

Building Enclosure Warranty Review

The Parkhill, 7108 Edmonds Street, Burnaby, BC



CLIENT The Owners, Strata Plan LMS 428
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PROJECT # 1751.50

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1. Introduction

1.1. Terms of Reference

RDH Building Engineering Ltd. (RDH) was retained by the Owners, Strata Plan LMS 428, to undertake a warranty review of the building enclosure at The Parkhill, 7108 Edmonds Street, Burnaby, BC.

The review was performed in general conformance with our proposal dated July 9, 2010, and authorized October 20, 2010. The purpose of this building enclosure warranty review was to assess the current condition of building enclosure assemblies and components, which typically include the exterior walls, exterior wall penetrations (e.g. windows and doors), balconies, roofs, and at-grade waterproofing. Particularly, we focused on identifying defects that may be covered in the building's third-party home warranty insurance associated with the 2004-2005 building enclosure rehabilitation.

Please note the following regarding this report:

- The report has been undertaken for the Owners, Strata Plan LMS 428, and is not to be relied upon by others.
- The report does not address mechanical ventilation systems, indoor air quality, and mould, or the potential health concerns related to the presence of mould.
- The report only includes building enclosure issues. Defects that are not building enclosure related remain the responsibility of the Strata to report. The main field of the roof, the main field of at-grade podium, and below-grade assemblies were not reviewed, as they were not part of the rehabilitation completed in 2005 and not subject to the building's third-party home warranty insurance.
- The report is an assessment of current conditions, within the terms of reference and limitations outlined in our proposal. Our assessment is based solely on a visual sampling of select areas; no comprehensive review or intrusive testing was conducted. Also, no comprehensive review of the building enclosure drawings and details, or confirmation of the design to as-built conditions, was conducted.
- The report is not intended to provide our opinions regarding the actions or services provided by individuals or organizations which may have contributed to, or caused, the observed conditions.

1.2. Report Organization

Background information relevant to this building and the warranty review is provided in Section 1 of this report.

Section 2 is organized in accordance with five primary elements of the building enclosure:

- Exterior Walls
- Windows and Doors
- Balconies
- Roof
- At-Grade.

Each building enclosure element is described. Defects are listed, along with their significance and recommended action, where appropriate.

Section 3 of this report includes a summary of recommendations from Section 2 in table format.

1.3. Documents Reviewed

The documents provided to and reviewed by RDH are listed in Table 1.3.1.

Table 1.3.1 Documents Reviewed	
DOCUMENT DESCRIPTION	
Building Enclosure Rehabilitation Drawings	By: RDH Building Engineering Drawings: A-0.00 to A-3.01 Latest Date: Feb 22, 2005
Building Enclosure Rehabilitation Details	By: RDH Building Engineering Details: D-1.01 to D-8.04 Latest Date: Feb 22, 2005

1.4. Building Description

The complex consists of one, high-rise, concrete frame building, constructed over a 2 level underground parking garage.

A site overview and typical elevations are provided in Fig. 1.4.1 to Fig. 1.4.3. Relevant building statistics are provided in Table 1.4.1.



Fig. 1.4.1 Site overview.



Fig. 1.4.2 North elevation.



Fig. 1.4.3 Southeast elevation.

Table 1.4.1 Description of Buildings

DESCRIPTION	
Name	The Parkhill
Address	7108 Edmonds Street, Burnaby
Date of construction	1992
Date of Rehabilitation	2005
Number of suites	58 residential suites
Applicable building code	British Columbia Building Code 1990
Building code classification	Part 3
Building enclosure requirements	Part 5
Number of storeys	10-storey high-rise over a 2 storey below grade parking garage
Type of construction	Non-combustible
Sprinklered	Yes
Principal occupancy	Residential
Other occupancies	None
Structural system	Reinforced concrete

1.5. Owner/Occupant Questionnaire

An owner/occupant questionnaire was distributed to each of the 58 suites to determine whether there were concerns with the performance of the building enclosure. 50 questionnaires were returned (86%). Table 1.5.1

provides a summary of the information gathered from the questionnaires.

Table 1.5.1 Response to Owner/Occupant Questionnaire	
SURVEY QUESTION	
1) Has your suite experienced leaks in the past 5 years?	12/50 (24%)
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	2/50 (4%)
3) Have you observed condensation (water droplets) on your window frames?	12/50 (24%)
4) Have you observed fogging/condensation between the sheets of glass in your windows?	1/50 (2%)
5) Are there any cracks or chips in the glass or frames?	1/50 (2%)
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors, etc.)	20/50 (40%)
7) Have you observed any mould, fungi, or mildew (black staining)?	8/50 (16%)

Several observations can be made based on the responses to the questionnaires:

1. Active and/or past water leakage was reported in twelve suites. Based on our review of the completed questionnaires and our field review on November 5, 2010, it was determined that all of these have been repaired and/or are related to plumbing problems, not the building enclosure.
2. It was determined that the moisture staining at the reported units was either associated with plumbing leaks or in slab duct leaks and not the building enclosure.
3. Condensation problems were reported in twelve suites. See Section 2.2 for further discussion.
4. Fogging between the sheet of glass is covered by the sealed unit extended warranty and should be replaced.
5. It was determined that the reported cracks or chips in the glass or frames were cracks at interior sealant between window/door frames and interior finishes. This is a maintenance issue.
6. Window/door hardware problems were reported in twenty suites. Most of the reported window/door problems are related to air leakage, operational difficulties, and/or misalignment. See Section 2.2 for further discussion.
7. Most of the reported mould, fungi, or mildew was related to elevated interior moisture levels. The black stains at Suite 1003 are discussed in Section 2.2.

We were given access to 9 suites on November 5 for review; 16% of the total 58 suites. We reviewed Suites 302, 401, 402, 403, 503, 504, 606, 801, and 1003. These 9 units were selected based on the type and nature of deficiencies reported in the completed questionnaires. Where relevant to the building enclosure, the results of these reviews are discussed in more detail in Section 2.

The completed owner/occupant questionnaires included in Appendix A serve as a record of reported building defects. Also, based on our review of the suites that we had access to, we were able to identify common building enclosure concerns that would apply to many suites, including those that did not complete a questionnaire.

1.6. Building History

RDH was the consultant responsible for design and field review related to the building enclosure rehabilitation that was substantially completed on December 13, 2005.

RDH provided a 2 Year Warranty Review dated December 11, 2007. This 5 Year Warranty Review will serve as an updated summary of defects, both new and previously reported, which are related to the building enclosure rehabilitation project.

2. Discussion of Building Enclosure Performance

Fieldwork was conducted on November 5 and 10, 2010. A bosun's chair was used to review select areas of the building enclosure (Fig. 2.1.1). A total of 8 chair drops were conducted. This section includes a description of relevant building enclosure assemblies, defects, significance, and recommendations. Listed defects are not intended to be a complete list, but a representative sample that should serve to illustrate the severity and extent of problems.



