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Southpoint Ridge
15-mth & 2-yr Warranty Review

Strata Plan EPS 5294
c/o Adam Boyle
Proline Management Ltd.
201 – 20 Burnside Road West
Victoria, BC V9A 1B3

May 20, 2022

Regarding: **15-mth & 2-yr Warranty Review**

Dear Mr. Boyle,

Method Engineering and Building Services Ltd. (METHOD) was retained by Strata Plan EPS 5294 to complete a review related to the 15-month and 2-year warranty at phase 1-3 of the Southpoint Ridge Townhouses in Langford, BC.



Figure 1 – Southpoint Ridge viewed from Flint Avenue.

The complexes were completed in phases, so the warranty expiration dates vary. The review was split over 2 dates to accommodate the varying warranty expiration dates. This review includes the warranty policies noted in Table 1.

Table 1 – Units included in the warranty review.

WARRANTY	ADDRESSES	NO. OF UNITS	REVIEW TIME
15-mth	1216/1220/1224/1228 Moonstone Loop	4	March 2022
2-yr	Common Property, 1223/1225/1227/1229 Flint Avenue, 1231/1233/1235/1237 Flint Avenue, 1239/1241/1243/1245 Flint Avenue, 1247/1249/1251/1253 Flint Avenue, 1255/1257/1259/1261 Moonstone Loop	20	

The primary purpose of this review is to assist the Strata in identifying any workmanship and performance concerns related to various building systems at Southpoint Ridge. The level of our review would be similar to a final construction deficiencies review. The detailed focus of the review may also identify deficiencies that are covered by the 15-month materials and labour warranty for the common property. The next 15-month warranty expires May 25, 2022. For several of the units, the 15-month and 2-year warranty periods have expired. A review was completed of each unit regardless of warranty coverage.

SCOPE

The following was performed as part of the review, in accordance with the terms outlined in our proposal:

- ◆ Distribution of occupant questionnaire.
- ◆ Communication with the Property Manager and occupants to gather information related to workmanship and performance concerns.
- ◆ Review of relevant building documents.
- ◆ Visual review of the building envelope from the exterior via the ground and balconies/decks.

OCCUPANT QUESTIONNAIRE

An electronic questionnaire was sent to unit owners/occupants and the results were returned to us on March 18, 2022. Responses regarding 7 units were received, which equates to a 29% response rate (7/24). A summary of the completed questionnaires is provided in Table 1 and a compilation of the questionnaire comments is included in Appendix G.

Table 2 - Summarized Results from Returned Questionnaires

Question	No. of "yes" responses
1. Do you have any concerns with your balcony or deck?	1/24
2. Do you have any concerns with the balcony/deck guardrails?	0/24
3. Do you have any concerns with your windows or exterior doors?	3/24
4. Do you have any concerns with the exterior walls?	0/24
5. Do you have any concerns related to the drainage of water around your unit?	3/24
6. Do you have any concerns related to the roof?	2/24
7. Do you have any other concerns related to the building?	2/24

We have reviewed the questionnaire responses and noted the following:

- Concerns relating to leaks in the roof at Units 1223 and 1237. Repairs were completed unit 1237, however, both units are to be monitored. Further leakage or damage could be covered under the 5-yr warranty.
- Occupants reported drafty windows/doors.
- The occupant in Unit 1223 reported vehicles hitting their balcony as the balcony extends over Moonstone Loop.
- Door operation issues.

OBSERVATIONS

A visual review of the building and its various envelope components were completed in April 2022. Observations, photos, and locations of items are included in Appendix A to F.

With respect to the building envelope, there are several issues from the original construction that are incomplete or deficient. These issues have been broken into workmanship deficiencies and items that will impact the performance of the building envelope. Examples of some notable and reoccurring workmanship items are:

- ◆ Inconsistent paint finish on trim and flashing.
- ◆ Paint drips and over-applied paint noted on trims, flashing, cladding, and soffit in several locations.
- ◆ Tiebacks in the concrete curb and in the retaining wall between units at the lower level have not been removed and are corroded.

Examples of observations that may impact the performance of the building include:

- ◆ Failure of exterior sealant at the doors and windows between the frame and the trim.
- ◆ Gaps between the exterior wall siding and the comb-faced trim at the roof overhang fascia. The roof overhang framing is exposed at this location and there is no waterproofing.
- ◆ Sections of soffit that are not perforated. The inconsistent perforation of the soffit is a cosmetic concern and may affect performance.
- ◆ Missing guardrail at an exterior stair adjacent to Unit 1216. This creates a fall hazard. We have advised having the bottom temporarily barricaded to prevent access until repairs are implemented.

CLOSURE

Our observations were comprehensive and include:

- ◆ Construction deficiencies/workmanship issues
- ◆ Cosmetic items
- ◆ Material failures
- ◆ General wear and tear

Several observations at Southpoint Ridge require action to address current performance issues and minimize risk of future deterioration. We recommend construction deficiencies, workmanship issues, and material failures are reviewed by the Builder/Warranty provider for warranty coverage. Regardless of warranty coverage, it is important that items that are critical to long-term performance be addressed in a timely manner to ensure the Townhomes continue to perform as designed. In addition to warranty repairs, there may be opportunities for the Builder and Strata to

discuss combining maintenance and non-warrantable improvements to cost-effectively leverage Trades on site.

We are available to assist the Strata in discussion with the Builder/Warranty Provider, as part of any future claim needs. We are also available to investigate the noted issues at Southpoint Ridge with the Strata, Builder, and Warranty Provider and develop options for repair. If the Strata has questions about any aspect of our review, please do not hesitate to contact us.

Regards,

Method Engineering and Building Services Ltd.

By: Isabel Coxon, EIT
Building Science Engineer (EIT)

Matt Mulleray, P.Eng.
President, Senior Project Engineer



PERMIT TO PRACTISE
#1001160

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APPENDIX A
METHOD Observation Tables

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Ordered by Maria Furtado 2024/04/15

Table A.1 - Architectural Observations

Item ID	Location	Policy Number	Photo Sequence	Observations
A01 - A	Unit 1223 Balcony	80250933	OBS A01-01 to OBS A01-02	<ul style="list-style-type: none"> Balcony overhangs the common property road and has been hit by vehicles on several occasions. This condition has caused damage to balcony guardrails and presents the risk of damage to the balcony structure. Photo OBS A01-02 illustrates the extent that the balcony overhangs the road below. This condition is not a building code issue. It is however, a safety concern. We recommend modifications are considered and implemented to eliminate future risk.
A02 - A	Unit 1223	80250933	OBS A02-01	<ul style="list-style-type: none"> Inconsistent paint finish at metal flashing. This is a cosmetic workmanship item and not a performance concern.
A03 - A	Unit 1223	80250933	OBS A03-01 to OBS A03-02	<ul style="list-style-type: none"> Surface damage or discolouration on pre-finished cement board siding. This is a cosmetic workmanship item and not a performance concern.
A03 - F	Unit 1216	80267576		
A03 - B	Unit 1237	80250968		
A04 - A	Unit 1223, 1225, 1229	80250933	OBS A04-01 to OBS A04-05	<ul style="list-style-type: none"> Sealant failure at door between door frame and trim. At unit 1241, there is a hole existing in sealant at the balcony door due to a void in the adjacent trim board.
A04 - C	Unit 1239, 1241, 1245	80250963		
A04 - F	Unit 1220	80267576		
A05 - A	Unit 1223, 1225	80250933	OBS A05-01 to OBS A05-08	<ul style="list-style-type: none"> Inconsistent paint finish noted on trim/siding. This is a cosmetic workmanship item and not a performance concern.
A05 - C	Unit 1239, 1241, 1243, 1245	80250963		
A05 - B	Unit 1235	80250968		
A05 - D	Unit 1249, 1251, 1253	80252844		
A05 - E	Unit 1257	80252839		
A06 - A	Unit 1223, 1225, 1229	80250933	OBS A06-01 to OBS A06-06	<ul style="list-style-type: none"> Paint noted on flashing. This is a cosmetic workmanship item and not a performance concern.
A06 - B	Unit 1231	80250968		
A06 - C	Unit 1245	80250963		
A06 - E	Unit 1261	80252839		
A07 - A	Unit 1225	80250933	OBS A07-01	<ul style="list-style-type: none"> Occupant reported window operation issues. Window is difficult to open. This is maintenance item.
A08 - A	Unit 1227	80250933	OBS A08-01	<ul style="list-style-type: none"> Glazing stop at the door is pulling away at the corner. This is a maintenance item.
A09 - A	Unit 1227, 1223, 1229	80250933	OBS A09-01 to OBS A09-09	<ul style="list-style-type: none"> Unpainted trim at units 1227, 1223, and Unit 1237. Unpainted trim at door sill on the balcony of unit 1237. Unpainted ends of trim at units 1245, 1247, 1229, 1228. These are cosmetic workmanship items and not a performance concern.
A09 - B	Unit 1237	80250968		
A09 - C	Unit 1245	80250963		
A09 - D	Unit 1247	80252844		
A09 - F	Unit 1228	80267576		
A10 - A	Unit 1229	80250933	OBS A10-01	<ul style="list-style-type: none"> Paint peeling on the stairs. For high-traffic areas like stairs, frequent repainting is common. This is a maintenance item.
A11 - A	Unit 1229	80250933	OBS A11-01 to OBS A11-07	<ul style="list-style-type: none"> Unpainted sealant. This is a cosmetic issue and not related to building performance.
A11 - B	Unit 1235, 1231, 1233, 1237	80250968		
A11 - C	Unit 1239	80250963		
A11 - D	Unit 1247, 1251, 1253	80252844		
A11 - F	Unit 1224, 1228	80267576		
A12 - B	Unit 1231, 1233, 1235	80250968	OBS A12-01 to OBS A12-04	<ul style="list-style-type: none"> Paint delamination/deterioration on the combed face trim. This is a cosmetic issue and not related to building performance. It is common for combed face trim to require repainting due to the poor quality of the primer applied during manufacture.
A12 - D	Unit 1247	80252844		
A12 - F	Unit 1224, 1228	80267576		
A13 -	Systemic		OBS A13-01 to OBS A13-03	<ul style="list-style-type: none"> Noted a gap between the exterior wall siding and comb-faced trim at the roof overhang fascia. Roof overhang framing is visible at the gap and does not include waterproofing.
A14 - B	Unit 1233, 1237	80250968	OBS A14-01 to OBS A14-04	<ul style="list-style-type: none"> Unpainted fastener at siding. This is a cosmetic item and not a performance concern.
A14 - E	Unit 1257	80252839		
A15 -				Item number omitted
A16 - C	Unit 1241	80250963	OBS A16-01 to OBS A16-06	<ul style="list-style-type: none"> Sections of cement board siding are detached. At unit 1253, a section of shingle siding is not installed flush creating a void in the cladding.
A16 - D	Unit 1251, 1253	80252844		
A16 - B	Unit 1235	80250968		
A17 - C	Unit 1241	80250963	OBS A17-01	<ul style="list-style-type: none"> Noted a void between the vinyl waterproofing membrane and the wall cladding at the balcony saddle. At other balconies, sealant is installed at this location to eliminate the void.

