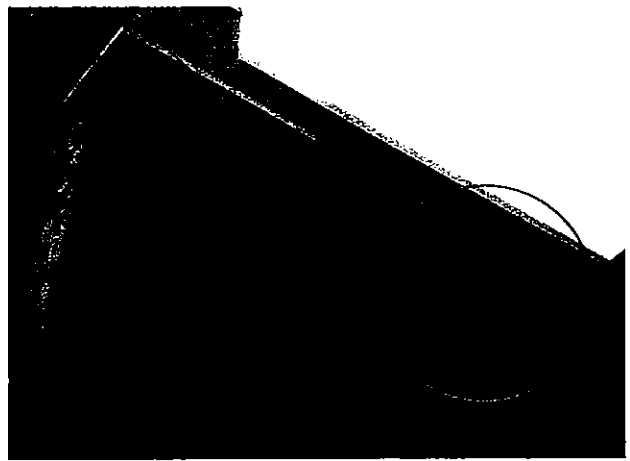
- Concrete piers and fencing around the building have been affected by settlement (**photo 22**). Settlement like this is not unusual, but should be monitored to ensure unstable piers do not become a safety issue.

Note: Not all areas of the building (eg. all balconies) were inspected in detail as part of this MOP inspection. It is possible that issues noted above may exist in other locations, especially if they were noted more than once. In such cases, the party in the 'action' column should investigate further and act as required.

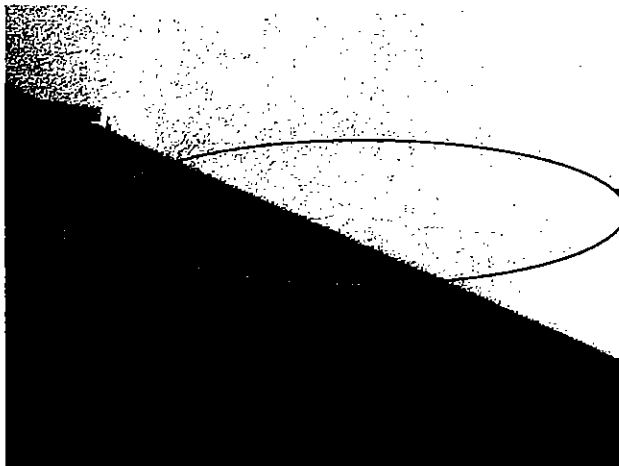
Review By:
Mike Woodbridge
MOP INC.