Fig. 2.1.1 Bosun's chair drop, west elevation.

2.1. Exterior Walls

Architectural Concrete

Fig. 2.1.1 shows typical architectural concrete walls at The Parkhill.



Fig. 2.1.1 Architectural concrete walls on the west elevation.

The architectural concrete wall assembly is indicated on RDH drawings to consist of the following (from exterior to interior):

- Silicone elastomeric painted finish
- Original painted finish
- Concrete wall
- 2 1/2" steel studs
- Batt insulation
- Polyethylene sheet
- Interior gypsum wallboard.

This and similar types of exterior wall assembly are relatively common in the Lower Mainland, especially for high-rise residential construction, due to its lower construction cost (relative to rainscreen walls).

For architectural concrete walls, the first line of water penetration resistance is the face of the concrete, which is made more watertight through the use of a coating (e.g. paint) and sealant. The concrete itself provides the second line of resistance, since concrete has mass to limit the movement of water and absorb moisture. Some of this moisture can dry back to the exterior at some point in the future.

The wall is vulnerable to water penetration at cracks, construction joints (joints between separate pours of concrete), control joints (joints deliberately designed to control the location of cracking), and transitions to other building enclosure elements (e.g. windows).

Note that this type of wall must incorporate a face-sealed strategy against water ingress, as by its nature it is unable to provide the same redundancy as a rainscreen type wall. Typically, paint and sealants are used to improve the water resistance of the wall.

While rain penetration control is the most important attribute of exterior walls in this climate, the walls must also be able to control air leakage, vapour diffusion, and provide adequate thermal performance. The design of the exterior wall assembly is such that there is some risk for condensation moisture problems on the inside of the concrete wall due to inherently imperfect control of the above factors.

Due to thermal bridging, there is also a risk for stud shadowing on the interior gypsum board, as well as cold walls and floors.

None of the questionnaires indicated a problem with stud shadowing on the interior gypsum board or condensation at concrete walls (although condensation at windows was reported).

We performed a visual review of the concrete walls from ground level, balconies and the main roof, and observed the following:

- Elastomeric paint on concrete wall is scuffed at the roof level, east elevation (Fig. 2.1.2).

Significance: Reduced water resistance at the face of the exterior wall.

- Sealant cracking at concrete cold joint on the 5th floor, west elevation (Fig. 2.1.3).

Significance: Reduced water resistance at the face of the exterior wall.



Fig. 2.1.2 Elastomeric paint on concrete wall is scuffed, east elevation.



Fig. 2.1.3 Sealant cracking at concrete cold joint on the 5th floor, west elevation.

RECOMMENDATION	
1	Elastomeric coatings are typically thin (~10mils) and fragile. As part of the regular maintenance program, any areas of the coating which are damaged should be identified and repaired.

RECOMMENDATION	
2	As part of the regular maintenance program, any areas of the sealant discontinuity at architectural concrete should be identified and repaired.

Brick Masonry Veneer

Fig. 2.1.4 shows a typical brick masonry veneer wall at The Parkhill. The brick masonry veneer wall assembly is indicated on RDH drawings to consist of the following (from exterior to interior):

Assembly 1:

- 3 1/2" brick veneer c/w brick ties and shelf angles
- 1" air space
- 2 1/2" mineral fibre insulation
- Self-adhered membrane
- 1/2" exterior gypsum sheathing
- 3 5/8" steel studs @ 16" o.c. on top of existing concrete upstand
- 1 7/8" air space
- 2 1/2" steel studs
- Interior gypsum wallboard.

Assembly 2:

- 3 1/2" brick veneer c/w brick ties and shelf angles
- 1" air space
- 2 1/2" mineral fibre insulation
- Self-adhered membrane
- Concrete column/wall
- 2 1/2" steel studs
- Batt insulation
- Polyethylene sheet
- Interior gypsum wallboard.



Fig. 2.1.4 Brick masonry veneer, northwest elevation.

The brick masonry veneer wall assemblies utilize a rainscreen water penetration control strategy. Because of their rainscreen design, both assemblies have good resistance to rain penetration. However, they are most vulnerable at transitions to other building enclosure components (e.g. windows, other types of wall assemblies).

We performed a visual review of the brick masonry veneer from ground level, balconies, and roofs, and observed the following:

- Localized cracking of the brick masonry mortar joints on the 10th floor, northeast corner, and the 4th floor, west elevation (Fig. 2.1.5 to Fig. 2.1.6). This was reported in the 2 Year Warranty Review Report dated Dec. 11, 2007.

Significance: Reduced water resistance at the face of the exterior wall.

- Sealant cracking at the roof overflow to the brick masonry veneer interface on the west elevation (Fig. 2.1.7).

Significance: Reduced water resistance at the face of the exterior wall.

- Discontinuous sealant at shelf angle on the east elevation, 10th floor (Fig. 2.1.8).

Significance: Reduced water resistance at the face of the exterior wall.



Fig. 2.1.5 Localized cracking of the brick masonry mortar joints on the 10th floor, northeast corner (north facing).



Fig. 2.1.6 Localized cracking of the brick masonry mortar joints on the 4th floor, west elevation.



Fig. 2.1.7 Sealant cracking at the roof overflow to brick masonry veneer interface, west elevation.



Fig. 2.1.8 Discontinuous sealant at the shelf angle, east elevation of the 10th floor.

RECOMMENDATION	
3	Monitor brick masonry mortar joints hairline cracks. Periodic maintenance tasks, such as re-pointing, should be considered to address the minor aesthetic and water shedding performance issues associated with masonry joint cracking.
4	As part of the regular maintenance program, any areas of sealant discontinuity at brick masonry veneer should be identified and repaired.

Stucco Wall

Fig. 2.1.9 shows a typical stucco wall at The Parkhill. The stucco wall assembly is indicated on RDH drawings to consist of the following (from exterior to interior):

- 7/8" stucco assembly c/w acrylic finish coat
- 1" air space
- 2 1/2" mineral fibre insulation
- Cont. 3/4" x 1 1/2" rigid insulation vertical blocking strip midway between z-girts
- 3 1/2" z-girt vertical furring @ 16" o.c. max fastened to steel studs
- Self adhesive membrane
- 1/2" exterior gypsum sheathing
- 3 5/8" steel studs @ 16" o.c.
- Interior gypsum wallboard.



Fig. 2.1.9 Stucco wall, Suite 302.

The stucco clad walls utilize a rainscreen water penetration control strategy. Because of the rainscreen design, the assembly has good resistance to rain penetration. However, they are most vulnerable at transitions to other building enclosure components (e.g. windows, other types of wall assemblies).

Minor cracks in the stucco cladding can be expected in this assembly. If they do occur, they should be monitored and possibly sealed, depending on the size. However, cracks were not identified during our review (8 drops). We did not observe any other issues with the stucco cladding.

2.2. Windows and Doors

Penetrations through the exterior walls are critical from a water resistance perspective. Since they are more complicated to address in design and construction than the field of the wall, they are often prone to water ingress. Although the most common penetrations are

windows and doors, there are other penetrations, such as exhaust vents, exterior lights, and electrical outlets.