Table A.1 - Architectural Observations

Item ID	Location	Policy Number	Photo Sequence	Observations
A18 - C	Unit 1239	80250963	OBS A18-01	<ul style="list-style-type: none"> Noted paper installed at the soffit. Paper appears to be installed to protect the soffit panels during painting of cladding but was not removed after painting was completed. This is a housekeeping issue from the original construction work that was not addressed.
A19 - C	Unit 1241	80250963	OBS A19-01 to OBS A19-04	<ul style="list-style-type: none"> Paint on soffit. This is a cosmetic workmanship item and not a performance concern.
A19 - F	Unit 1216	80267576		
A19 - E	Unit 1257, 1259	80252839		
A19 - D	Unit 1251	80252844		
A20 -	Systemic		OBS A20-01 to OBS A20-04	<ul style="list-style-type: none"> At sloped roof overhangs, soffit panels have been bent to fit into horizontally installed J-trims. This has created an uneven finish in the soffit panels. This is a cosmetic workmanship issue.
A21 -				Item number omitted
A22 - C	Unit 1245, 1243	80250963	OBS A22-01 to OBS A22-03	<ul style="list-style-type: none"> Paint on guardrail. This is a cosmetic workmanship item and not a performance concern.
A23 - D	Unit 1249	80252844	OBS A23-01 to OBS A23-03	<ul style="list-style-type: none"> Cement board shingle siding is damaged at the gas outlet head flashing resulting in a poor aesthetic finish. This is not a performance issue.
A24 - D	Unit 1249	80252844	OBS A24-01	<ul style="list-style-type: none"> Soffit panel is loose.
A25 - D	Unit 1251	80252844	OBS A25-01 to OBS A25-11	<ul style="list-style-type: none"> Exposed sheathing paper and tuck-tape at the base of cladding. This is a cosmetic/workmanship issue and not related to building performance.
A25 - F	Unit 1220, 1216, 1224, 1228	80267576		
A25 - E	Unit 1261	80252839		
A26 - D	Unit 1253	80252844	OBS A26-01 to OBS A26-02	<ul style="list-style-type: none"> Paint on door. This is a cosmetic workmanship item and not a performance concern.
A27 - E	Unit 1257	80252839	OBS A27-01 to OBS A27-02	<ul style="list-style-type: none"> Discoloured sealant at door frame/window frame. This is a cosmetic/workmanship issue and not related to building performance.
A27 - F	Unit 1220	80267576		
A27 - A	Unit 1223, 1225, 1227	80250933		
A27 - B	Unit 1233	80250968		
A27 - C	Unit 1243	80250963		
A28 - E	Unit 1257	80252839	OBS A28-01 to OBS A28-04	<ul style="list-style-type: none"> Surface damage to vinyl waterproofing membrane. The damage is limited to the surface finish and does not affect the waterproofing. Recommend this area is reviewed annually.
A28 - F	Unit 1216	80267576		
A29 -				Item Omitted
A30 - F	Unit 1216, 1220, 1224, 1228	80267576	OBS A30-01 to OBS A30-05	<ul style="list-style-type: none"> Noted sections of unperforated soffit panels. This condition does not allow for soffit venting and provides inconsistent finish.
A31 - F	Unit 1216, 1220, 1224, 1228	80267576	OBS A31-01 to OBS A31-05	<ul style="list-style-type: none"> Missing diverter at balcony saddle allowing water to be directed behind the cladding at this location. At this location, the cross-cavity flashing butts up to the vinyl membrane and does not tuck underneath. This is not a building code defect but the installation of diverters is a preferred building method and a Travelers insurance requirement.
A32 - F	Unit 1224	80267576	OBS A32-01 to OBS A32-02	<ul style="list-style-type: none"> Paint on concrete below cladding. This is a cosmetic workmanship item and not a performance concern.
A33 - F	Unit 1224, 1228	80267576	OBS A33-01 to OBS A33-05	<ul style="list-style-type: none"> Dent noted in soffit panel. This is a cosmetic/workmansip issue and not related to building performance.
A34 - F	Unit 1224, 1228	80267576	OBS A34-01 to OBS A34-04	<ul style="list-style-type: none"> Efflorescence along base of concrete wall
A35 - F	Unit 1228, 1224	80267576	OBS A35-01	<ul style="list-style-type: none"> Construction debris noted on balcony fascia of unit 1228 Construction debris noted on the cladding of units 1224, 1228, and on the window at unit 1247 This is a housekeeping issue from the original construction work that was not addressed.
A35 - D	Unit 1247	80252844		
A36 -				Item Omitted
A37 - F	Unit 1220	80267576	OBS A37-01 to OBS A37-03	<ul style="list-style-type: none"> Corrosion staining noted on vinyl membrane. Occupant reported staining was present at first occupancy.
A38 -				Item Omitted
A39 -				Item Omitted
A40 - F	Unit 1220, 1216, 1228	80267576	OBS A40-01 to OBS A40-04	<ul style="list-style-type: none"> Missing sealant between window frame and trim at window jambs.
A40 - B	Unit 1237	80250968		

Table A.1 - Architectural Observations

Item ID	Location	Policy Number	Photo Sequence	Observations
A41 - F	Unit 1220	80267576	OBS A41-01 to OBS A41-03	<ul style="list-style-type: none"> Balcony columns include sonotube concrete footings. No waterproofing has been installed at the footing and sonotube is exposed. Waterproofing may not be required if the column is installed on a stand-off saddle. It is recommended this is reviewed further to confirm. The remaining sonotube form is a housekeeping issue not removed during the original construction.
A42 - F	Unit 1216	80267576	OBS A42-01 to OBS A42-04	<ul style="list-style-type: none"> Sealant failure at trim around electrical and gas outlets and light fixtures.
A43 - F	Unit 1216	80267576	OBS A43-01 to OBS A43-04	<ul style="list-style-type: none"> Damage to cladding panel.
A43 - A	Unit 1227	80250933		
A44 - F	Unit 1216	80267576	OBS A44-01 to OBS A44-02	<ul style="list-style-type: none"> An exterior stairway is installed adjacent to Unit 1216 and does not include a railing. The stairway is blocked at the top but is accessible from below. This condition presents a fall hazard. We have advised the Strata to barricade the bottom of the stairs to prevent use until a guardrail is installed.
A45 - F	Unit 1228	80267576	OBS A45-01 to OBS A45-02	<ul style="list-style-type: none"> Exposed sheathing at base of wall.
A46 - F	Unit 1216	80267576	OBS A46-01 to OBS A46-02	<ul style="list-style-type: none"> Exposed self-adhered membrane at vertical edge of cladding/concrete.
A47 - F	Unit 1224	80267576	OBS A47-01 to OBS A47-08	<ul style="list-style-type: none"> Corroded/exposed tieback/nail in concrete. This is a housekeeping issue from the original construction work that was not addressed.
A47 - A	Unit 1223, 1225	80250933		
A47 - B	Unit 1235	80250968		
A47 - D	Unit 1247	80252844		
A48 - A	Unit 1227	80250933	OBS A48-01 to OBS A48-03	<ul style="list-style-type: none"> Missing cladding trim at the top of wall at the main entrance. This is a cosmetic workmanship item and not a performance concern.
A49 - C	Unit 1239	80250963	OBS A49-01	<ul style="list-style-type: none"> Bugscreen loose at roof overhang.
A50 - D	Unit 1253	80252844	OBS A50-01	<ul style="list-style-type: none"> Disconnected rainwater leader/downspout tie.
A50 - A	Unit 1229	80250933		

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APPENDIX B
METHOD Observation Photos

Supplied to StrataDocs 2022/05/24
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10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



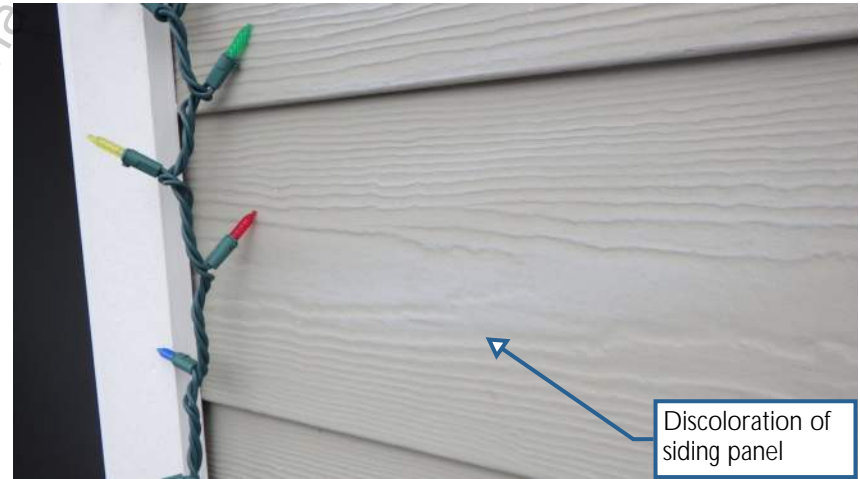
OBS A01-01



OBS A01-02



OBS A02-01



OBS A03-01

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



Discoloration of siding panel

OBS A03-02



Failure of sealant at door frame

OBS A04-01



Hole in sealant (unit 1241)

OBS A04-02



Sealant failure at door sill

OBS A04-03

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



Sealant failure at door

OBS A04-04



Sealant failure at door

OBS A04-05



Trim paint on siding

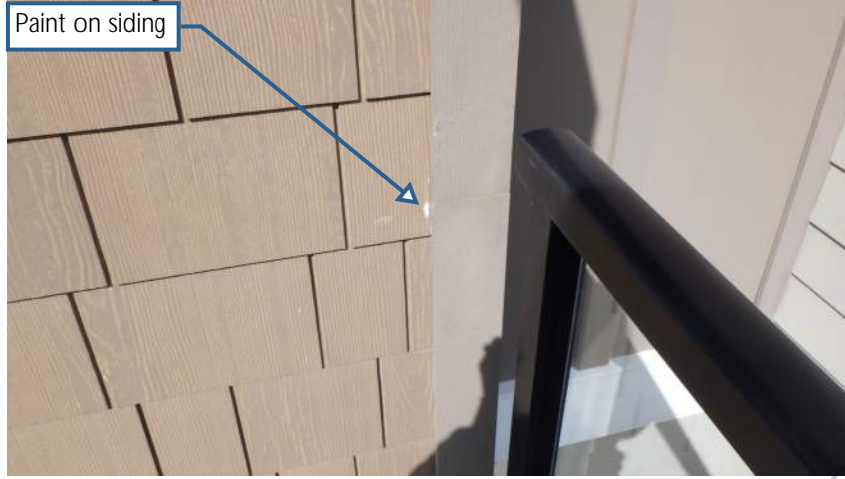
OBS A05-01



Paint on siding

OBS A05-02

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



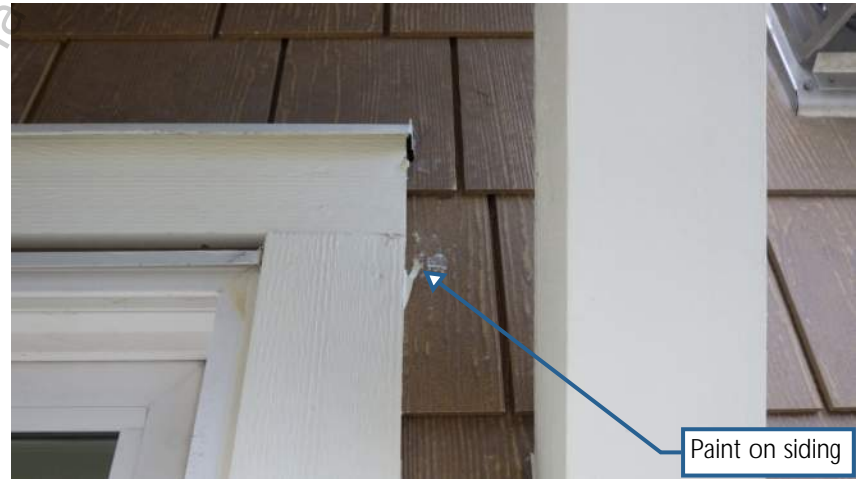
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OBS A05-04

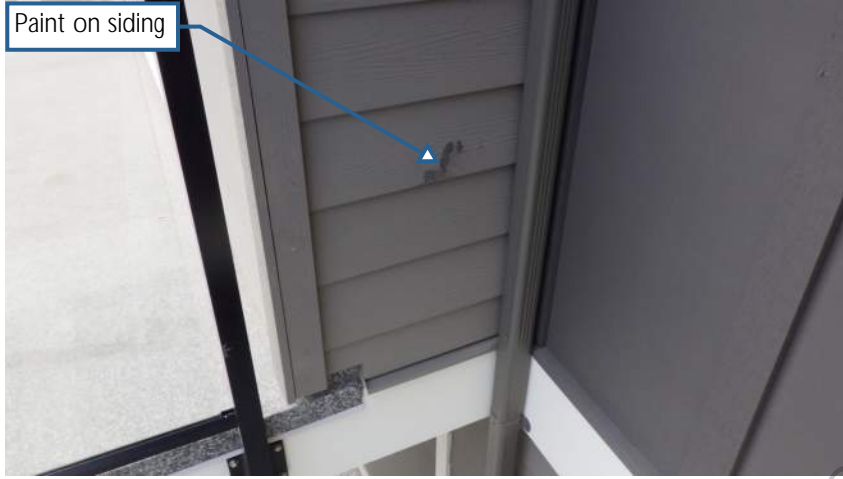


OBS A05-05



OBS A05-06

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A05-07



OBS A05-08



OBS A06-01



OBS A06-02

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A06-03



OBS A06-04

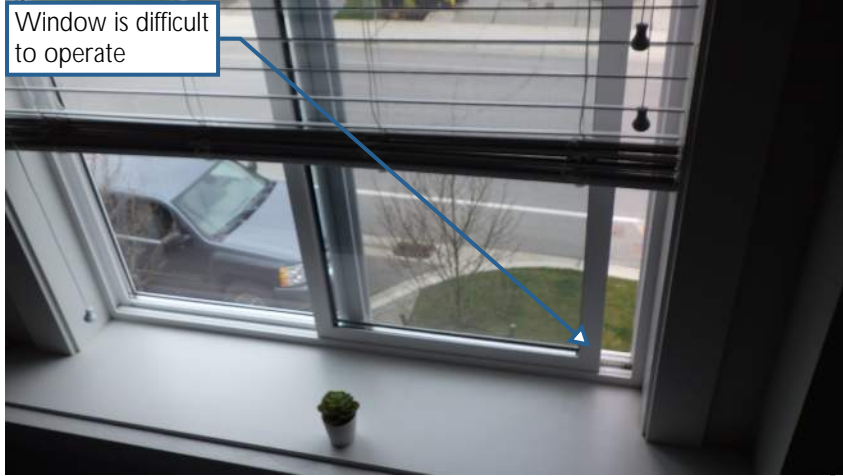


OBS A06-05



OBS A06-06

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Window is difficult to operate

