

OBSERVATION REPORT

Project: "The Electra" - Strata Plan LMS 1866-989
Nelson Street, Vancouver, BC

File No. F07-043

Report No. 1

Client: Strata Plan LMS 1866 - The Electra
c/o Facilitech Property Management Ltd.
1110 Howe Street
Vancouver, B.C.
V6Z 1R2

Date: Nov 23, 2007

Weather: Sunny, 7°C

Property Manager Residential:
Attention: Mr. Bob Adams

email: bob@facilitech.ca

Property Manager Commercial:
Attention: John Davies

email: johndavies_electra@shineguard.com

ITEM: Building Envelope Field Review


Item	Comment	Action By	Date Cleared	Cleared By
1.1	The undersigned met with Bob Adams at the Electra building 989 Nelson St. Vancouver B.C. at 11:30 am to review preliminary work done by Proactive Building Maintenance Ltd. in regards to securing tiles to mech room and to address flashing issue on ventilation through mech room walls as requested by Bob Adams.			
1.2	Installation of stainless steel fasteners through translucent tiles cause no problems as per photo 1, however installation of fasteners through opaque glass tiles cause tiles to crack as per photo 2. Decisions were made to install fasteners only through translucent tiles where deviation from 2'x2' grid would happen horizontally.			
1.3	Holes pre-drilled for fasteners would be overdrilled to larger holes through the tiles and parging.			
1.4	After the installation of fasteners it is recommended that all areas where ventilation gaps were cut through original tiles and parging should be cleaned and recaulked. (Photo 3)			
1.5	There is some concern about lack of flashing in horizontal areas of where ventilation holes have been cut through original tile and parging as shown in photo 4. It is recommended that after the fastening of the tiles has been completed all ventilation holes be properly sealed with flashing.			

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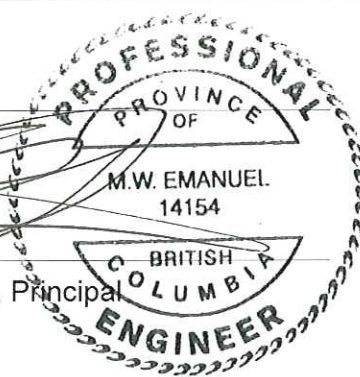
- 1.6 Client was interested in the application of a waterproof sealant on top of the tiles after they had been fastened to prevent any further water damage getting through cracks and to protect the tiles from further weathering.
- 1.7 All work currently undergoing is in good order and contractor has been given the go ahead to complete all the fastening of the tiles.

OBSERVER:


Samuel Lingwood, B.Eng.

REVIEWER:


Mark W. Emanuel, P.Eng., Principal



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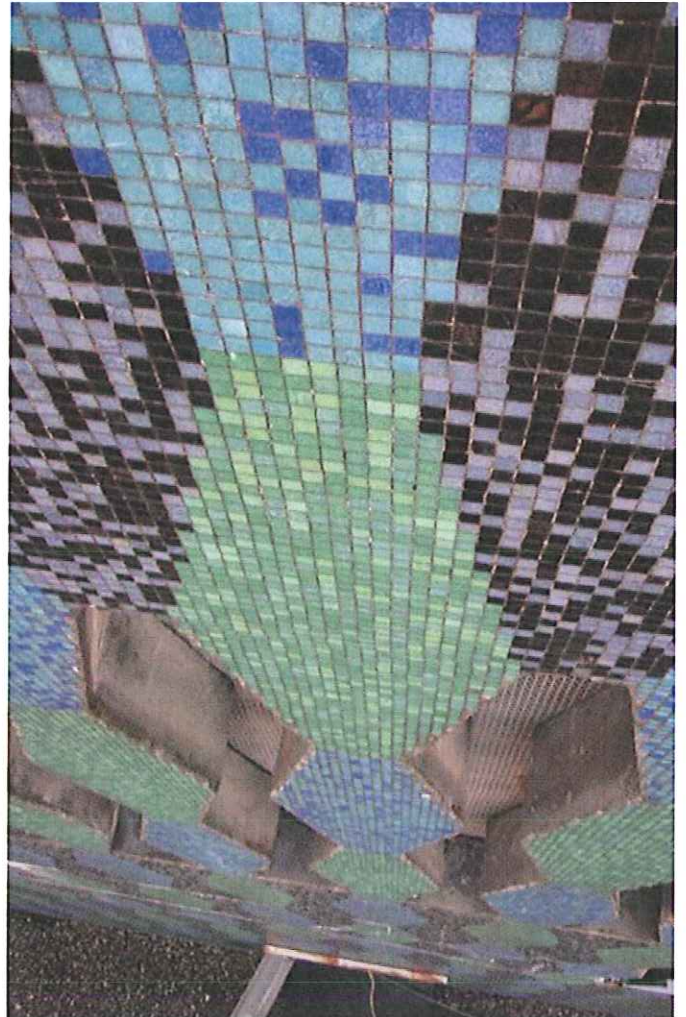
THE ELECTRA – 989 NELSON ST. VANCOUVER, B.C.
PHOTOGRAPHS TAKEN BY SAM LINGWOOD, B.ENG. ON NOVEMBER 23, 2007



Photos No. 1.1 & 1.2



November 23, 2007



Photos No. 1.3 & 1.4