The window glazing assembly at The Parkhill is a Starline 9000 series window wall and punch window assemblies with 4500T series sliding doors and 9502 series swing doors. The windows consist of double glazed Starline 9000 punched windows with casement and awning type operable vents. The rainscreen window assembly consists of an aluminum structural framing system and vision glass.

Most of the reported window/door problems are related to air leakage, condensation, operational difficulties, and/or misalignment.

Windows

Fig. 2.2.1 shows a typical punch window and a typical window wall at The Parkhill.



Fig. 2.2.1 Window wall and punch window on west elevation.

We performed a visual review of the windows from ground level, balconies, and observed the following:

- Condensation at windows was reported at many suites (Appendix A). The situation was reportedly worse in colder weather and with the windows closed. Ventilation may not be adequate for the occupants' need.

Significance: Condensation may result in damage to interior finishes, fungal growth, and can be a nuisance to occupants. Increased air circulation will reduce the risk of condensation and the likelihood of fungal growth. Periodically opening windows, using bathroom and kitchen fans, and leaving open drapes and blinds, will assist in reducing risk of condensation. However, no noticeable damage or fungal growth was identified from our suite visits.

- A failed insulating glass unit (IGU) was identified at the second floor, east elevation (Fig. 2.2.2), and was reported at Suite 102 (Appendix A).

Significance: It is a nuisance to occupants. The sealed units should be replaced under the 10 year extended warranty for the sealed units.

- Some window upper handles were not used to close the windows (Fig. 2.2.3).

Significance: If windows are not properly closed with both handles, the closed handle could become loose as it is subjected to greater forces compared to the condition where both handles are used. If only one handle is used, the sash is not fully sealed in a lock position, which may result in air and water leakage.

- Identification labels were not removed prior to sealant installation at various window sections (Fig. 2.2.4). Debonding labels have resulted in small sections of unbonded sealant. This was reported in the 2 Year Warranty Review Report dated Dec. 11, 2007.

Significance: Discontinuous exterior water shedding surface. This localized issue is relatively minor but should be addressed by removing labels and sealant and applying new sealant.

- Mould was reported at the sealant between the window frame and the interior finishes at Suite 1003 (Fig. 2.2.5). It was determined during the suite visit that the stained sealant was due to self-adhesive membrane in contact with the interior acrylic sealant.

Significance: It is an aesthetic issue.



Fig. 2.2.2 Failed insulating glass unit on the 2nd floor, east elevation.

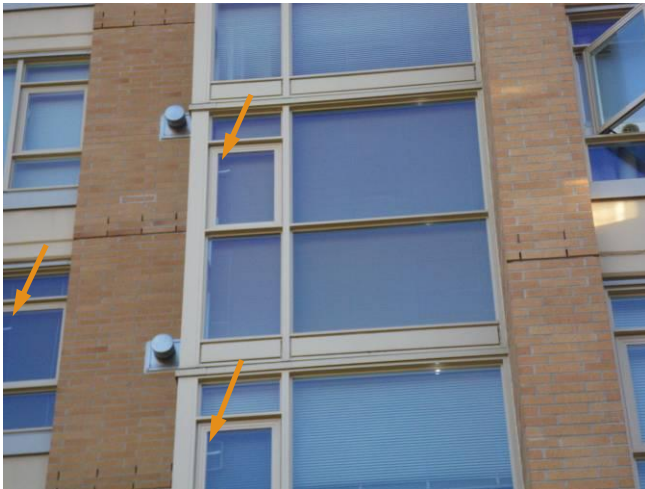


Fig. 2.2.3 Window upper handles were not used, south elevation.



Fig. 2.2.4 Identification labels were not removed prior to sealant installation at various window sections.

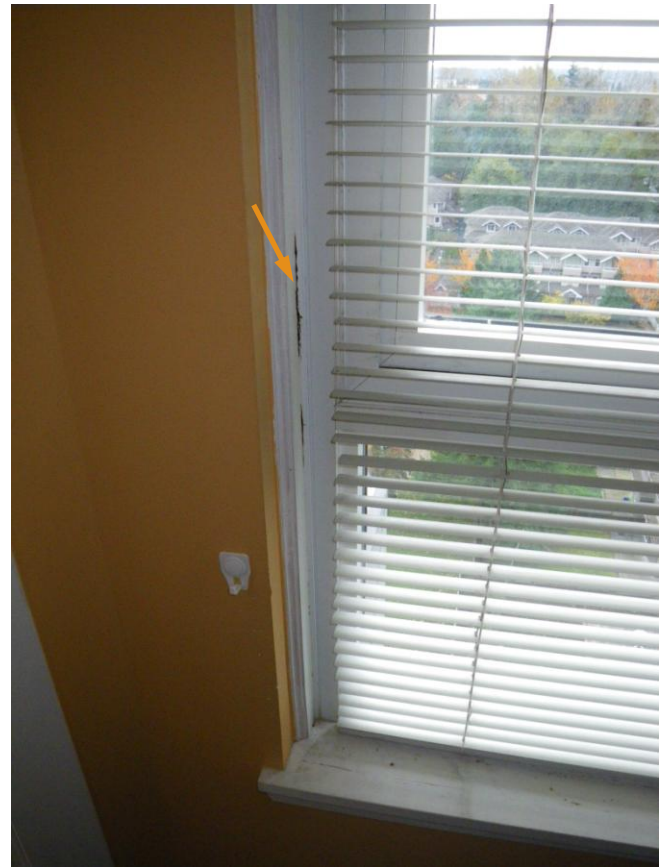


Fig. 2.2.5 Reported mould, Suite 1003.

RECOMMENDATION	
5	Owners to control interior relative humidity level. To reduce risk of condensation, air circulation should be encouraged through the use of bathroom and kitchen fans, leaving drapes and blinds open when possible, opening windows and keeping the interior temperature at around 20°C relative humidity below 50% during heating season.
6	Replace failed IGUs per window manufacturer's warranty.
7	Owners to use both window handles when windows in closed position.
8	Adjustment to window hardware required as part of annual maintenance.
9	Remove identification labels and sealant and applying new sealant.

Doors

There are two principal types of doors at The Parkhill: sliding doors (e.g. at balconies) and swing doors (e.g. at some balconies and building entry doors). Fig. 2.2.6

shows a typical sliding door and Fig. 2.2.7 shows a typical hinged door at balconies.

We performed a visual review of the doors from the ground level and balconies, and observed the following:

• Condensation at doors was reported at many suites (Appendix A). The situation was reportedly worse in colder weather and with the doors closed. Ventilation may not be adequate for the occupants' need.

Significance: Condensation may result in damage to interior finishes, fungal growth, and can be a nuisance to occupants. Increased air circulation will reduce condensation and the likelihood of fungal growth. Periodically opening windows, using bathroom and kitchen fans, and leaving open drapes and blinds, will assist in reducing risk of condensation. However, no noticeable damage or fungal growth was identified from our suite visits.