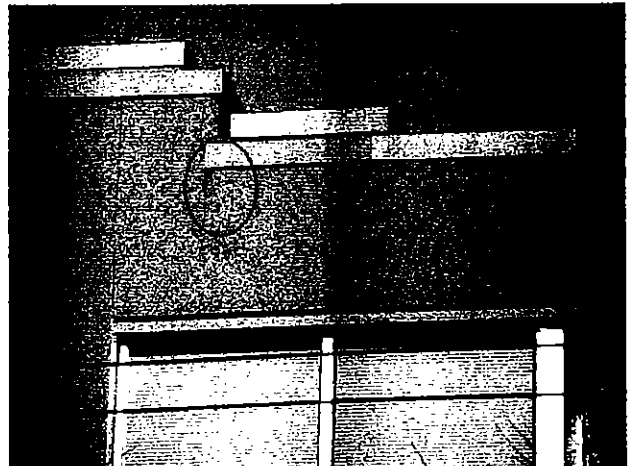
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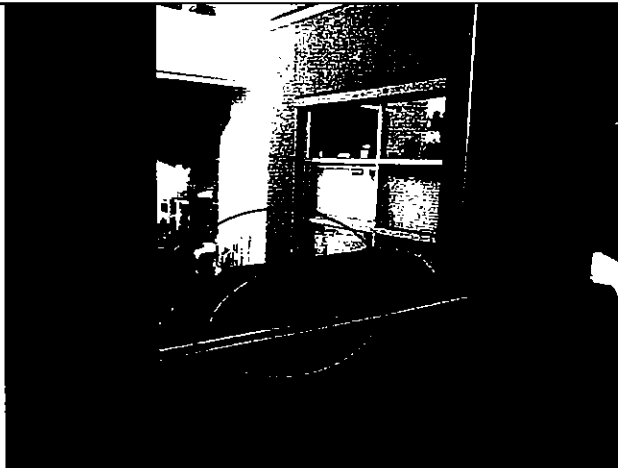
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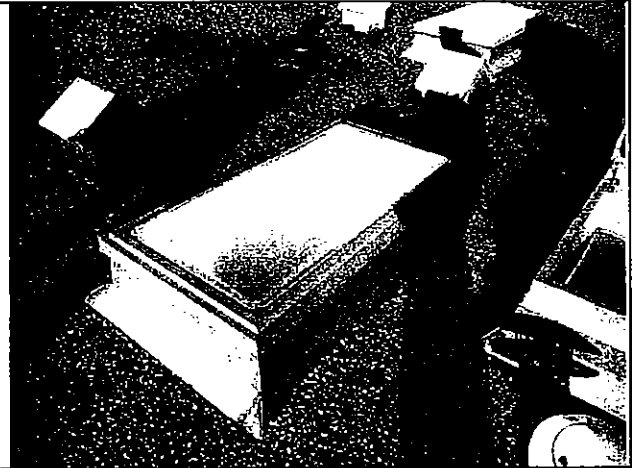
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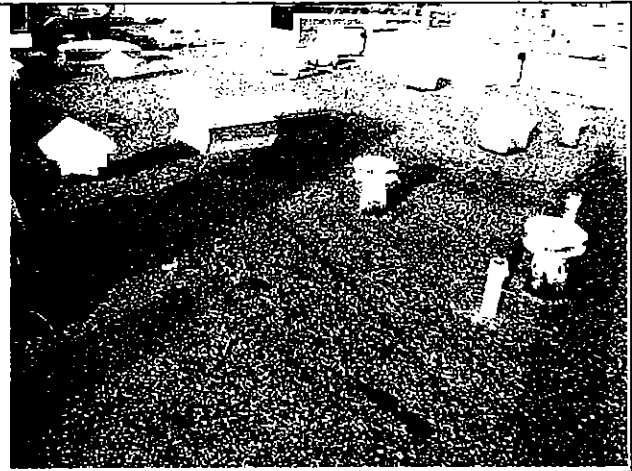
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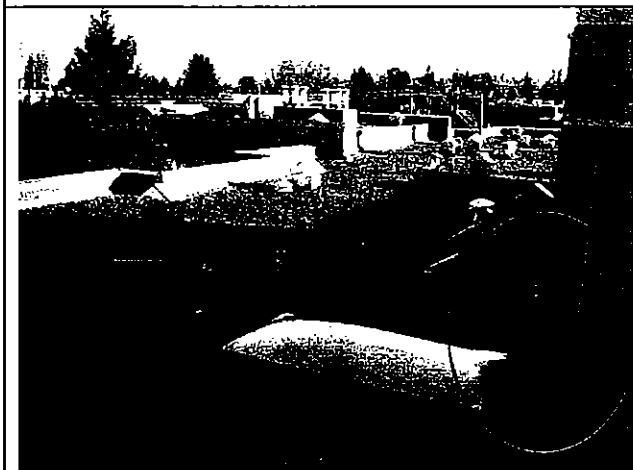