OBS A07-01



Glazing stop pulling away at door

OBS A08-01



Unpainted trim

OBS A09-01



Unpainted trim

OBS A09-02

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A09-03



OBS A09-04



OBS A09-05

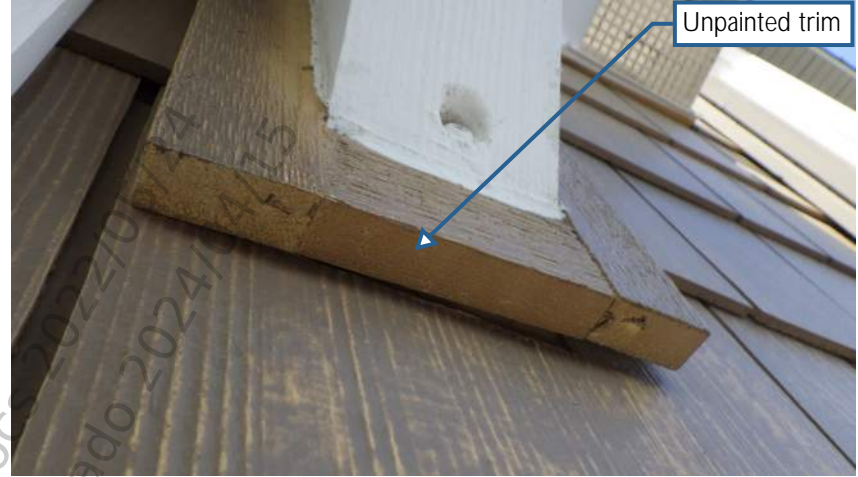


OBS A09-06

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A09-07



OBS A09-08



OBS A09-09



OBS A10-01

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A11-01



OBS A11-02



OBS A11-03



OBS A11-04

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A11-05



OBS A11-06



OBS A11-07



OBS A12-01

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A12-02



OBS A12-03



OBS A12-04



OBS A13-01

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A13-02



OBS A13-03



OBS A14-01



OBS A14-02

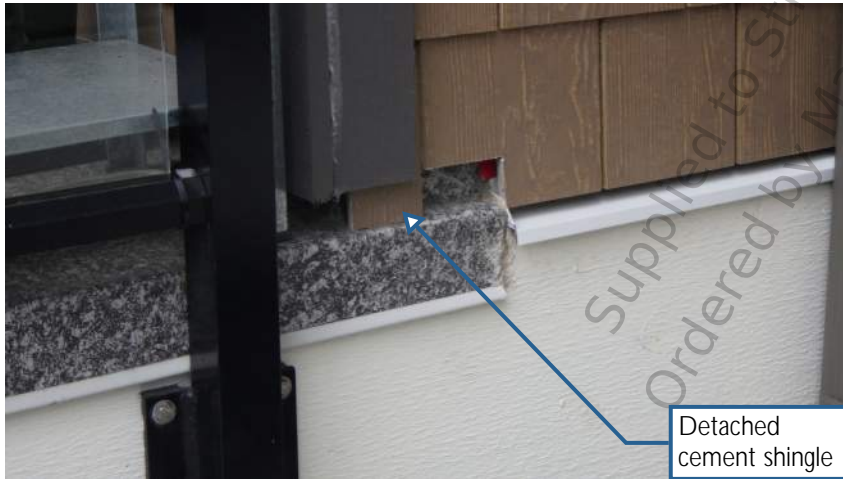
10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