• Several owners reported operational difficulties with sliding doors or swing doors (Appendix A and Fig. 2.2.6 to Fig. 2.2.7).

Significance: Besides being a nuisance, door operational difficulty can result in air and water leakage. Some doors may require adjustment from time and time and this can be performed as part of the annual maintenance review.

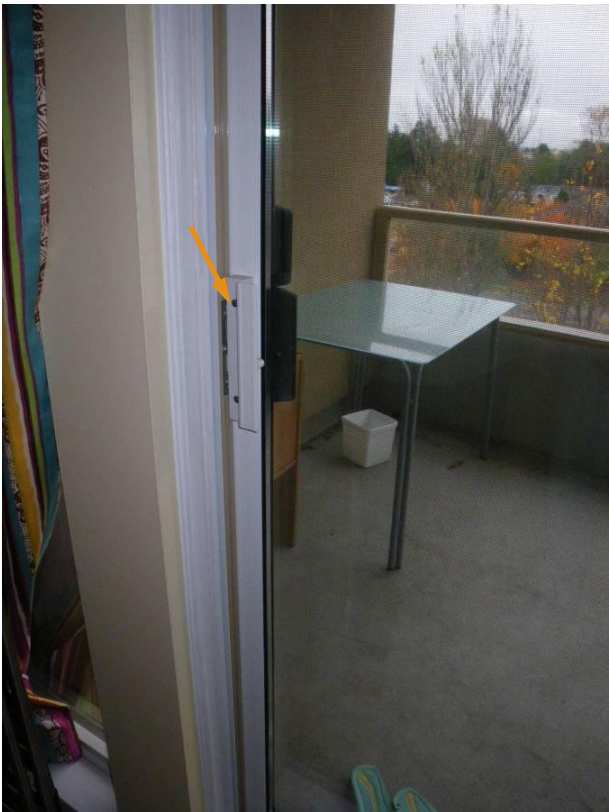


Fig. 2.2.6 The sliding door is hard to operate, Suite 503.



Fig. 2.2.7 The swing door is hard to operate, Suite 606.

RECOMMENDATION	
10	Adjustment to door hardware required as part of annual maintenance.

Exhaust vents

Clothes dryer, kitchen and bathroom exhaust vents typically terminate at the underside of the balcony slab. Occasionally, some of the exhaust dryer vents can become partially plugged with lint. All vents should be regularly cleaned as part of the regular maintenance program in order to maintain a clean and unobstructed venting system.

Most of the stainless steel fireplace exhaust vents penetrate the brick cladding at various locations (Fig. 2.2.8). The vent perimeters are sealed to the surrounding brick cladding with silicone sealant.



Fig. 2.2.2.8 Typical stainless steel fireplace exhaust vents, west elevation.

We performed a visual review of the vents from ground level, balconies, and bosun's chair drops, and observed the following:

- At the south elevation of the 5th and 8th floors, there is an exhaust grill missing from an in-slab discharge vent at each location (Fig. 2.2.9). This was reported in the 2 Year Warranty Review Report dated Dec. 11, 2007.

Significance: The large vent openings can lead to pest entry. These should be replaced as part of the maintenance program.



Fig. 2.2.2.9 Missing exhaust grill from in-slab discharge vents on the 5th and the 8th floors, south elevation.

RECOMMENDATION	
11	Replace the missing exhaust grills at the in-slab discharge vents on the 5 th and 8 th floors, south elevation.

2.3. Balconies

A balcony is an exterior horizontal surface, intended for pedestrian use, projecting from the building so that it is not located over occupied space (therefore not performing as a roof).

Fig. 2.3.1 shows a typical balcony. The balcony assembly is indicated on RDH drawings to consist of the following (from top to bottom):

- Traffic coating
- Concrete slab
- Paint.

The balcony assembly was confirmed on site to be in general conformance with the assembly described above. Cold-applied polyurethane traffic membrane was used as waterproofing.



Fig. 2.3.1 Typical balcony, Suite 401.

We performed a visual review of the balconies, and observed the following:

- ❖ Water ponding was reported at several balconies (Appendix A); we observed minor water ponding at the balcony of Suite 1004 (Fig. 2.3.2).

Significance: Elimination of all ponding is not required. Even with adequate sloping, water drainage can be restricted due to the membrane surface characteristics. Localized, minor, water ponding on balcony surfaces is expected, considering the original as-built conditions. Any remaining water will gradually dry.

- ❖ Minor damage to the elastomeric exterior coating on exterior face of balcony guard on the 1st floor, south elevation (Fig. 2.3.3). This was reported in the 2 Year Warranty Review Report dated Dec. 11, 2007.

Significance: Reduced water resistance at the face of the exterior wall. This issue is mainly aesthetic as the parapet is a fully exterior component. As part of annual maintenance, damaged coating can be repaired by reapplying paint coating.

- ❖ At Suite 1003, a cement topping was applied over the traffic coating. The Owner indicated that tile would eventually be installed.

Significance: The cement installation is incomplete and makes it difficult/impossible to service/repair the traffic coating.



Fig. 2.3.2 Minor water ponding at Suite 1004.



Fig. 2.3.3 Minor damage to exterior coating on exterior face of balcony on level 1, south elevation.



Fig. 2.3.4 A cement topping was applied over the traffic coating, Suite 1003.

RECOMMENDATION

12	Owner/occupants can minimize the effects of water ponding and accelerate the drying process by sweeping standing water towards the scupper drains at the front of the balconies.
13	Perform minor touch-ups of the coating at exterior face of balconies as part of the maintenance and

RECOMMENDATION	
	renewals program.
14	Strata needs to follow-up with the Owner of Suite 1003 regarding how the balcony will be reinstated.

2.4. Roof

Fig. 2.4.1 and Fig. 2.4.2 show the main roof. There are two types of roofs at The Parkhill. The main roof area is a low-slope protected membrane assembly. In addition, there are areas of sloped metal roofing.

The field of the main roof was not reviewed as it was not part of the rehabilitation completed in 2005 and not subject to the HPO warranty requirements.

Water shedding improvements were implemented as part of the rehabilitation completed in 2005, e.g. new metal flashing on top of roof parapet walls and metal flashing improvement at sloped metal roof to roof parapet wall interface.



Fig. 2.4.1 Main roof.



Fig. 2.4.2 Main roof.

We performed a visual review of roof areas, and observed no significant issues except for the following:

- Clogged drain on the main roof (Fig. 2.4.3).

Significance: Reduced water drainage and increased possibility of water ingress.

