

DougLes Consulting Services Incorporated

July 12, 2001

914 Parklands Dr., Victoria, BC V9A 4L7 Phone (250) 380-6396

Roger Taylor
#417 545 Manchester Rd.
Victoria, BC

Attention: Roger Taylor

Dear: Roger,

**Re: Owners of Strata #2720's buildings located at 545 Manchester and 520 Dunedin St.
Victoria, BC.**

Having completed the annual review as per your instructions I have the following to report. I opened approximately fifty test holes, throughout thirteen units within the two buildings. I opened five test areas on the exterior involving three units. Below is a list of the units attended, areas inspected, the number of test sites, and the results.

Hampton Court 545 Manchester:

101	Kitchen, bedroom	5 test holes	all dry, no signs of excess moisture
104	Kitchen, living room, bedroom	5 test holes	all dry, no signs of excess moisture
106	Kitchen, bedroom	6 test holes	all dry, no signs of excess moisture
107	Kitchen	4 test holes	moisture on exterior wall see below
203	Living room	carpet stain	all dry see below
304	Kitchen, bedroom	4 test holes	all dry, no signs of excess moisture
402	Kitchen, living room	3 test holes	all dry, no signs of excess moisture
404	Kitchen, living room, bedroom	6 test holes	all dry, no signs of excess moisture
409	Kitchen, living room	3 test holes	all dry, no signs of excess moisture
415	Balcony	remove stucco	all dry, no signs of excess moisture

Churchill Place 520 Dunedin:

102	Kitchen, living room, bedroom	6 test holes	all dry, no signs of excess moisture
105	Living room	1 test hole	all dry, no signs of excess moisture
106	Kitchen, living room	3 test holes	all dry, no signs of excess moisture
208	Kitchen	2 test holes	all dry see below
202	Kitchen, living room, bedroom	5 test holes	all dry, no signs of excess moisture
301	Kitchen, bedroom	4 test holes	all dry, no signs of excess moisture



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Churchill Place 520 Dunedin cont.

411	Kitchen, living room, bedroom	7 test holes	all dry*
412	Kitchen, living room, bedroom	7 test holes	all dry
404	Balcony	remove stucco	

Individual reports on specific units

Hampton Court 545 Manchester:

- #101 There was a stain reported in the second bedroom under the dresser. This stain was small and could have been related to the last time this area was wet. The carpet, the underlay, the floor, the drywall, and the inside of the wall were all dry. This is below the ducts (that vent outside) where we found the problem last year. All is dry and there appears to be nothing to be concerned about. The other areas inspected were dry with not indications of anything to be concerned about.
- #104 The walls in this suite were drilled as the others where. We also removed the casing and cut out the drywall above the patio door that was a concern. All was dry. Extra time was taken as this unit experienced a lot of water penetration from the deck above prior to the repairs to the deck drains.
- #107 This unit was checked because there was water infiltration last year. A problem with the membrane over the slab (above the underground parking) was repaired. Opening the exterior wall in the kitchen revealed that the lower plate and concrete wall were both wet. The wall adjacent to the other suite was not wet, nor was the wall adjacent to the living room. Both of these test holes were cut near to the exterior wall. Three possible reasons for this moisture came to mind and a fourth presented itself. First I thought of the membrane. As we did not replace the entire membrane we may not have prevented all of the water infiltration in this area. Second, I thought that the water could have come down the exterior wall from above. Thirdly, that condensation on the concrete due to high humidity in the suite could have caused it. I was relaying this to the owner when she explained that there was often water condensing on the patio door in the winter that drained to and laid in the track at the bottom. Checking the track I discovered holes in the bottom that should not be there. Water laying in the track will drain through these holes and infiltrate the wall. I believe that the water found in this area is coming through the holes in the patio door track. There may also be some humidity condensing on the cold concrete. The owner is happy to leave two of the test holes behind her freezer open (temporary ply wood cover) to assist with monitoring the situation. I recommend injecting caulking into the holes to prevent water from entering and monitoring the situation.