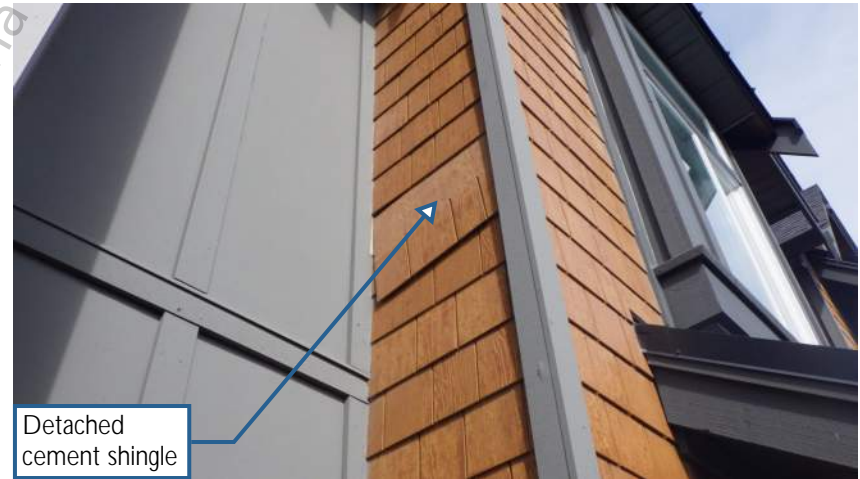
OBS A14-03



OBS A14-04



OBS A16-01



OBS A16-02

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



Detached cement shingle

OBS A16-03



Detached cement shingle location

OBS A16-04



Siding was not installed flush with the other siding

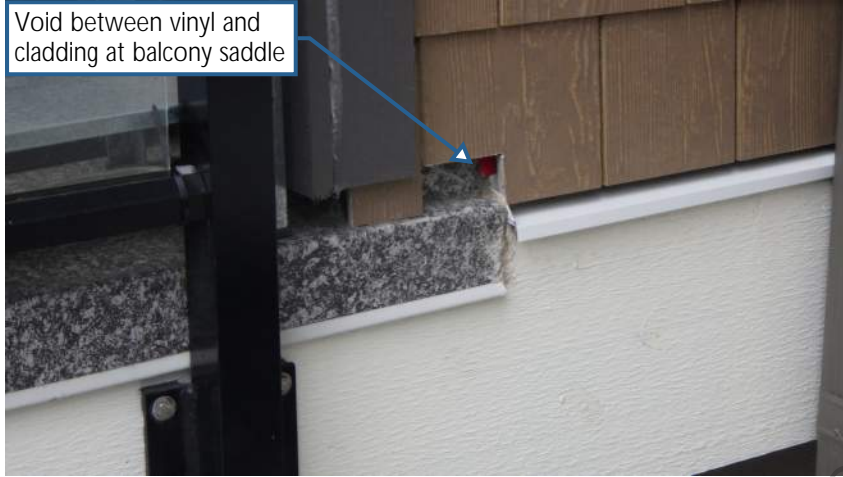
OBS A16-05



Siding board was not installed flush with the other siding

OBS A16-06

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OBS A17-01



OBS A18-01



OBS A19-01



OBS A19-02

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A19-03



OBS A19-04

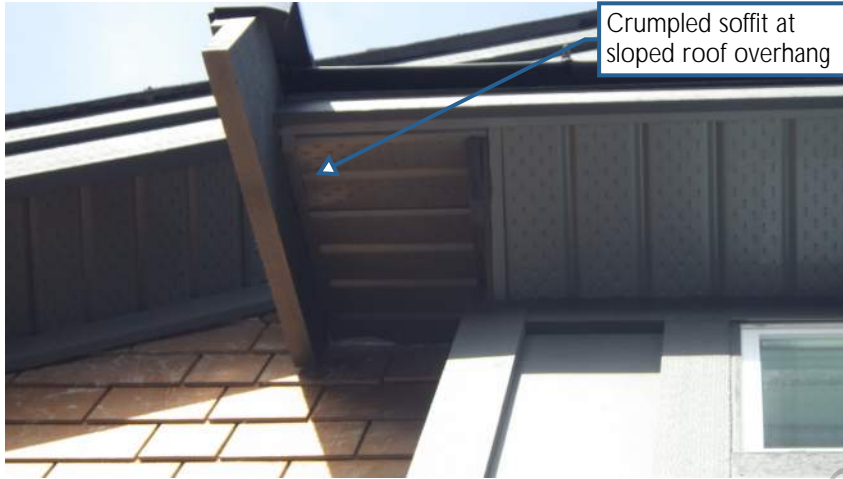


OBS A20-01



OBS A20-02

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



Crumpled soffit at sloped roof overhang

OBS A20-03



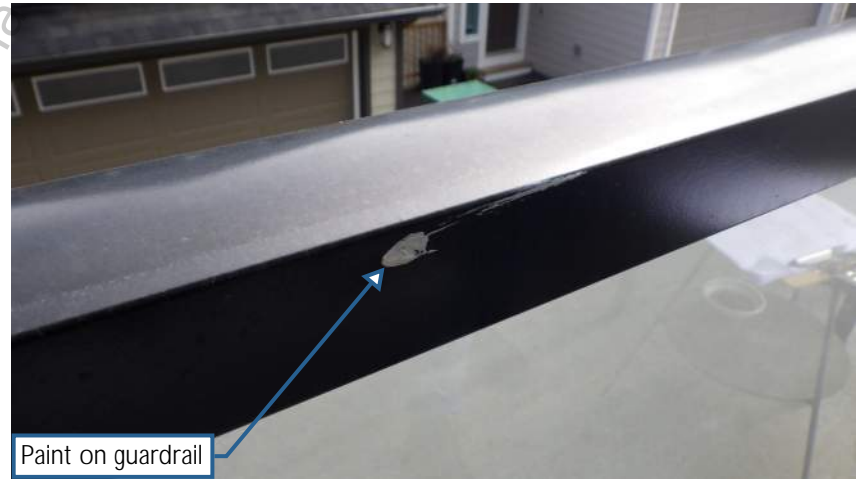
Crumpled soffit at sloped roof overhang

OBS A20-04



Paint on guardrail

OBS A22-01



Paint on guardrail

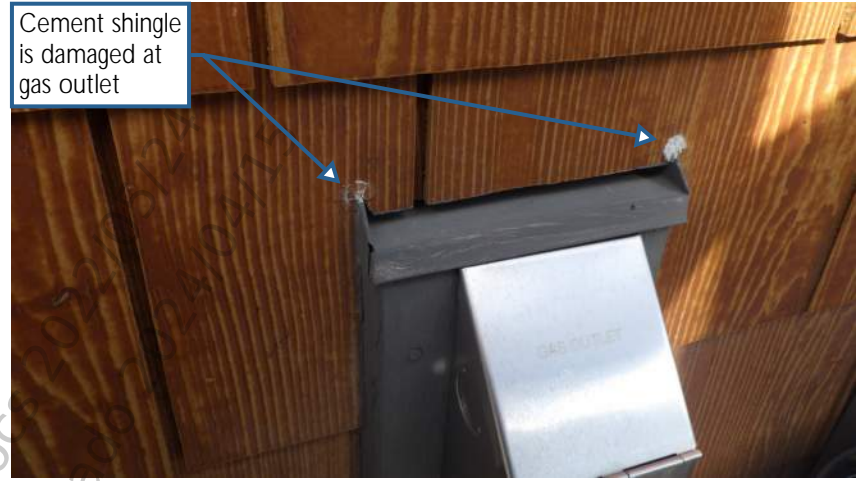
OBS A22-02

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



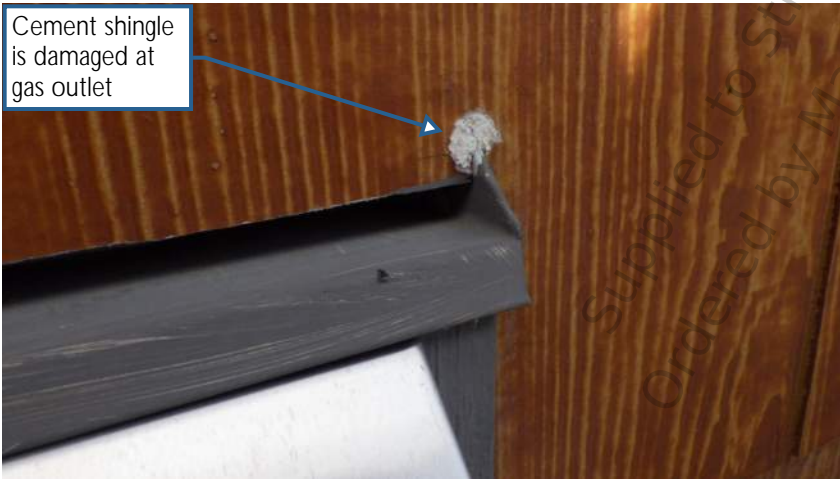
Paint on guardrail

OBS A22-03



Cement shingle is damaged at gas outlet

OBS A23-01



Cement shingle is damaged at gas outlet

OBS A23-02



Cement shingle is damaged at gas outlet

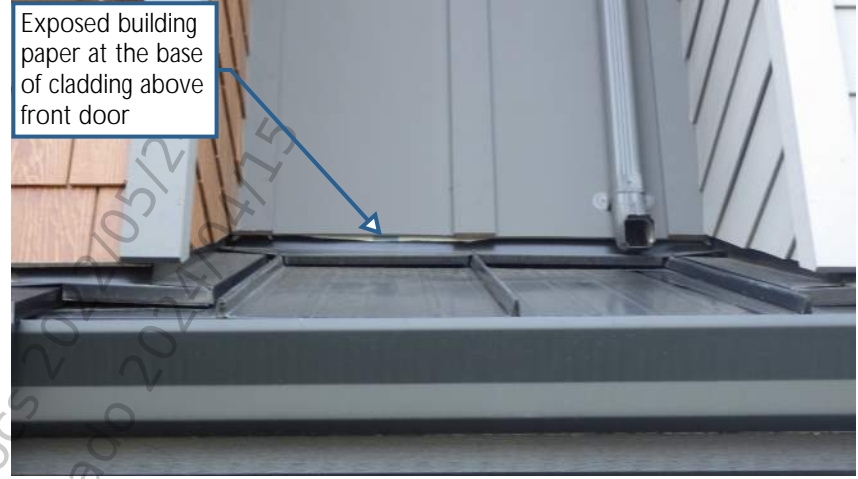
OBS A23-03

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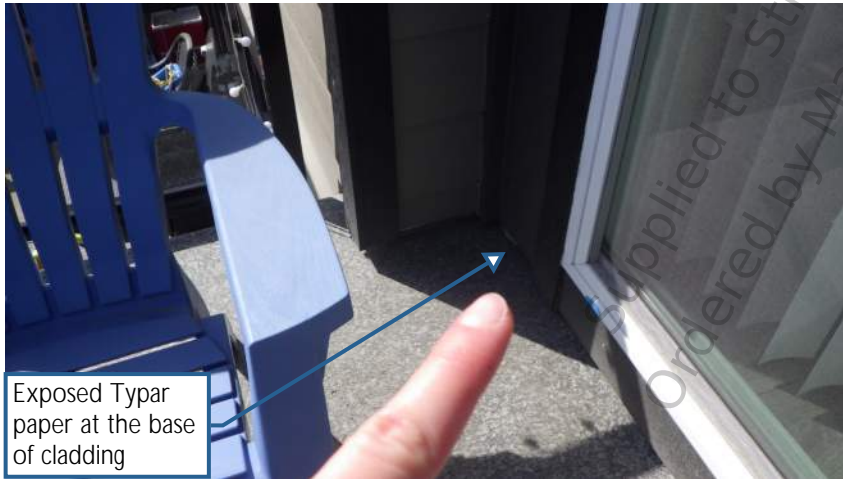
Loose soffit panel

OBS A24-01



Exposed building paper at the base of cladding above front door

OBS A25-01



Exposed Tybar paper at the base of cladding

OBS A25-02



Exposed Tybar paper at the base of cladding

OBS A25-03

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A25-04



OBS A25-05

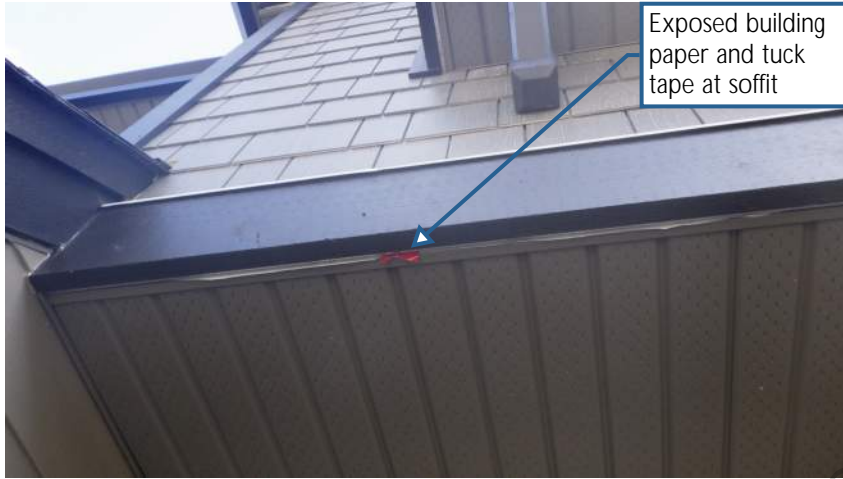


OBS A25-06



OBS A25-07

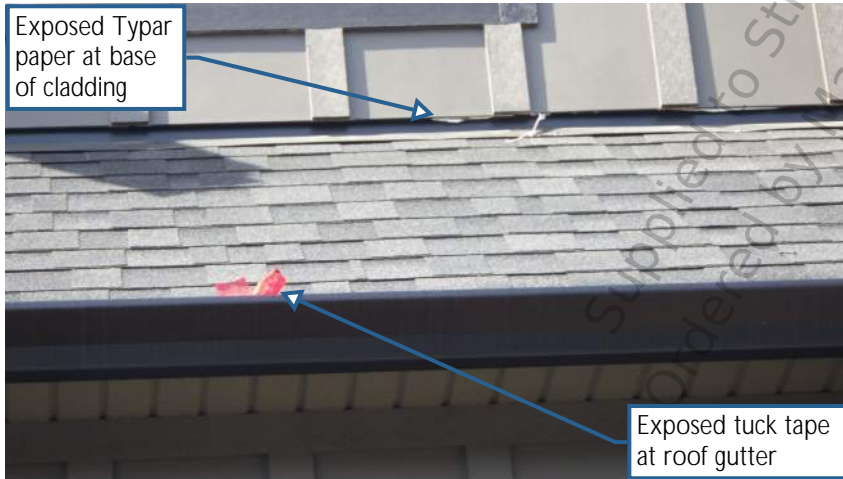
10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A25-08



OBS A25-09



OBS A25-10



OBS A25-11

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



Paint on door frame

OBS A26-01



Paint on door frame

OBS A26-02



Discolored sealant at window frame

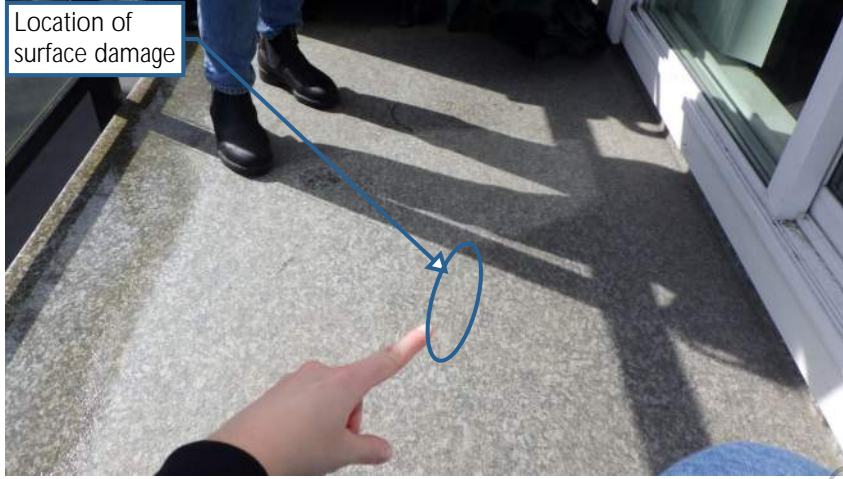
OBS A27-01



Discolored sealant at window frame

OBS A27-02

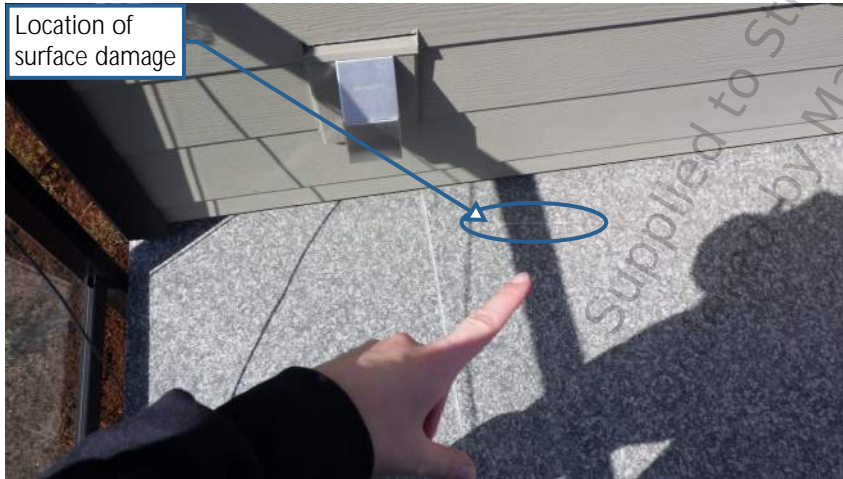
10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A28-01



OBS A28-02

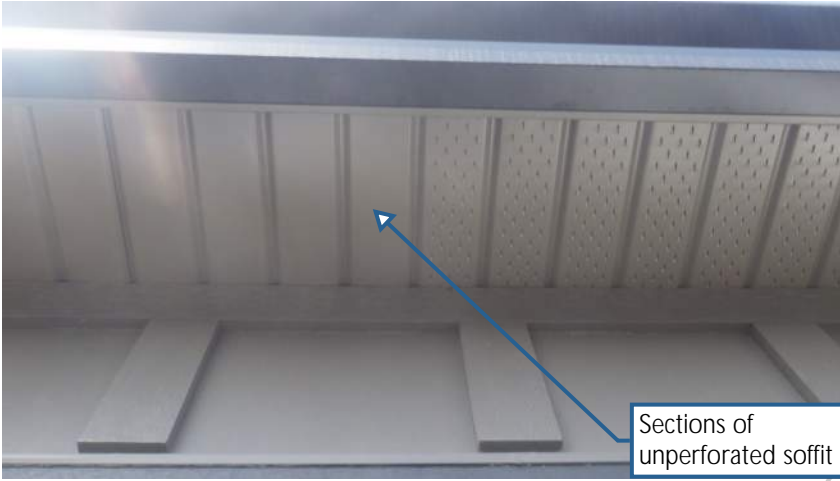


OBS A28-03



OBS A28-04

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



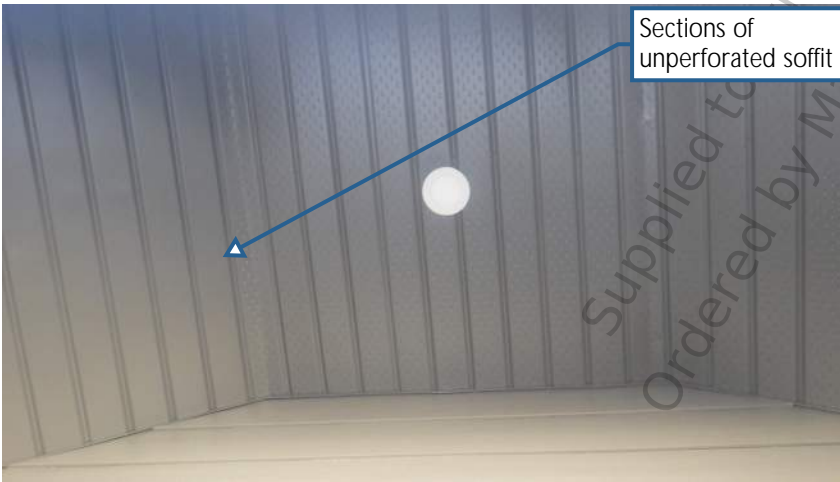
OBS A30-01

Sections of unperforated soffit



OBS A30-03

Sections of unperforated soffit



OBS A30-04

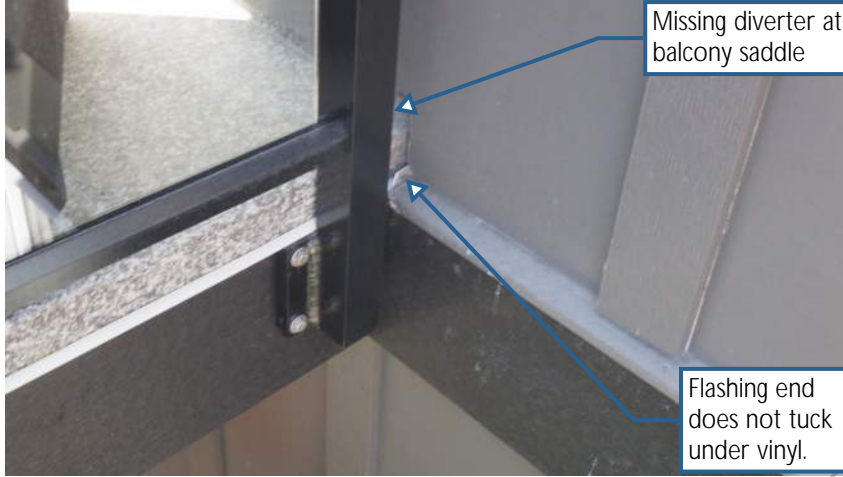
Sections of unperforated soffit



OBS A30-05

Sections of unperforated soffit

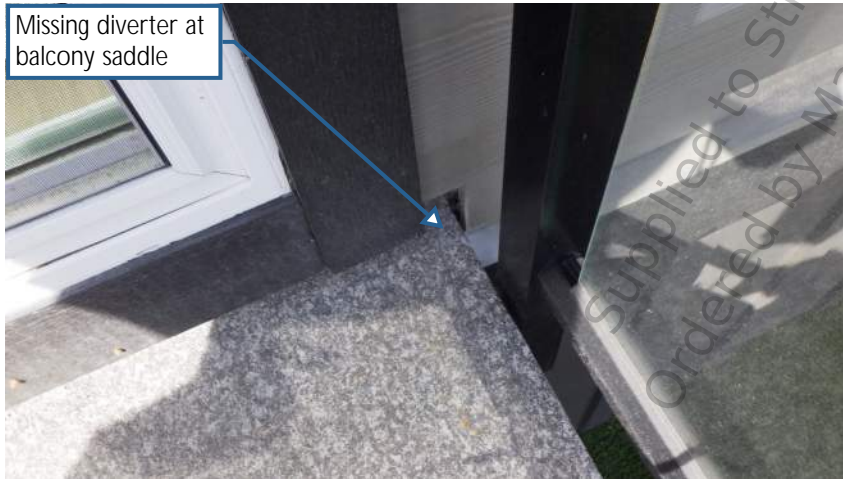
10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A31-01