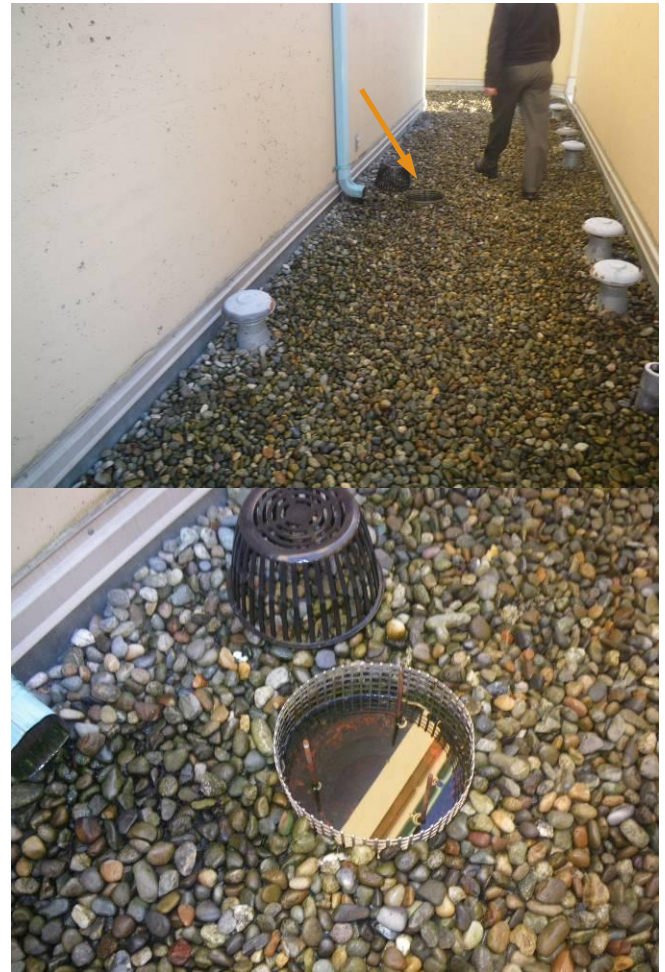


Fig. 2.4.3 Clogged drain on the main roof.

RECOMMENDATION	
15	Provide maintenance to all roof drains.

2.5. At-Grade

Podium

The podium is the area above the parking garage (Fig. 2.5.1). The podium assembly is indicated on RDH drawings to consist of the following (from top to bottom):

- Brick pavers
- Sand
- Protection board
- Waterproofing membrane
- Concrete slab.



Fig. 2.5.1 Podium.

The exposed podium to wall interface was rewaterproofed during the building enclosure rehabilitation completed in 2005. No leaks were reported at the ground floor suites from owner/questionnaires. We performed a visual review of the podium, and observed the following:

- The west-facing patio guard at Suite 101 is not adequately secured to the brick masonry (Fig. 2.5.2). This was reported in the 2 Year Warranty Review Report dated Dec. 11, 2007.

Significance: Safety issue, and should be addressed.



Fig. 2.5.2 The west-facing patio guardrail at Suite 101 is not adequately secured to the brick masonry.

RECOMMENDATION	
16	Secure the west-facing patio guardrail at Suite 101 to the brick masonry.

3. Recommendations

3.1. Summary of Recommendations

Our recommendations are based on a combination of factors including a review of design drawings and other available documentation, information collected at the building through visual observations, and experience and knowledge gained from investigations of many other buildings with similar assemblies and details.

Table 3.1.1 below is a list of recommendations that were identified in Section 2 of this report.

RECOMMENDATION	
1	Elastomeric coatings are typically thin (~10mils) and fragile. As part of the regular maintenance program, any areas of the coating which are damaged should be identified and repaired.
2	As part of the regular maintenance program, any areas of the sealant discontinuity at architectural concrete should be identified and repaired.
3	Monitor brick masonry mortar joints hairline cracks. Periodic maintenance tasks, such as re-pointing, should be considered to address the minor aesthetic and water shedding performance issues associated with masonry joint cracking.
4	As part of the regular maintenance program, any areas of sealant discontinuity at brick masonry veneer should be identified and repaired.
5	Owners to control interior relative humidity level. To reduce risk of condensation, air circulation should be encouraged through the use of bathroom and kitchen fans, leaving drapes and blinds open when possible, opening windows and keeping the interior temperature at around 20°C relative humidity below 50% during heating season.
6	Replace failed IGUs per window manufacturer's warranty.
7	Owners to use both window handles when windows in closed position.
8	Adjustment to window hardware required as part of annual maintenance.
9	Remove identification labels and sealant and applying new sealant.
10	Adjustment to door hardware required as part of annual maintenance.

RECOMMENDATION	
11	Replace the missing exhaust grills at the in-slab discharge vents on the 5 th and 8 th floors, south elevation.
12	Owner/occupants can minimize the effects of water ponding and accelerate the drying process by sweeping standing water towards the scupper drains at the front of the balconies.
13	Perform minor touch-ups of the coating at exterior face of balconies as part of the maintenance and renewals program.
14	Strata needs to follow-up with the Owner of Suite 1003 regarding how the balcony will be reinstated.
15	Provide maintenance to all roof drains.
16	Secure the west-facing patio guardrail at Suite 101 to the brick masonry.

In addition to Table 3.1.1, refer to the completed owner/occupant questionnaires in Appendix A. These also serve as a record of reported building defects.

3.2. Next Steps

Our report identifies items that require maintenance and correction with the exception of the sealed units which are covered by an extended warranty. All other items can be addressed as part of regular maintenance and renewal activities. Should the Owners require assistance in implementing any of the above recommendations, please contact our office. The implementation and follow-up of warranty and/or maintenance items are additional services and we would perform these tasks on a time and expense basis in accordance with the Terms of Agreement included in our original proposal for the warranty review.

RDH Building Engineering Ltd.

Shan Huang, M.A.Sc.
Project Engineer, EIT

Serge Desmarais, MAIBC, MRAIC, CP.
Principal, Senior Building Science Specialist

Appendix A

Completed Owner/Occupant Questionnaires

Project Name:	The Parkhill
Project Number:	1751.50
Date:	October 22, 2010

OWNER/OCCUPANT QUESTIONNAIRE

RDH Building Engineering Ltd., a consulting engineering firm, has been hired by Strata Plan LMS428 to review the building enclosure. To assist in the review, a questionnaire is being distributed to each unit owner/occupant. Please return the completed forms to the "Council Mail Box" in the lobby by November 1, 2010.

Suite Number: 101
 Occupant's Name: L. RUSSEL
 Phone Number: 604.525.5875
 Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	OCCASSIONAL (MINOR)
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	ONE WINDOW DIFFICULT (VERY) TO CLOSE
7) Have you observed any mould, fungi, or mildew (black staining)?	OCCASSIONAL (MINOR)

Provide additional details of any problems noted:

Item 6, One of two opening windows (west) south wall, extremely difficult to close once opened. Lower of two handles will not close. Seems to be a small warping of frame. Window is left closed.