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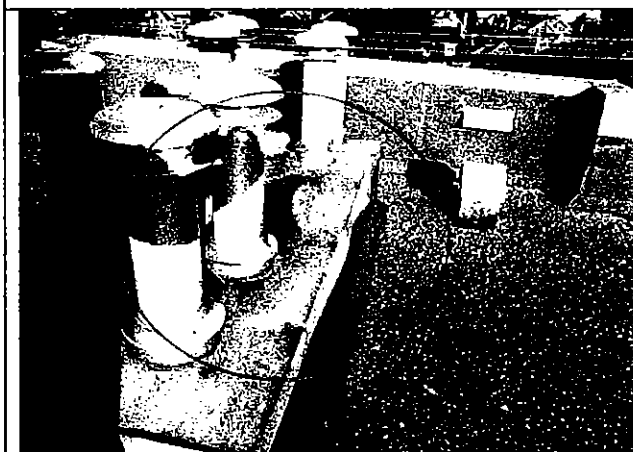
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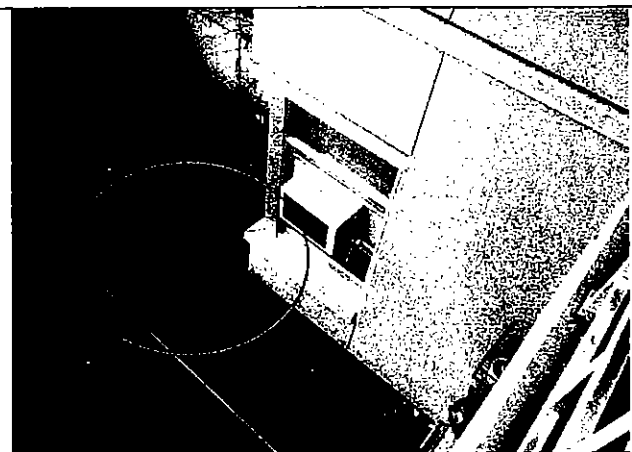
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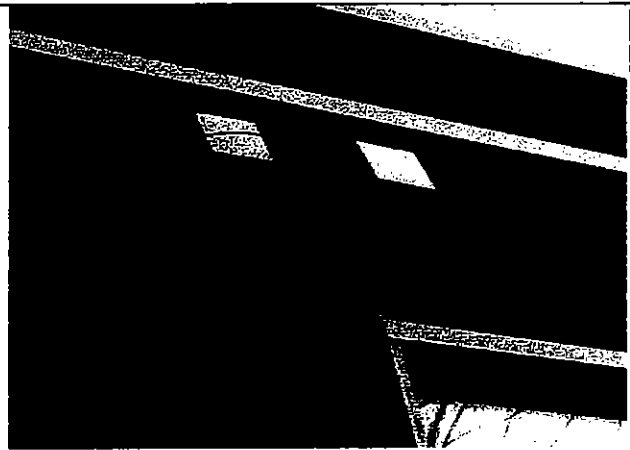
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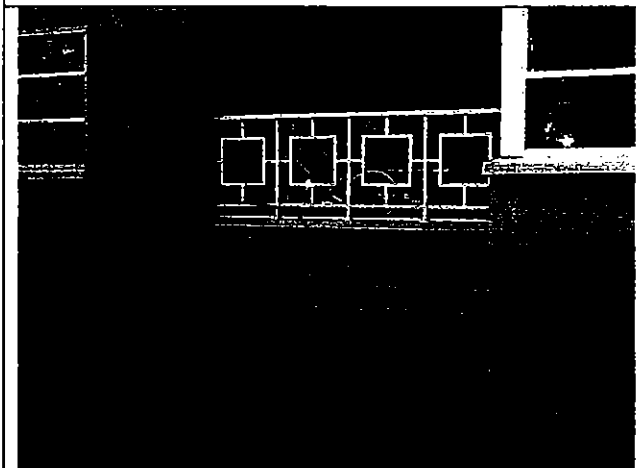
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Third Annual Maintenance Operations Review