OBS A31-02

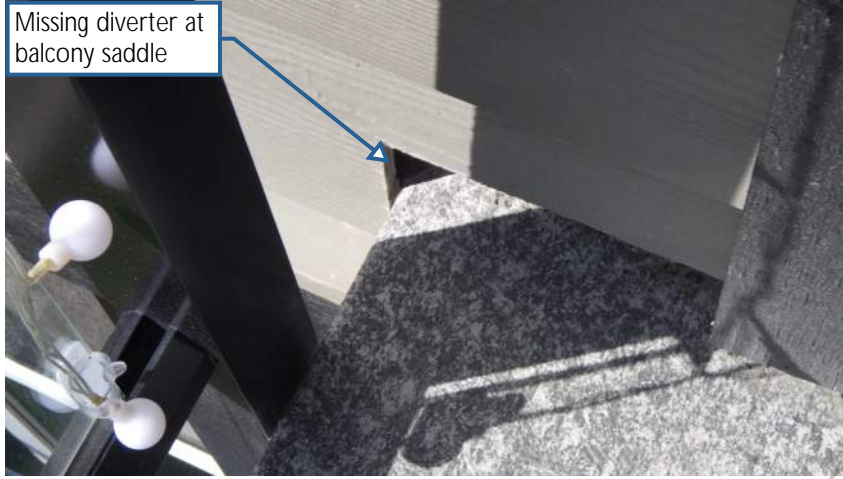


OBS A31-03



OBS A31-04

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



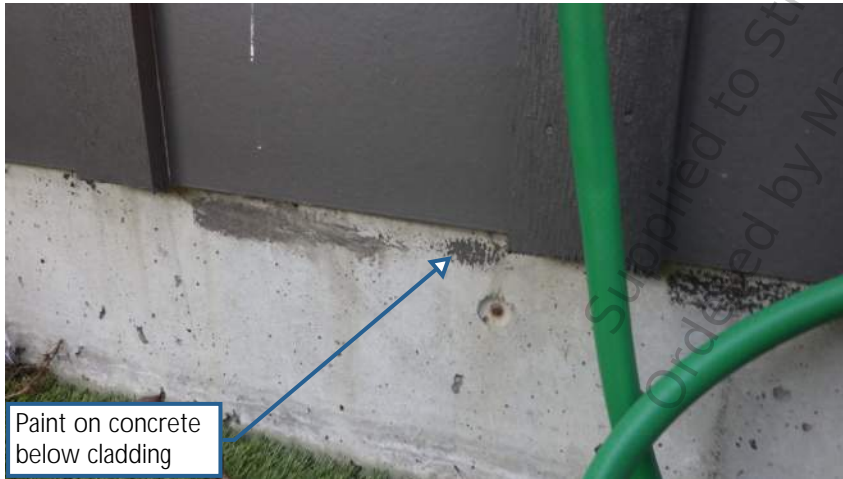
Missing diverter at balcony saddle

OBS A31-05



Paint on concrete below cladding

OBS A32-01



Paint on concrete below cladding

OBS A32-02



Dent in soffit

OBS A33-01

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OBS A33-02



OBS A33-03



OBS A33-04



OBS A33-05

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Efflorescence along base of concrete wall

OBS A34-01



Efflorescence along base of concrete wall

OBS A34-02



Efflorescence along base of concrete wall

OBS A34-03



Efflorescence along base of concrete wall

OBS A34-04

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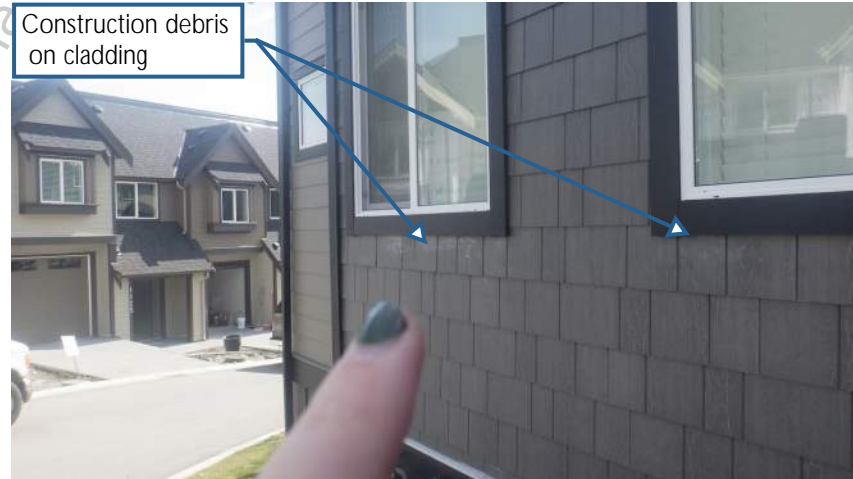
OBS A35-01



OBS A35-02

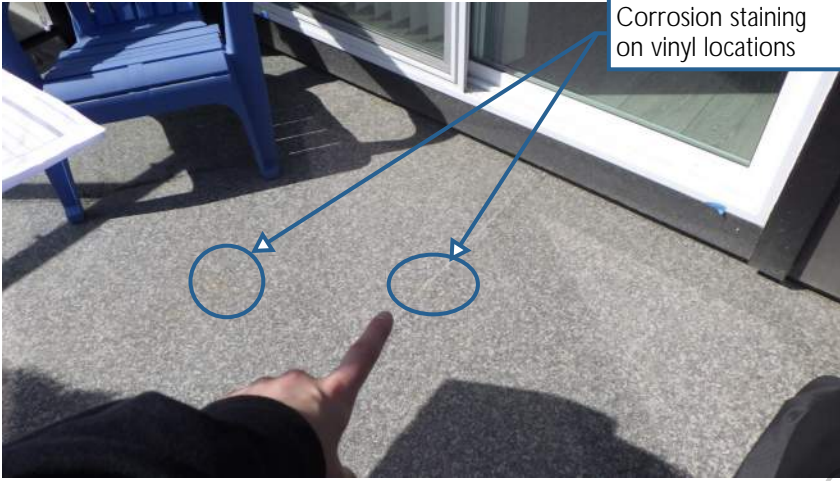


OBS A35-03



OBS A35-04

**10525 - Allandale - Cladding Design
METHOD Site Report 02 Photos**



OBS A37-01



OBS A37-02



OBS A37-03



OBS A40-01

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



Missing sealant at window frame

OBS A40-02



Missing sealant at window frame

OBS A40-03



Missing sealant at window frame

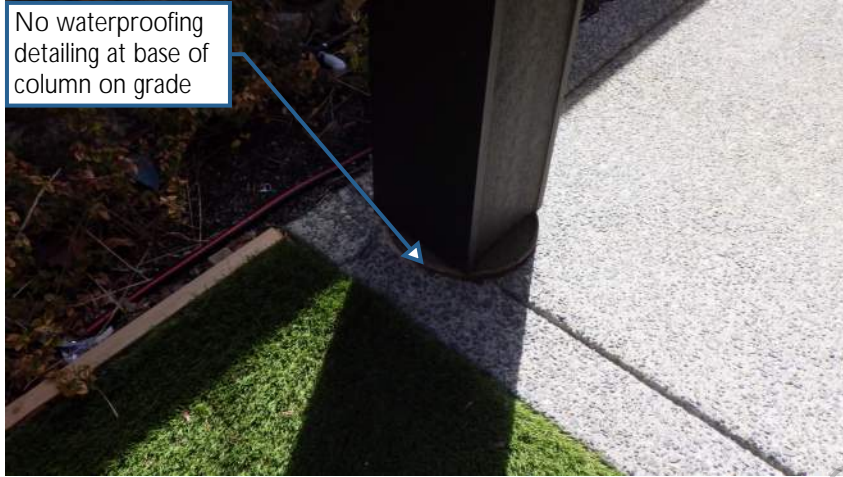
OBS A40-04



No waterproofing detailing at base of column on grade

OBS A41-01

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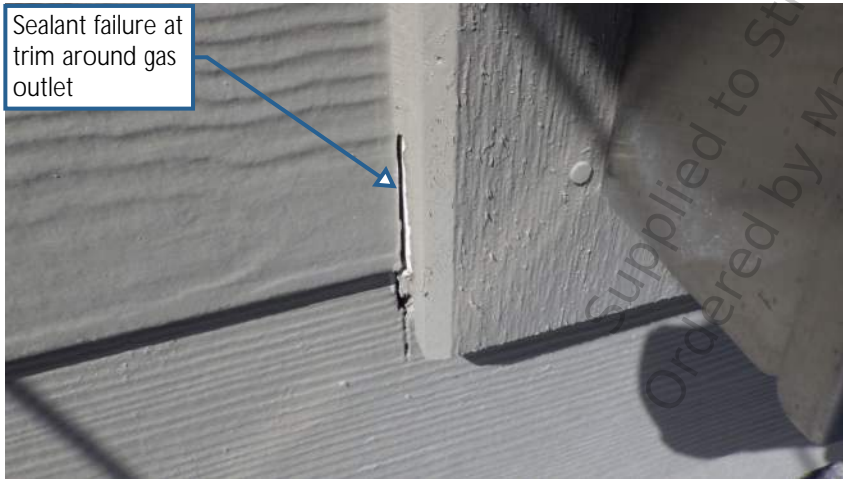
No waterproofing detailing at base of column on grade

OBS A41-02



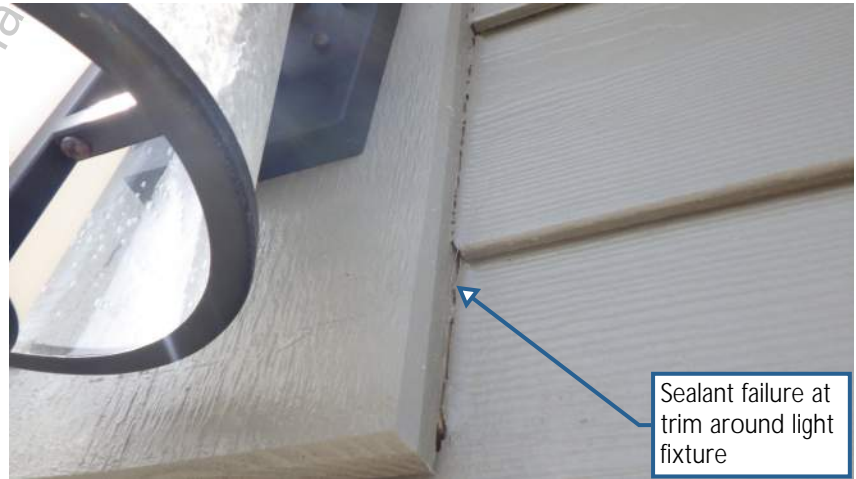
No waterproofing detailing at base of column on grade