Project Name: The Parkhill
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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 102

Occupant's Name: CAROLE JACQUES

Phone Number: (604) 526-6966

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No - only here <u>2</u> years
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	Yes - Kitchen
4) Have you observed fogging/condensation between the sheets of glass in your windows?	Yes - regularly in cold weather, especially in Kitchen
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Yes
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: #103
 Occupant's Name: Fariborz Taghipour
 Phone Number: (604) 522-6043
 Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☒ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No.
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No.
3) Have you observed condensation (water droplets) on your window frames?	Yes. especially bottom part of the door frames. (eg. bedroom)
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No.
5) Are there any cracks or chips in the glass or frames?	No.
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	No. one of the window handle came out & couple of them are loose.
7) Have you observed any mould, fungi, or mildew (black staining)?	Yes. In the kitchen beside patio door & on the wood under water condensation areas.

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 104

Occupant's Name: LORI THERRES

Phone Number: 604-521-1446

Exterior Wall(s) Facing (check all that apply): North ☒ East ☐ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO YES ONLY AT FLOOR drain & Tub.
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO.

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 201

Occupant's Name: JELENA MUCOVIC

Phone Number: (778) 689-7767

Exterior Wall(s) Facing (check all that apply): North ☒ East ☐ South ☒ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NOT THAT I AM AWARE, HOWEVER I AM A NEW OWNER SINCE JULY 26/2010
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NOT FOR NOW, AGAIN NEW OWNER SINCE JULY 26/2010
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO - 11 -
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	NO
7) Have you observed any mould, fungi, or mildew (black staining)?	YES

Provide additional details of any problems noted:

6) The lock on the door leading from the living room to the balcony is hard to open and close (lock + unlock). Also, a few window handles need to be replaced,

7) There is some black staining on the floor surface of the balcony. There is significant pooling or puddles of water on the balcony following rainfall and this is where the black staining is occurring. There is also some accumulation of black matter in corners of windows. The caulk/caulking doesn't appear to be well done and should be addressed (not just in the corners but generally).

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Suite Number: # 204

Occupant's Name: Edith Reich

Phone Number: 604-540-4467

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? <u>no</u> If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)? <u>no</u>	
3) Have you observed condensation (water droplets) on your window frames? <u>no</u>	
4) Have you observed fogging/condensation between the sheets of glass in your windows? <u>no</u>	
5) Are there any cracks or chips in the glass or frames? <u>no</u>	
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...) <u>no</u>	
7) Have you observed any mould, fungi, or mildew (black staining)? <u>no</u>	

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 206
 Occupant's Name: TREPTOW, RAMONA (PFEIFFER)
 Phone Number: 604-524-3631
 Exterior Wall(s) Facing (check all that apply): North ☒ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	YES, A LOT, TO THE POINT OF POOLING.
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	HANDLE ON ONE LIVING ROOM WINDOW IS NOT FUNCTIONING
7) Have you observed any mould, fungi, or mildew (black staining)?	YES

Provide additional details of any problems noted:

AROUND THE MASTER BEDROOM WALLS
 ALONG THE WINDOWS AS WELL AS THE KITCHEN
 AND ALONG THE TILE IN THE KITCHEN UNDER THE WINDOWS.
 PROPERLY - HANDLE DOES NOT STAY IN POSITION AS IT SHOULD - TOO LOOSE.

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 302

Occupant's Name: DAVE ZELICKSON

Phone Number: (604) 522-5653

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☐ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	YES LIVING ROOM CEILING (July 2010)
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 303

Occupant's Name: JOYCE PHILIPS

Phone Number: (604) 521-7976

Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☒ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 304

Occupant's Name: Nedjad & Senada Cousevic

Phone Number: 604-524-1116

Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☒ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	N
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	N
3) Have you observed condensation (water droplets) on your window frames?	N Y IN THE KITCHEN - CORNER WINDOW FRAME - WINTER
4) Have you observed fogging/condensation between the sheets of glass in your windows?	N
5) Are there any cracks or chips in the glass or frames?	N
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Y
7) Have you observed any mould, fungi, or mildew (black staining)?	N

Provide additional details of any problems noted:

3) - MASTER BEDROOM ON THE OPENING DOOR FRAME

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Suite Number: 305
 Occupant's Name: APRIL NEGRIN
 Phone Number: 604 522 5304
 Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	NO
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: # 306

Occupant's Name: Dukic Branko & Aleksandra

Phone Number: (604) 517-1104

Exterior Wall(s) Facing (check all that apply): North ☒ East ☐ South ☐ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 401
 Occupant's Name: ELIZABETH AND LASZLO NOVOTNY
 Phone Number: 604-540-0729
 Exterior Wall(s) Facing (check all that apply): North ☒ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

FRONT THE DOOR AREA

1.) WATER ACCUMULATING ~~ON~~ ON THE BALCONY.

2. THE BALCONY GLASS DOES NOT STOP THE WATER AND THE SNOW FOLLING IN THE BALCONY (BIFORE! WAS NOT HAPPEN!)

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Suite Number: 402
 Occupant's Name: Reg Manning, Chien Ching Kao
 Phone Number: 604 520 1170
 Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	Living Room Floor
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	Living Room Ceiling Near Sliding Doors
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

Living room floors buckled the same time as my
Neighbour downstairs had his ceiling come down.
Reg Manning 402

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Suite Number: # 403

Occupant's Name: Tae Jeung Lim

Phone Number: (778) 552-2081

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	Y (wall, floor)
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	N
3) Have you observed condensation (water droplets) on your window frames?	N
4) Have you observed fogging/condensation between the sheets of glass in your windows?	N
5) Are there any cracks or chips in the glass or frames?	N
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Y
7) Have you observed any mould, fungi, or mildew (black staining)?	Y

Provide additional details of any problems noted:

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Suite Number: 404

Occupant's Name: Helen THUMB

Phone Number: 604-520-3866

Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	No
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

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Suite Number: 405

Occupant's Name: GEORGE & ANNA SAND

Phone Number: 604. 515. 0213

Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Windows handles are loose in the bedroom.
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

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Suite Number: 406

Occupant's Name: RICHARD W. & MAURYA F. HICKS

Phone Number: 604-395-3230

Exterior Wall(s) Facing (check all that apply): North ☒ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 501

Occupant's Name: Theodore Te

Phone Number: 604 318 5800

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	Yes, every winter
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Yes
7) Have you observed any mould, fungi, or mildew (black staining)?	Yes on window frames edges in bedroom windows

Provide additional details of any problems noted:

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Suite Number: 502

Occupant's Name: Roman Rubin

Phone Number: 778-898-7925

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☐ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NOT sure however I have previous leak marks on the ceiling in the M.B. & L.R.
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	yes
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 503

Occupant's Name: NZNG WEL

Phone Number: 604-618-2350

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	Yes 2009 winter balcony ceiling around the vent.
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	cracks in the frames Yes few places in my living room, kitchen bedroom
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	My balcony sliding door hard to lock frame bending a little - need 2 hands to lock.
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

I found some long or big cracks on the tiles of my entrance. ^{unit} Some same direction cracks on my ceiling. A really big one in P2, elevator in front of left hand side close locker. The same place of P1 is little bit smaller. ^{have} (on the floor) (on the floor)
 I'm ^{have} worry about our building's foundation sinked unevenly, but I wish I was wrong.