Project: Delano West **Date:** Jan 18, 2008.
Address: 3083 West 4th Avenue, Vancouver, BC **Time:** 9:30 a.m.
Consultant: Eco-Design.ca Architecture & Building Ecology
Contractor: PCG Inc/6869968 BC Ltd., DBA Springfield Contracting

Present: Derek Rauch, Maintenance Operations Program Inc.
Kim Gibbs, Caretaker

The purpose of this review is to raise awareness and augment regular maintenance checks, which should be performed by the strata. This review is based upon general observations made at the site with particular attention given to items brought forward by the Owners representatives. This review is not intended to be an audit to determine all deficiencies and does not replace the owners maintenance inspections outlined in the Maintenance Operations Program Manual.

On January 18, 2008, I visited Delano West to perform a one year annual review of the building in order to assess the performance of the building envelope. I arrived at 9:30 am and met with Kim Gibbs, who provided access to the complex, the roof, the underground parking, and individual units. Access to balconies, patio doors, railings and roof decks was provided through the following units: 106, 310, 402, 403 and 410. The areas reviewed were building envelope and exterior components, including: cladding, paint, caulking, doors and windows, patio doors and handrails, flashing, underground parkade, roof and drains.

In general, it appears that the building envelope is performing well with the following exceptions.

Rainscreen Stucco cladding

The Stucco Walls were visually inspected from the ground floor, as well as, selected balconies. Overall the stucco Walls appear to be performing well. There is no evidence of staining or streaking on the walls or through wall flashing that would indicate water ingress. There were however some areas of concern.

- | | |
|---|------------|
| 1. Cracks in Stucco visible at the front of building. | Photo# 1,2 |
| 2. Horizontal crack in Stucco visible from the balcony of unit # 403. | Photo# 3 |

Recommendation	Action by	Category
1,2. Review all wall areas and repair cracks in Stucco to prevent the possibility of water ingress.	Contractor	Deficiency

Caulking

The caulking throughout the building was checked for signs of failure such as bulging, cracking or sagging as well as adhesion and elasticity. Areas observed were around doors, windows, flashing, through wall penetrations and transitions. In general the caulking appears to be performing well. There were no concerns at the time of the review.

Doors and Windows

The windows and balcony doors were checked for signs of water ingress, ease of operation, hardware function, and weather-stripping. The glazing was reviewed for signs of fogging or condensation. The following concern was noted:

1. Cracked window pane (unit # 309) as viewed from the balcony of unit # 208.

Photo# 4

Recommendation	Action by	Category
1. Replace broken window.	Strata	Maintenance

Patios, Balconies and Railings

The balconies and railings were visually inspected from the ground level and various selected units. The membranes and railings appear to be performing as intended. The following concerns were noted.

1. Unprotected balconies require an increased cleaning schedule (example).
2. The patio of unit# 106 has a 4' diameter water pocket trapped below the membrane causing the pavers to float.

Photo# 5

Photo# 6

Recommendation	Action by	Category
1. Clean balconies under regular maintenance schedule.	Strata	Maintenance
2. Have area reviewed by professional.	BEP	Review

Flashing

The flashing was visually inspected for proper slope and installation, as well as, for signs of damage, staining or joint failure. Flashing was observed in the following areas: through wall flashing, window and door flashing (head and sill), as well as, roof and balcony parapet cap flashing. The following was noted.

1. Algae growth on flashing as viewed from balcony of units 402 and 303. Photo# 7,8

Recommendation	Action by	Category
1. Clean flashing as part of regular scheduled maintenance.	Strata	Maintenance

Roof

Access was gained to the roof and a visual inspection was conducted from the rooftop. Overall the roof components appear to be performing very well. The following concerns were noted:

1. Cap flashing at chimney stacks rusting. Photo# 9
2. Heavy moss growth next to elevator tower. Photo# 10
3. Condensation between panes of skylight indicating seal failure. Photo# 11

Recommendation	Action by	Category
1. Clean and Paint Flashing to prevent rust or replace.	Strata	Maintenance
2. Roof should be cleaned as moss will hold moisture and accelerate the deterioration of roof components.	Strata	Maintenance
3. Roof should be evaluated by a professional to determine repair or replacement of roof components.		

Underground Parkade

The underground parking was visually inspected for cracks, efflorescence and signs of water ingress in both the concrete walls and the suspended slab. Overall the parkade seems to be performing very well, the following was noted.