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- #106 This unit reported water entering in above the kitchen window. I opened test holes in the kitchen only to find the inside of the wall dry. I removed the stucco from the exterior and found minor problems with the building paper and slight indications of water on the OSB sheathing. I removed the sheathing and found indications of water running down the outside of the header above the window. The header was stained, however otherwise unaffected with no signs of deterioration. I believe the water was getting in somewhere above the decorative band and infiltrating behind the sheathing and flowing out through the top of the window. The window was acting as a drain for the water thus there was no build up and trapped moisture to damage the structure. I had a flashing installed to catch any water infiltrating higher up and spill it outside of the stucco cladding. When the stucco repairs are complete we will do some water testing.
- #203 This unit reported a stain on the carpet under the chesterfield in the living room. The carpet, underlay, and floor were dry. There was no indication of any water coming through the ceiling and the stain was in the center area of the room. In my opinion this stain is a result of something being spilled on the carpet. It was reported that the stain was or had grown. Sometimes when stains are cleaned they expand during the drying process as impurities in the carpet wick up the fiber from the backing.
- #304 Water was reported above patio door. There were signs of water penetration in both the kitchen and the bedroom. Both areas were previously leaking. The test holes were dry with no indication of water entering the wall cavity.
- #306 This unit was not available for access.

Roof

The roof is in good shape. There was some debris and a few minor items. The debris has been removed and the roof cleaned up. There is nothing else that appears to require further attention at this time. The roof is responding well and if maintained should meet or exceed its life expectancy.

Churchill Place 520 Dunedin:

- #208 The owner reported that the problem was in the kitchen and not above the patio door. I cut test holes and found no indication of water infiltration.
- #404 This unit had bad staining and mildew on the balcony corner posts. There were also cracks in the stucco. We removed some of the stucco in three areas of concern. We found the sheathing had been wet on many occasions and had delaminated and deteriorated. The worst area was where the flashing over the parapet wall (under the glass) meets the post. The area was dry and gave no moisture readings. In my opinion the damage we found was done prior to the caulking of the building and that the caulking repairs reduced or eliminated the water penetration for now. I had the rotten OSB replaced and repaired the stucco. The area will be re-caulked.



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Roof

The roof is in good shape. There was some debris and a few minor items. The debris has been removed and the roof cleaned up. There was a damaged roof vent that has been repaired. There is nothing else that appears to require further attention at this time. The roof is responding well and if maintained should meet or exceed its life expectancy

Note: The balcony cap flashings appear to have been installed before the stucco was completed. Thus the stucco is troweled up to and somewhat under the cap rather than the cap fitting over a stuccoed wall. The concern is that as the balconies settle a gap may form between the bottom of the flashing and the top of the stucco. Water is likely to infiltrate in this case. It may be wise to have each owner inspect their cap flashings and report any gaps that may be of concern.

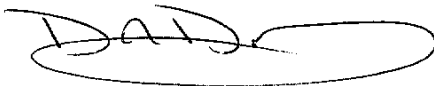
Conclusion

Upon completion of this review I became very optimistic. I fully expected to find moisture and wet areas within the walls. I was specifically looking for water that may have been trapped inside of the walls before the caulking and repair work. I opened areas that were reported and were most likely to be a problem. The fact that no water or moisture was found (except #107 H.C.) and no significant damage presented itself is an indication that the maintenance option is performing well. The infiltration has been reduced before it penetrated beyond the exterior sheathing into the wall structure.

The results of this review were substantially better than I had anticipated. Clearly the maintenance option is buying time without any apparent significant detrimental affects to the building. Based on my experience water infiltration that creates structural damage rarely occurs without some signs or warning symptoms. With annual reviews that focus in part on any complaints of water infiltration I believe that structural damage (caused by water infiltration) will be kept to a minimum. Following this review I am more optimistic that the installation of the drain screen system will be able to be postponed at least eight to ten more years without significant additional structural deterioration. This is provided that the Owners continue with annual reviews, a diligent maintenance program, and open communication reporting any signs of water infiltration including the conditions in which the infiltration occurred.

For further information or clarification please feel free to contact me at 380-6396 or alternatively at 384-1390.

Yours truly,



D. A. Downs

Per DougLes Consulting Services Inc.