OBS A41-03



Sealant failure at trim around gas outlet

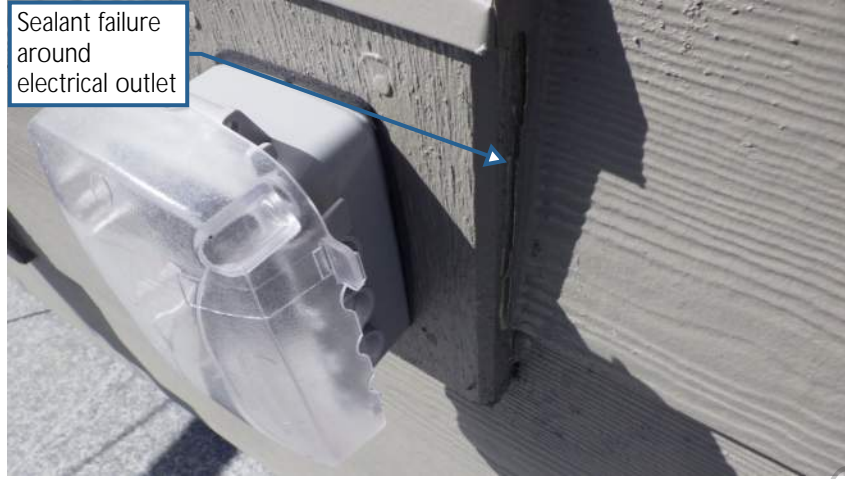
OBS A42-01



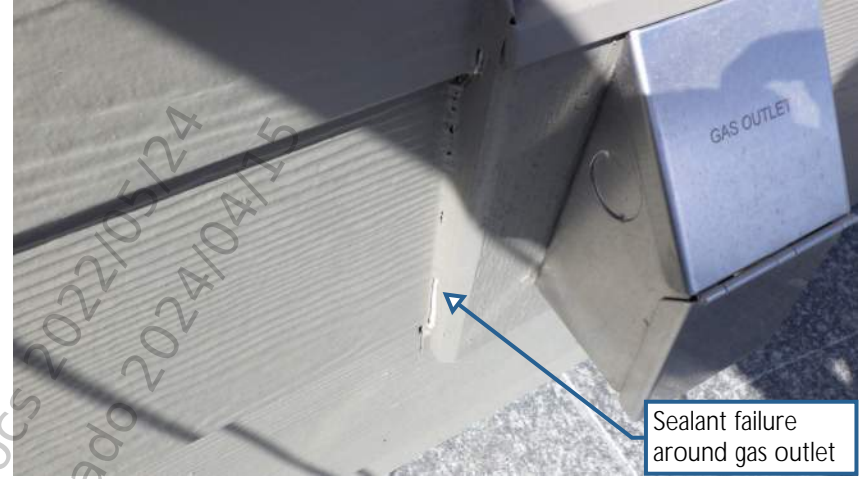
Sealant failure at trim around light fixture

OBS A42-02

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A42-03



OBS A42-04



OBS A43-01



OBS A43-02

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



Damage to cladding panel

OBS A43-03



Damage to cladding panel

OBS A43-04



Exterior stairway with no railing

OBS A44-01



Exterior stairway constructed with no railing

OBS A44-02

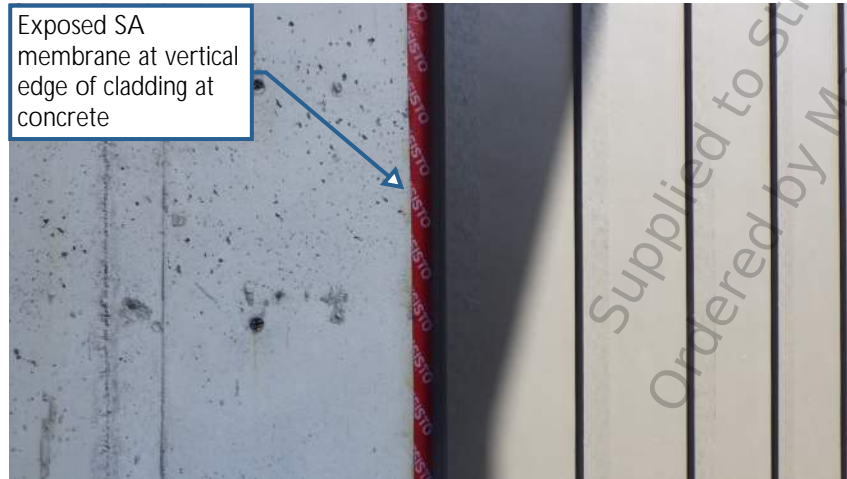
10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A45-01



OBS A45-02



OBS A46-01



OBS A46-02

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



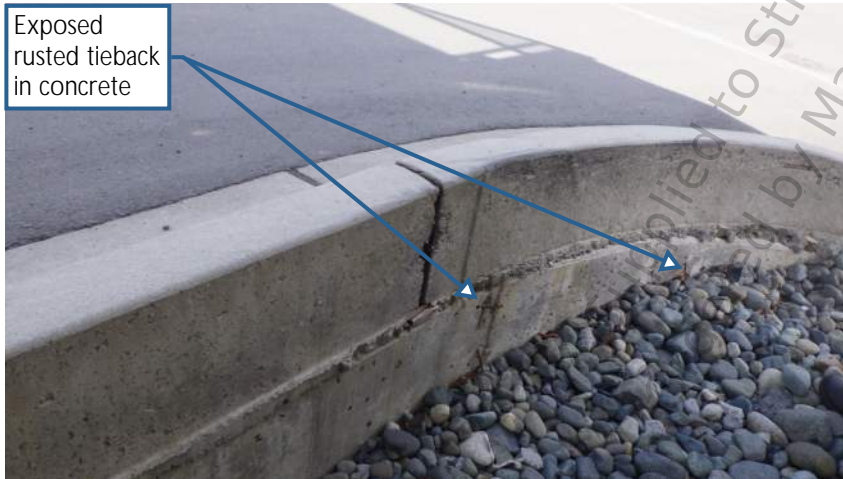
Exposed tieback/nail in concrete

OBS A47-01



Exposed rusted tieback in concrete

OBS A47-02



Exposed rusted tieback in concrete

OBS A47-03



Exposed tieback/nail in concrete

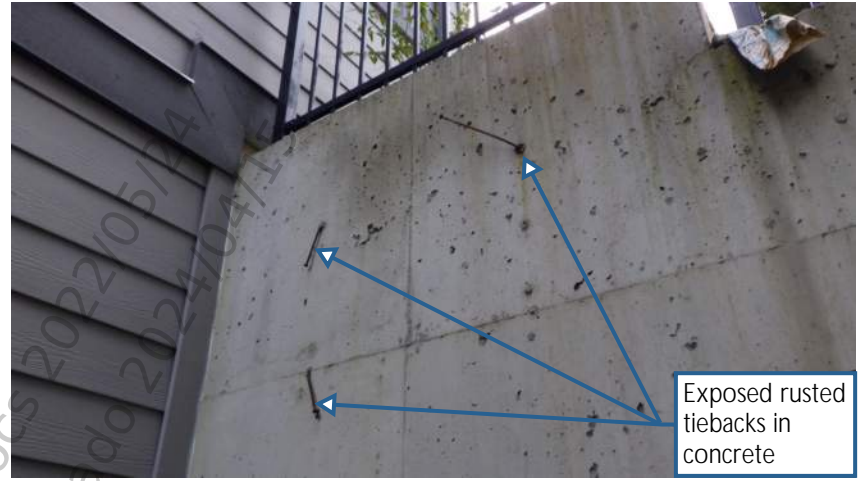
OBS A47-04

10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



Exposed tieback/nail in concrete

OBS A47-05



Exposed rusted tiebacks in concrete

OBS A47-06



Exposed tieback in concrete

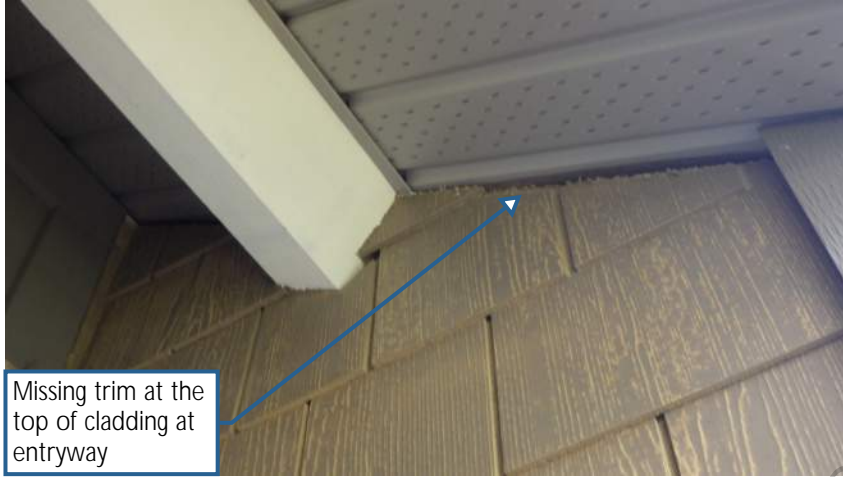
OBS A47-07



Exposed tieback/nail in concrete

OBS A47-08

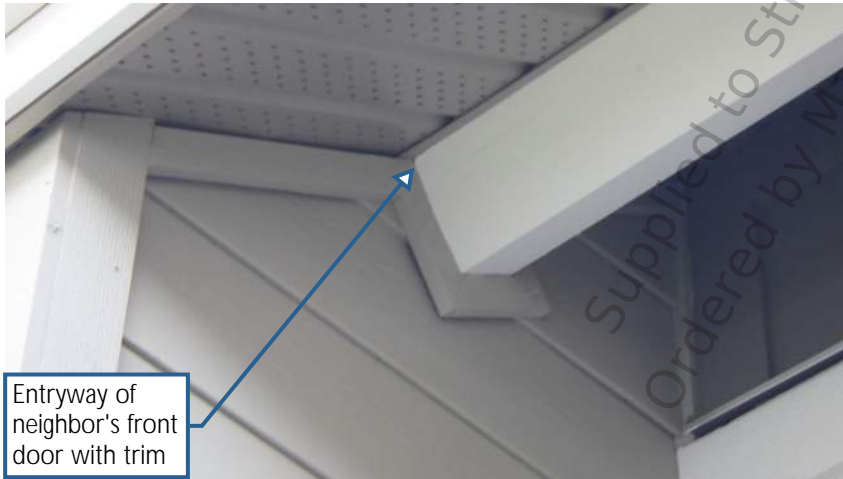
10525 - Allandale - Cladding Design METHOD Site Report 02 Photos



OBS A48-01



OBS A48-02



OBS A48-03



OBS A49-01

**10525 - Allandale - Cladding Design
METHOD Site Report 02 Photos**



disconnected rainwater leader/downspout tie

OBS A50-01



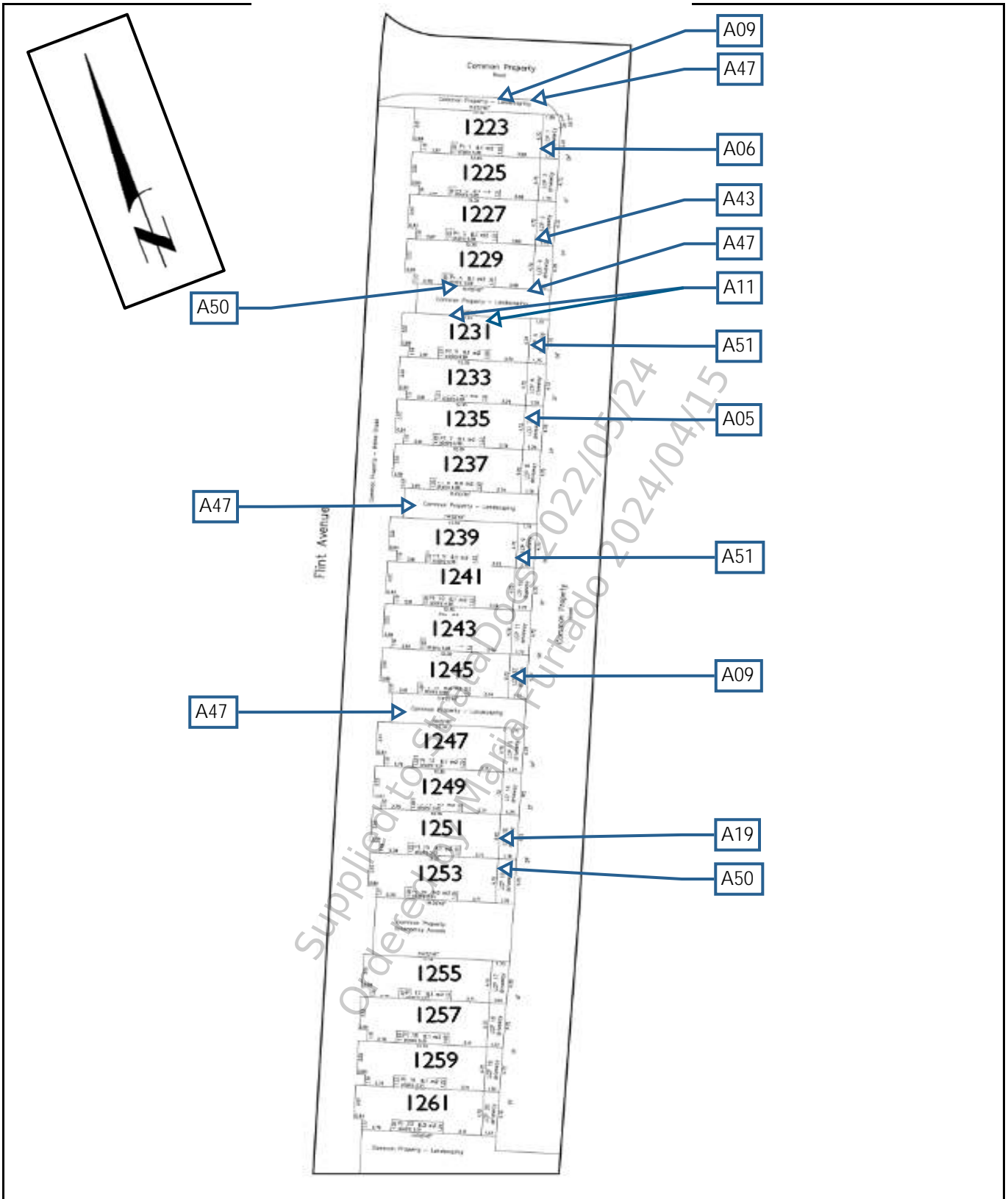
Protruding fastener at fascia on balcony