1. There is some efflorescence occurring above stall # 123.

Photo# 12

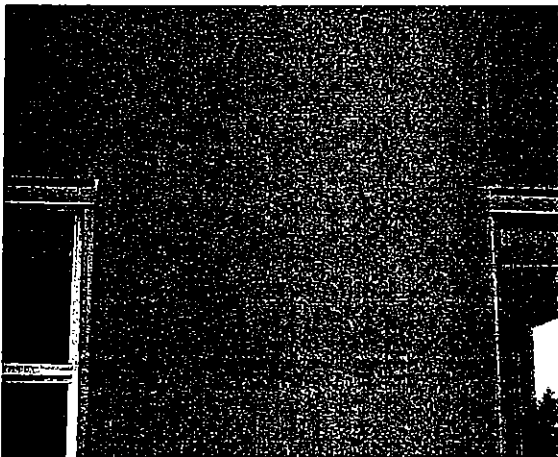
Recommendation	Action by	Category
1. Monitor area for any signs of water ingress.	Strata	Maintenance



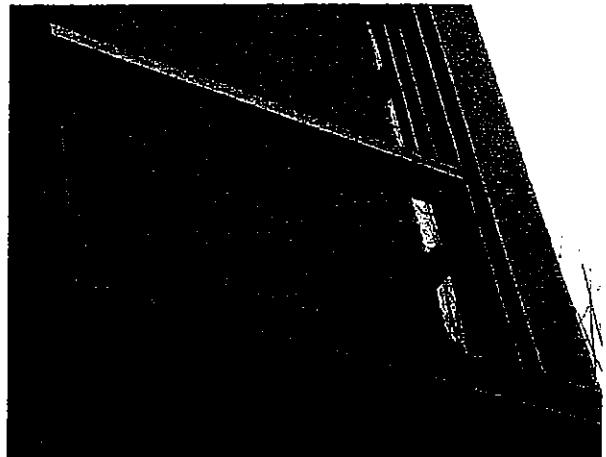
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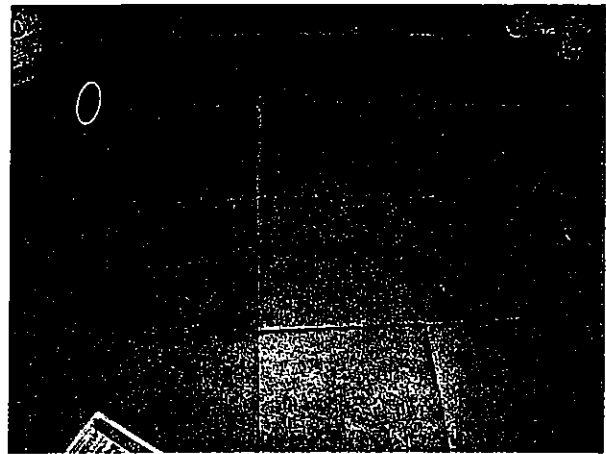
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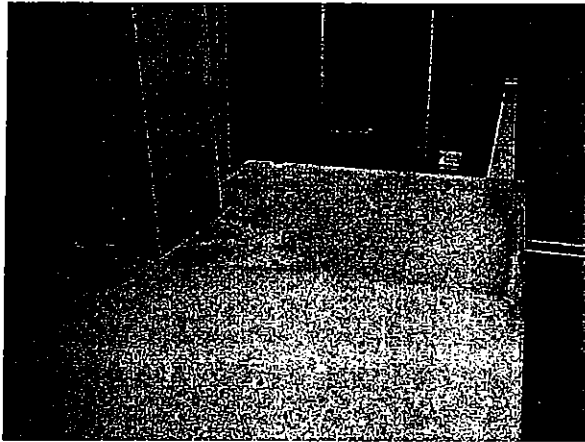