Project Name:	The Parkhill
Project Number:	1751.50
Date:	October 22, 2010

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 504

Occupant's Name: ANGELINA HUNT

Phone Number: 604-524-3985

Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☒ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	YES - KITCHEN WINDOWS & CEILING. REPORTED TO BAYSIDE IN JAN. 09. PR. REFER TO RDH REPORT TO BAYSIDE ON MARCH 25, 09.
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	YES - LIVING ROOM: MOISTURE STAIN ON CEILING (CORNER)
3) Have you observed condensation (water droplets) on your window frames?	YES. SLIGHTLY ON BOTTOM OF FRAMES.
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

dated Oct. 29, 2010.

Project Name: The Parkhill
 Project Number: 1751.50
 Date: October 22, 2010

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 505

Occupant's Name: GERRY PAXON

Phone Number: 604-526-5149 OR 604-525-7106

Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	N
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	N
3) Have you observed condensation (water droplets) on your window frames?	N
4) Have you observed fogging/condensation between the sheets of glass in your windows?	N
5) Are there any cracks or chips in the glass or frames?	N
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Y
7) Have you observed any mould, fungi, or mildew (black staining)?	N

Provide additional details of any problems noted:

DURING CONSTRUCTION OUR BALCONIES WERE GIVEN A ROUGH FLOOR THAT, I ASSUME, WERE TO PREVENT SLIPPAGE. BUT CLEANING THEM IS VERY DIFFICULT. YOUR CREW USED A POWER WASHER THAT WORKED GREAT. MY QUESTION IS: IS IT ALSO PERMISSABLE TO USE THIS METHOD WITHOUT VOIDING OUR WARRANTY? AT PRESENT ONE MUST USE A BRUSH DOWN ON OUR HANDS AND KNEES, VERY UNFAVOURABLE AND TIME CONSUMING. THANK YOU.

Project Name:	The Parkhill
Project Number:	1751.50
Date:	October 22, 2010

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: #506
 Occupant's Name: LILIANA and SVEMIR DOBROTA
 Phone Number: 604 515 9580
 Exterior Wall(s) Facing (check all that apply): North ☒ East ☐ South ☐ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	on the ceiling living room dripping from the dryer
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

Project Name: **The Parkhill**
 Project Number: **1751-50**
 Date: **October 22, 2010**

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: # 601
 Occupant's Name: J. CZVELKA
 Phone Number: 604-526-5276
 Exterior Wall(s) Facing (check all that apply): North ☒ East ☐ South ☐ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

Project Name:	The Parkhill
Project Number:	1751.50
Date:	October 22, 2010

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 602

Occupant's Name: CNUDDIE / SHERIDAN

Phone Number: 604 525 7051

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	N
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	N
3) Have you observed condensation (water droplets) on your window frames?	N
4) Have you observed fogging/condensation between the sheets of glass in your windows?	N
5) Are there any cracks or chips in the glass or frames?	N
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Y
7) Have you observed any mould, fungi, or mildew (black staining)?	N

Provide additional details of any problems noted:

Project Name:	The Parkhill
Project Number:	1751.50
Date:	October 22, 2010

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 603

Occupant's Name: URSULA SHANNON

Phone Number: 604-520-9602

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

Project Name: **The Parkhill**
 Project Number: **1751.50**
 Date: **October 22, 2010**

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: # 606
 Occupant's Name: WENQI WU
 Phone Number: 604-520-9947
 Exterior Wall(s) Facing (check all that apply): North ☒ East ☐ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	YES. MASTER BEDROOM ceiling, 2 places.
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	YES. Winter in Kitchen
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO.
5) Are there any cracks or chips in the glass or frames?	NO.
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Bedroom door too hard to close
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

THE WALL UNDER WINDOWS WAS UN-INSULATED. IT CAUSE ROOM MORE COOLER THAN BEFORE, SPECIALLY IN LIVING ROOM.

IT WAS DEFINITELY WRONG DECISION TO PULL OUT ORIGINAL INSULATION AND LEAVE IT EMPTY FOR THE WALLS AROUND SUITE !!

Project Name: **The Parkhill**
 Project Number: **1751.50**
 Date: **October 22, 2010**

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 701
 Occupant's Name: D CANHAM
 Phone Number: 604 540 5074
 Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	YES CEILING
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	NO YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

ceiling leak from time when rehab. was
 in progress
 pooling of water on patio

Project Name:	The Parkhill
Project Number:	1751.50
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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 702

Occupant's Name: BRENDA JOHNSON

Phone Number: 604-520-3892

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☐ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Yes
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

water pools on the outer edges of the
balcony.

Project Name: **The Parkhill**
 Project Number: **1751.50**
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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 703

Occupant's Name: Pierre ROSTAING

Phone Number: 778-554-0270

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No.
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	a couple of handles are a bit loose.
7) Have you observed any mould, fungi, or mildew (black staining)?	No.

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: # 704

Occupant's Name: CORONA SIM

Phone Number: 604-524-5874

Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☒ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	NO YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

Project Name: **The Parkhill**
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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 705
 Occupant's Name: Plamen & Angelina Marinov
 Phone Number: 607 7771062
 Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	N
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	N
3) Have you observed condensation (water droplets) on your window frames?	Y
4) Have you observed fogging/condensation between the sheets of glass in your windows?	N
5) Are there any cracks or chips in the glass or frames?	N
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	N
7) Have you observed any mould, fungi, or mildew (black staining)?	N

Provide additional details of any problems noted:

On the inside of the sliding doors during cold days at the bottom side of the sliding door frame and window there is condensation occurring. Very notable in the mornings. Some times at the top of the door frame too. Severe condensation in very cold days.

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 106

Occupant's Name: ROSE & JOHN GIELTY

Phone Number: 604 522 1864

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	
3) Have you observed condensation (water droplets) on your window frames?	
4) Have you observed fogging/condensation between the sheets of glass in your windows?	
5) Are there any cracks or chips in the glass or frames?	
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	HANDLES ON WINDOWS LOOSE OFF
7) Have you observed any mould, fungi, or mildew (black staining)?	

Provide additional details of any problems noted:

PATIO DOOR FRAME TWISTED. HAVE TO KEEP REMOVING
WINDOW HANDLES TO TIGHTEN UP

Project Name: **The Parkhill**
 Project Number: **1751.50**
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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 801
 Occupant's Name: YI YANG (Eileen) & YING PING LIN (SAM)
 Phone Number: 604-777-6988 or 778-241-6988
 Exterior Wall(s) Facing (check all that apply): North ☒ East ☐ South ☐ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	Yes. It happened on Dec. 25 th 2008. The leaks appeared on the ceiling of the living room by the door of the balcony.
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No.
3) Have you observed condensation (water droplets) on your window frames?	Yes. It mostly happens on the inside part of the frame of sliding door of master bed room.
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No.
5) Are there any cracks or chips in the glass or frames?	No.
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	No.
7) Have you observed any mould, fungi, or mildew (black staining)?	No.