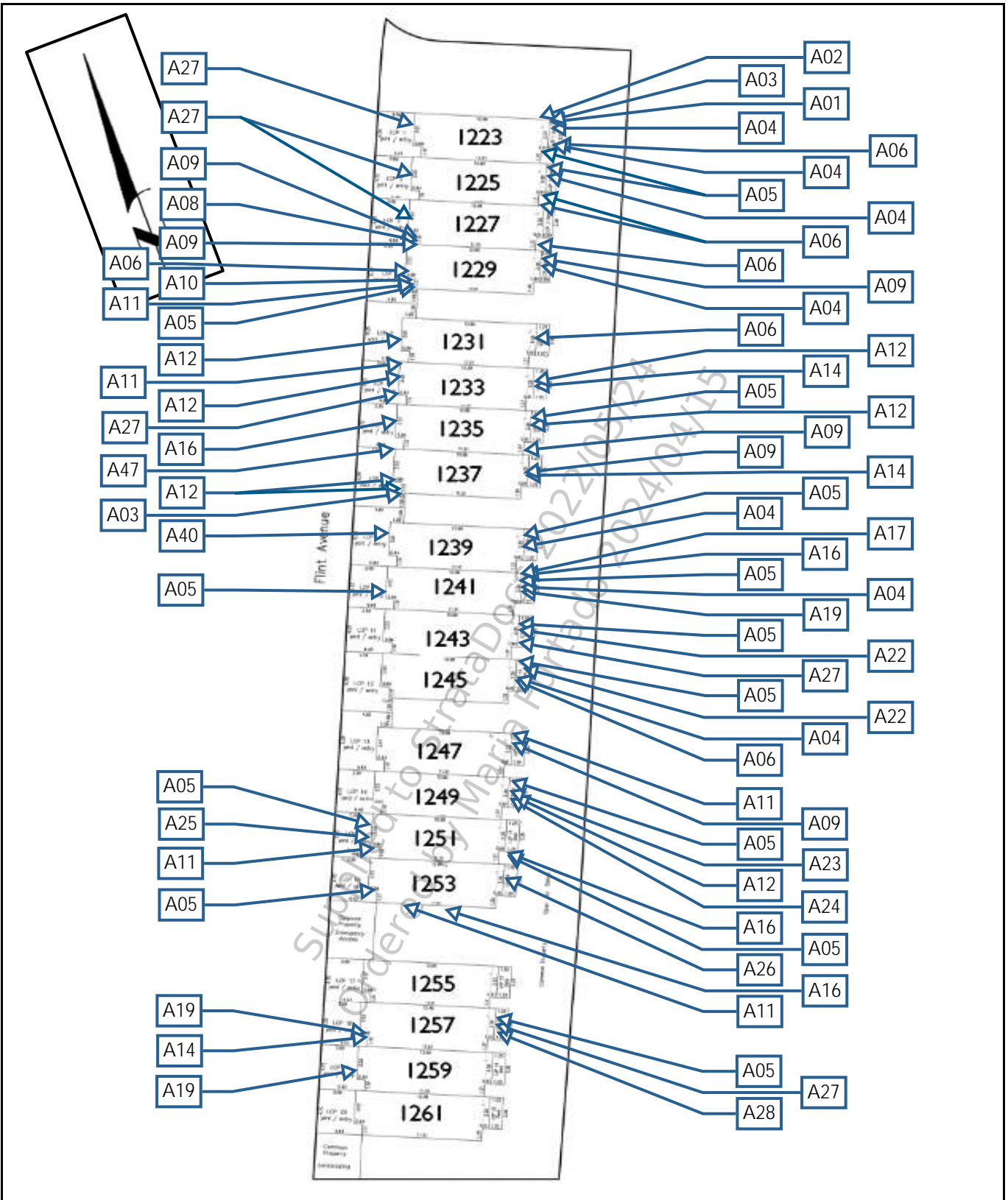
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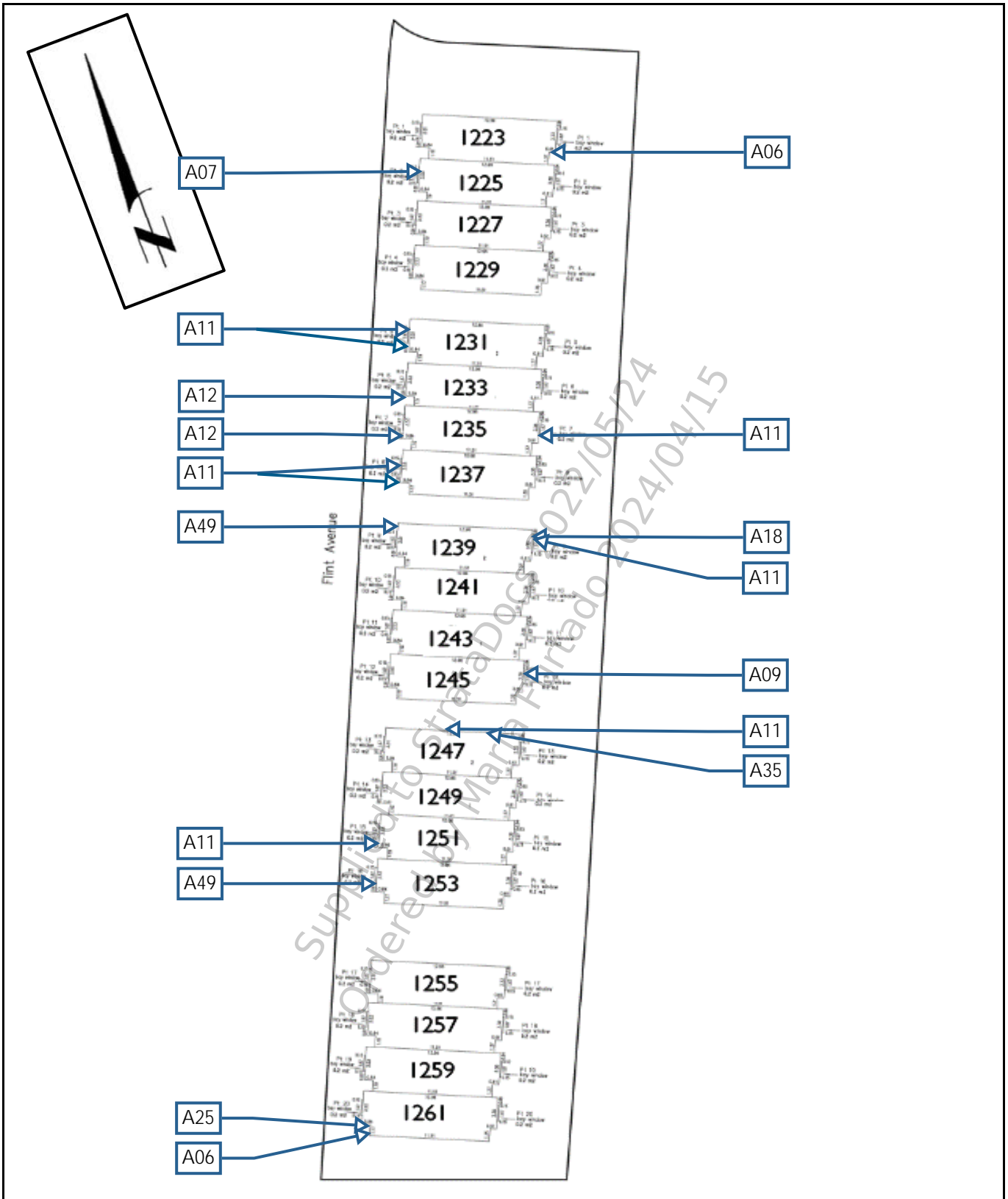
Supplied to StrataDocs
Ordered by Maria Furtado

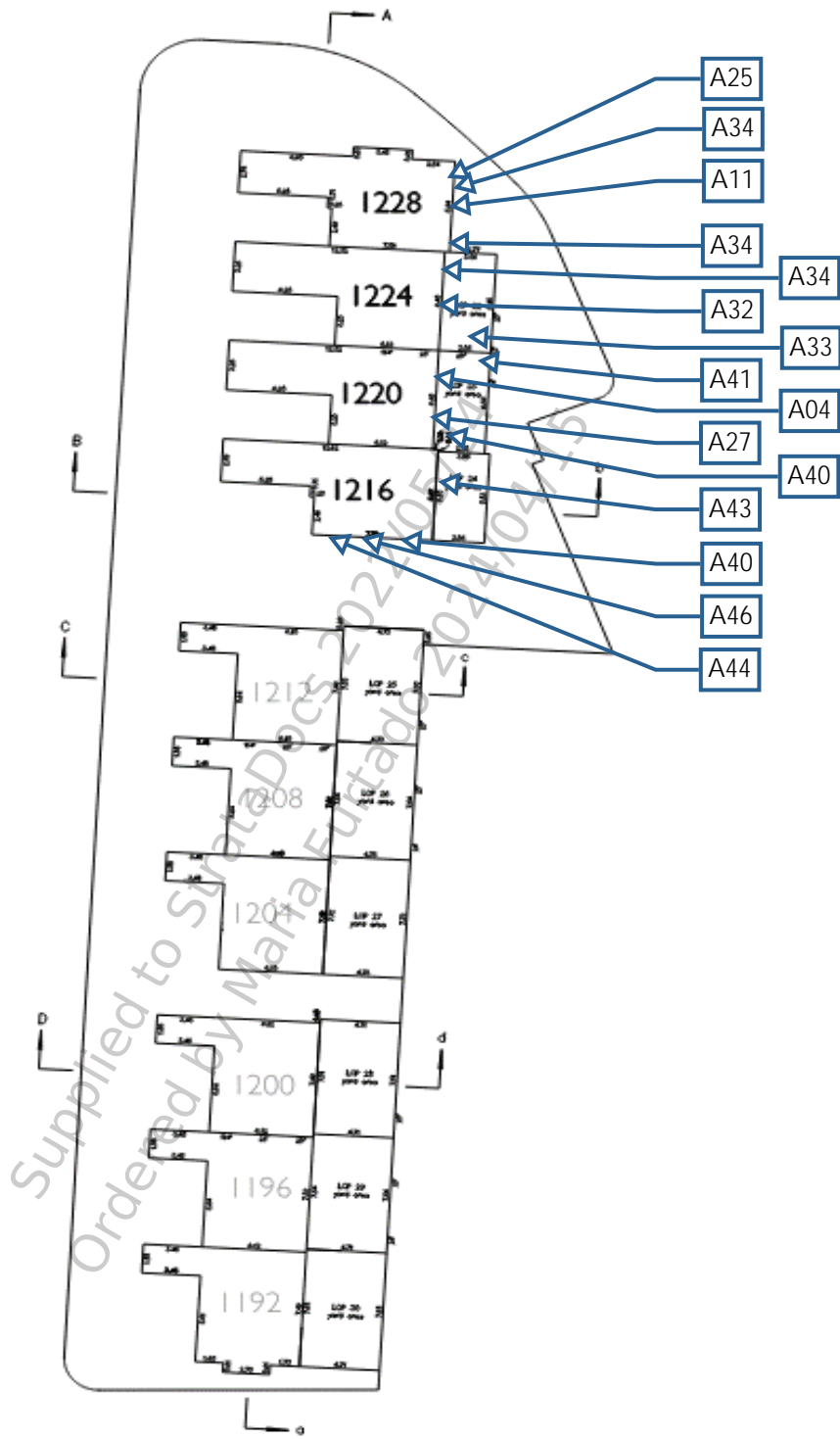
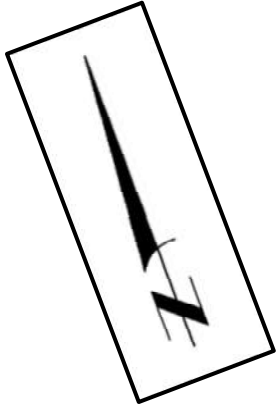
APPENDIX C
Observation Locations