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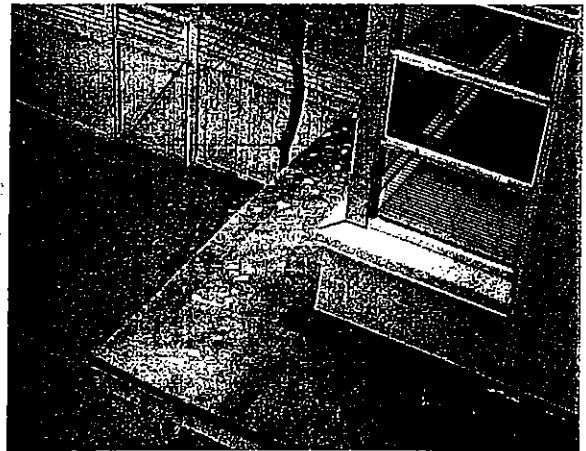
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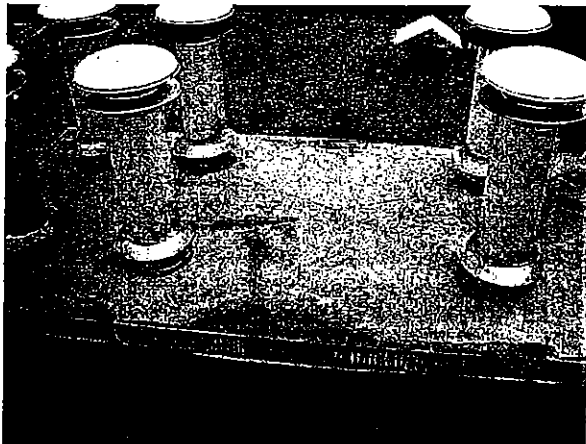
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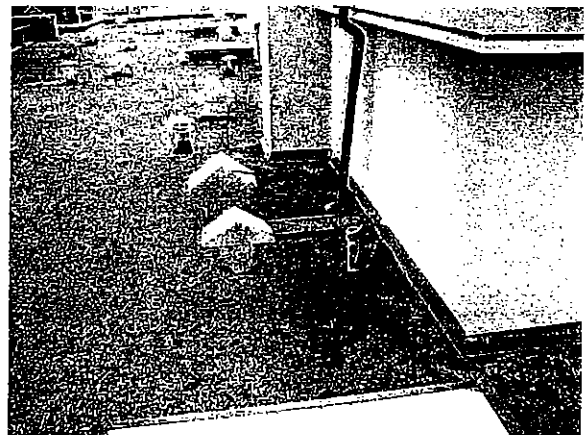
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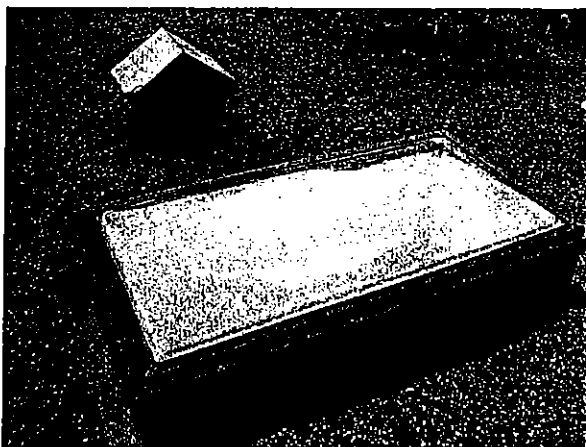
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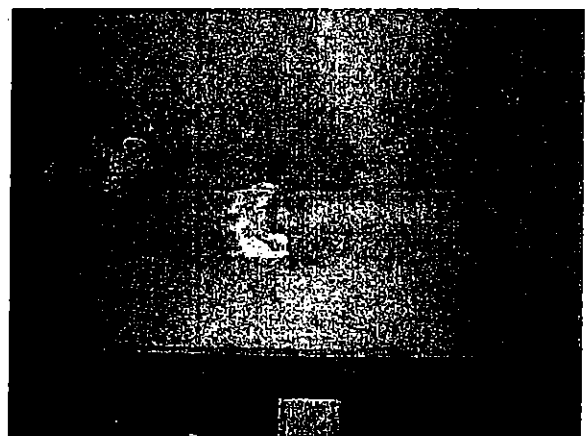
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