Provide additional details of any problems noted:

Further to the question #1, as the leaking stain on the ceiling of the living room has stayed too long, we want RDH to look into it and find the solution ASAP.

Project Name: **The Parkhill**
 Project Number: **1751.50**
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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 202

Occupant's Name: REG SEGUIN

Phone Number: 604-515-7311

Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☐ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: # 803

Occupant's Name: GERLACH

Phone Number: DAI-604 689 6800 (EU) 604 540 0545

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	N
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	N
3) Have you observed condensation (water droplets) on your window frames?	N
4) Have you observed fogging/condensation between the sheets of glass in your windows?	Y - L ROOM WAS REPLACED 2 YRS AGO - NOW DRAFTY
5) Are there any cracks or chips in the glass or frames?	N
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	MUST REPLACE HANDLE ON WINDOWS FREQUENTLY
7) Have you observed any mould, fungi, or mildew (black staining)?	N

Provide additional details of any problems noted:

BALCONY IMPOSSIBLE TO CLEAN WITH
PRODUCT USED TO FINISH.

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 504

Occupant's Name: Yuk Chun Siu

Phone Number: 604-525-7015

Exterior Wall(s) Facing (check all that apply): North ☐ East ☒ South ☒ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	No
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

Project Name:	The Parkhill
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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: # 805

Occupant's Name: Jatinder (Ginger) Rai

Phone Number: 604 612-9309

Exterior Wall(s) Facing (check all that apply): North ☒ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	Only been in suite one year
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	One handle is loose
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

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OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 806

Occupant's Name: Lloyd C Roberts

Phone Number: 604-540-2324

Exterior Wall(s) Facing (check all that apply): North ☒ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Yes the one's I use
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

Would be nice to have the bathrooms fans changed to be more powerful, I usually leave a couple of windows open when I use the washer / Dryer & Dishwasher, to provide more air flow thru the apartment.

Thanks RDH

Project Name: **The Parkhill**
 Project Number: **1751.50**
 Date: **October 22, 2010**

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 901

Occupant's Name: KAREN BROPHY.

Phone Number: 604-523-1961

Exterior Wall(s) Facing (check all that apply): North ☒ East ☐ South ☐ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	No.

Provide additional details of any problems noted:

NO PROBLEMS.

Project Name: **The Parkhill**
 Project Number: **1751.50**
 Date: **October 22, 2010**

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 902
 Occupant's Name: LINDA DEANE
 Phone Number: 604-436-1224
 Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	YES - MASTER BATHROOM & MASTER CLOSET CEILINGS.
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES, Foot locks
7) Have you observed any mould, fungi, or mildew (black staining)?	

Provide additional details of any problems noted:

Project Name:	The Parkhill
Project Number:	1751.50
Date:	October 22, 2010

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 504

Occupant's Name: ANDRII BOCHKAROV

Phone Number: (604) 525-9443

Exterior Wall(s) Facing (check all that apply): North ☒ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	yes
7) Have you observed any mould, fungi, or mildew (black staining)?	yes

Provide additional details of any problems noted:

Project Name: **The Parkhill**
 Project Number: **1751.50**
 Date: **October 22, 2010**

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: # 905

Occupant's Name: STE - MICHELE

Phone Number: 604 525-0900

Exterior Wall(s) Facing (check all that apply): North ☒ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	NO
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES
7) Have you observed any mould, fungi, or mildew (black staining)?	NO

Provide additional details of any problems noted:

Project Name:	The Parkhill
Project Number:	1751.50
Date:	October 22, 2010

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 1001

Occupant's Name: Leena Tahvanainen

Phone Number: 604 - 526 - 5032

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	yes
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

Project Name: **The Parkhill**
 Project Number: **1751.50**
 Date: **October 22, 2010**

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 1002

Occupant's Name: Michael + JANICE SHOPKA

Phone Number: 604 657-8623 522-0501

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☐ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	NO see below
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	NO
3) Have you observed condensation (water droplets) on your window frames?	YES - Throughout last winter condensation on inside windows on toilet
4) Have you observed fogging/condensation between the sheets of glass in your windows?	NO
5) Are there any cracks or chips in the glass or frames?	NO
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	YES handle on small window in living room broke off (2007)
7) Have you observed any mould, fungi, or mildew (black staining)?	

Provide additional details of any problems noted:

- ① I am very upset about our deck we would like (if repaired, it pools in a few areas. This was never repaired successfully.
- ② our small window in living room shortly after installing windows hardware broke off.
- ③ windows are getting condensation over the winter months in our bedroom I have to leave the windows open. RDH Building Engineering Ltd. to get rid of condensation on toilet tank ect.

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Suite Number: # 1003

Occupant's Name: LUCIANA PANKO

Phone Number: 604-540-0708

Exterior Wall(s) Facing (check all that apply): North ☐ East ☐ South ☒ West ☒

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	Y HALLWAY and 2nd BEDROOM
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	
3) Have you observed condensation (water droplets) on your window frames?	Y
4) Have you observed fogging/condensation between the sheets of glass in your windows?	
5) Are there any cracks or chips in the glass or frames?	
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Y 2nd BEDROOM WINDOW
7) Have you observed any mould, fungi, or mildew (black staining)?	Y

Provide additional details of any problems noted:

window sills never painted, power plug on balcony never worked, ext light staining stucco

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 Project Number: **1751.50**
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Suite Number: 1005

Occupant's Name: ZARCO TORBICA

Phone Number: 604 524 3955

Exterior Wall(s) Facing (check all that apply): North ☒ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	No
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

I HAVE CRACKS ON OUTSIDE WALLS (BALCONY SIDE)

Project Name:	The Parkhill
Project Number:	1751.50
Date:	October 22, 2010

OWNER/OCCUPANT QUESTIONNAIRE

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Suite Number: 1006

Occupant's Name: Siu, William

Phone Number: 604-520-3862

Exterior Wall(s) Facing (check all that apply): North ☒ East ☒ South ☐ West ☐

GENERAL	Y/N and Comments (with approximate date of last occurrence)
1) Has your suite experienced leaks in the past 5 years? If so, please identify the room and location water appeared (wall, ceiling, window, floor etc.).	No
2) Are you aware of any moisture staining on your exterior walls or ceilings (below roofs or decks)?	No
3) Have you observed condensation (water droplets) on your window frames?	No
4) Have you observed fogging/condensation between the sheets of glass in your windows?	No
5) Are there any cracks or chips in the glass or frames?	No
6) Is all the hardware in your windows and doors functioning properly? (handles, foot locks at doors etc...)	Bottom edge of balcony swing door is not in contact with the weatherstrip. It is letting in wind.
7) Have you observed any mould, fungi, or mildew (black staining)?	No

Provide additional details of any problems noted:

A gap is left opened (by design) along the bottom side of the roof (outside of the master bedroom's vaulted ceiling). The gap is not currently shielded (or covered). As a result, rain water may get in. Small birds may nest in the opening.