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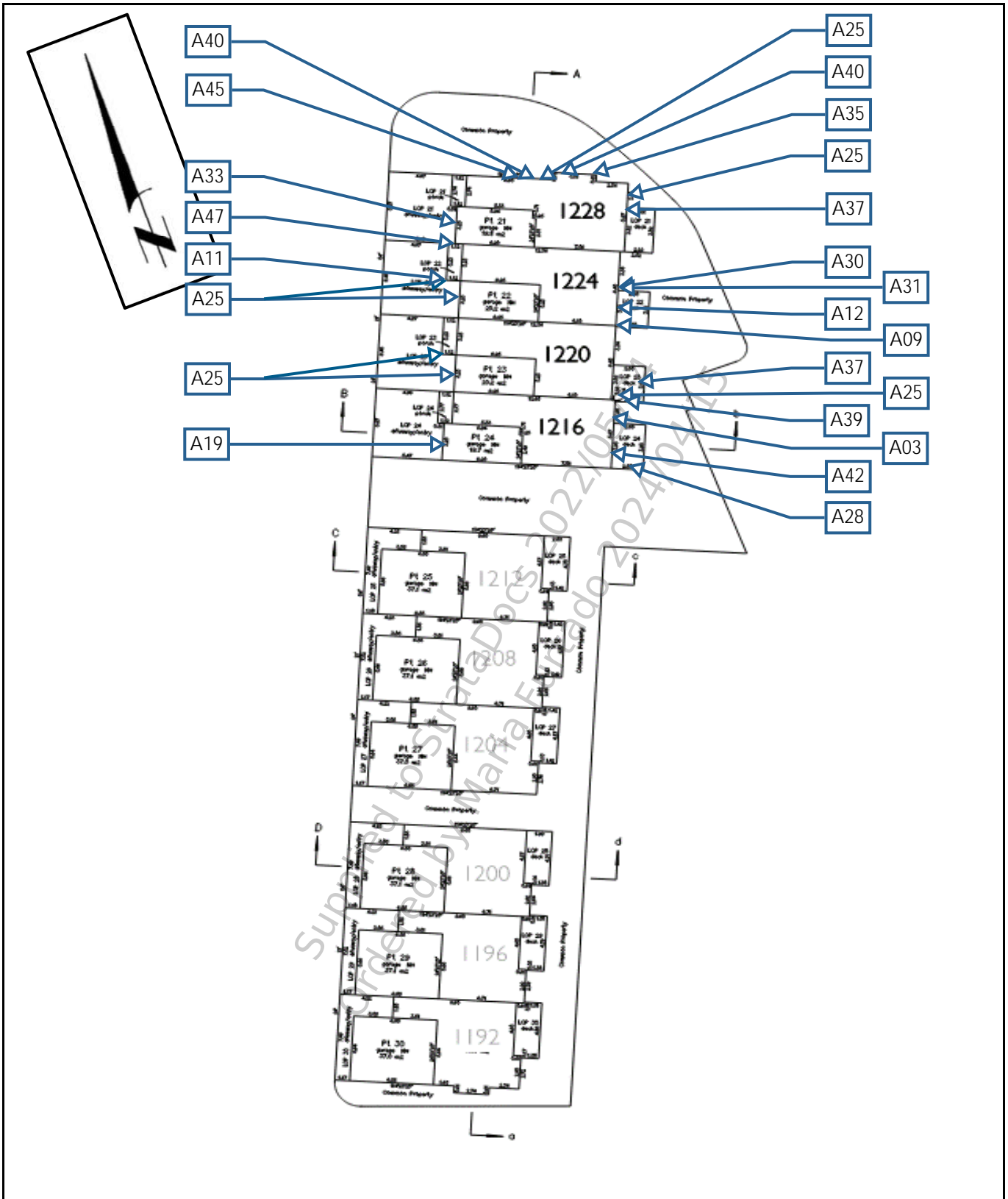


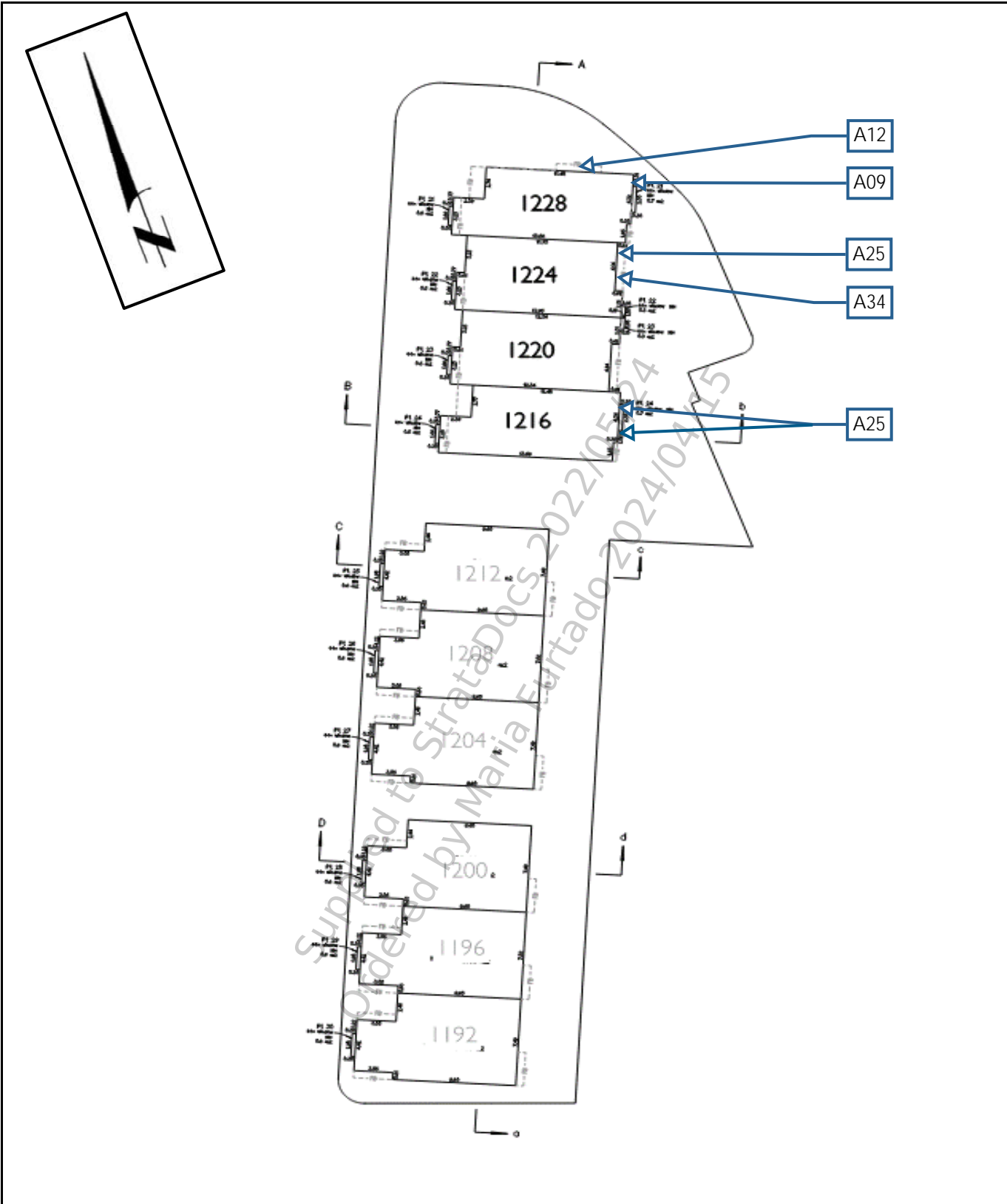






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APPENDIX D
Returned Questionnaires

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Ordered by Maria Furtado 2024/04/15



Project No: 10530.0000
Building: Southpoint Ridge - Ph. 1-3
Job Name: 15-mth Warranty Review

Questionnaire Response Summary

Question: 1 Do you have any concerns with your balcony or deck?

UNIT	RESPONSE [Y or N]	COMMENTS
1220	No	-
1223	Yes	Balcony has been hit by vehicles 6 times. It protrudes over the curb below, & due to the design being on the corner + incline, vehicles collide with it. We have proposed a conversion to a Juliet style balcony, but would like to know if the original balcony meets building standards or if there is a latent defect.
1225	No	-
1231	No	-
1237	No	-
1249	No	-
1249	No	-
1249	No	-
1255	No	-

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 Ordered by Maria Furtado 2022/05/24

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Project No: 10530.0000
Building: Southpoint Ridge - Ph. 1-3
Job Name: 15-mth Warranty Review

Questionnaire Response Summary

Question: 2 Do you have any concerns with the balcony/deck guardrails?

UNIT	RESPONSE [Y or N]	COMMENTS
1220	No	-
1223	No	-
1225	No	-
1231	No	-
1237	No	-
1249	No	-
1249	No	-
1249	No	-
1255	No	-

Supplied to StrataDocs 2022/05/24
 Ordered by Maria Furtado 2024/04/15

Ordered By: Maria Furtado of One Percent Realty on 2024/04/15
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Project No: 10530.0000
Building: Southpoint Ridge - Ph. 1-3
Job Name: 15-mth Warranty Review

Questionnaire Response Summary

Question: 3 Do you have any concerns with your windows or exterior doors?

UNIT	RESPONSE [Y or N]	COMMENTS
1220	Yes	Patio doors do not lock properly
1223	No	-
1225	No	-
1231	Yes	Cold air coming through windows
1237	Yes	The doors inside and outside of our unit were installed very sloppily. For example, the hardware on the front door, as well as the door to the garage, are crooked.
1249	No	-
1249	No	-
1249	No	-
1255	No	-

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Project No: 10530.0000
Building: Southpoint Ridge - Ph. 1-3
Job Name: 15-mth Warranty Review

Questionnaire Response Summary

Question: 4 Do you have any concerns with the exterior walls?

UNIT	RESPONSE [Y or N]	COMMENTS
1220	No	-
1223	No	-
1225	No	-
1231	No	-
1237	No	-
1249	No	-
1249	No	-
1249	No	-
1255	No	-

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 Ordered by Maria Furtado 2024/04/15

Ordered By: Maria Furtado of One Percent Realty on 2024/04/15
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Project No: 10530.0000
Building: Southpoint Ridge - Ph. 1-3
Job Name: 15-mth Warranty Review

Questionnaire Response Summary

Question: 5 Do you have any concerns related to the drainage of water around your unit?

UNIT	RESPONSE [Y or N]	COMMENTS
1220	No	-
1223	No	-
1225	No	-
1231	Yes	Bathroom sink in main level, water drains very slow
1237	Yes	There is pipe beside our garage (on common property) that does not have a cap.
1249	Yes	Moss on the front patio
1249	No	-
1249	Yes	This survey is in addition to my revised survey for 1249 Flint. Moss out front on patio 70 percent covered
1255	No	-

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Project No: 10530.0000
Building: Southpoint Ridge - Ph. 1-3
Job Name: 15-mth Warranty Review

Questionnaire Response Summary

Question: 6 Do you have any concerns related to the roof?

UNIT	RESPONSE [Y or N]	COMMENTS
1220	No	-
1223	Yes	It did leak in Winter 2020 when we had snowfall, but no cause was found.
1225	No	-
1231	No	-
1237	Yes	We've had the builder fix a rather significant leak in our roof. While there is no longer water leaking into our unit, it is difficult to know if there is water damage in the attic.
1249	No	-
1249	No	-
1249	No	-
1255	No	-

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Project No: 10530.0000
Building: Southpoint Ridge - Ph. 1-3
Job Name: 15-mth Warranty Review

Questionnaire Response Summary

Question: 7 Do you have any other concerns related to the building?

UNIT	RESPONSE [Y or N]	COMMENTS
1220	No	-
1223	No	-
1225	No	-
1231	Yes	Cracking on garage floor
1237	No	-
1249	No	-
1249	Yes	Rust is showing up on the front rails outside at the joints on the front patio.
1249	Yes	There is a crack on the wood facing around the front upper window facing the street. It is horizontal and is the width of the wood facing board. There is rust on the front black fencing.
1255	No	-

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