

PougLes Consulting Services Incorporated

February 22, 2000

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

Roger Taylor
#417 545 Manchester Rd.
Victoria, BC
Via Fax # 383-9061

Attention: Roger Taylor

Dear: Roger,

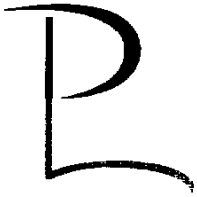
**Re: Owners of Strata #2720's buildings located at 545 Manchester and 520 Dunedin St.
Victoria, BC.**

The work carried out to maintain the building by reducing water infiltration as outlined in my report dated April 14, 1999 has now been completed by Downs Construction Ltd. under my supervision. The work was carried out to the degree directed by yourself and the Strata Council. Please note that a considerable amount of work was included beyond the original scope of repairs set out. Below is a brief summary of the work

Membrane Flashing

This work was completed around the entire perimeter of both buildings

- All landscaping was removed, pulled back, transplanted, and or disposed of.
- The perimeter of both buildings was excavated to either the top of the underground parking roof slab or as required to carry out the work. In some cases the excavation exceeded four feet to expose loose and or damaged membrane.
- The protection sheet was removed as required and the membrane inspected.
- All loose and damaged membrane was repaired and or secured to the foundation wall.
- The concrete foundation was kerfed approx. 10 to 15 millimeters deep.
- A protection board was installed to replace the one removed.
- A baked enamel flashing was manufactured and installed into the kerf in the foundation wall.
- All seams and the top of the flashing were caulked.
- The east and south walls of Churchill Place where lacking proper drainage. New perimeter drainage pipe was installed and connected to the laterals as best as possible given the existing conditions.
- Centra gas was informed of the digging around the gas service for the building. They used this opportunity to service and treat the lateral line.



Hampton Court & Churchill Place
Attention: Roger Taylor

February 22, 2000
Page 2

Membrane Flashing cont.

- Drain rock was installed to cover the new drainage pipe.
- Drain rock was used to backfill the perimeter of the building to improve drainage.
- Two by six and two by eight pressure treated boards were installed around the perimeter to separate the drain rock from the landscaping.
- The area around the drain rock was backfilled.
- The excess backfill material was removed and disposed of.
- The landscaping was restored.

Decorative bands and flashings.

- All flashings were thoroughly cleaned.
- All lap joints were abraded and then primed with Belzona special two component conditioner (primer).
- All lap joints were then coated with the recommended Belzona product 3111.
- Fiber tape was placed over each joint with a cellophane tape utilized to provide for contraction and expansion of the joint.
- Fiber tape was embedded in the Belzona 3111.
- Each joint then received two more coats of the Belzona 3111.
- All of the Belzona product was carefully installed to both manufacturer's specifications as well as under the guidance of the company representative Allan Austin.
- Allan Austin inspected the work upon completion to ensure that it was properly installed.
- Flashings were then caulked under all of the windows as well as possible given the circumstances.
- Upon completion of the stucco work, areas requiring caulking were caulked.

Balconies

- All flashings were gone over and re-caulked.
- Some areas were covered with the Belzona 3111 product. The preparation and tape was carried out in the same manner as outlined in the "decorative bands" section of this report.
- Unit # 410 was taken apart where the engineer had reported rot. The rot was repaired, the membrane reinstalled and all ancillary work (stucco, railings etc.) carried out to place the balcony back to its original condition.

R

Hampton Court & Churchill Place
Attention: Roger Taylor

February 22, 2000
Page 3

Balconies cont.

Further inspections were carried out to the southwest corner balconies of Hampton Court as the work minimized but did not stop all water infiltration. This resulted in identifying two other concerns. The first being that the light fixtures were not sealed or even caulked. Water could infiltrate by entering behind the light fixture and through the electrical box. A better system would have utilized a type of gasket to seal or protect the electrical box. The second area and by far the greatest concern was the way in which the builder had taken the downspout (draining the fourth floor balconies) through the third and second floor balconies. This detail was allowing water to easily infiltrate the structure of the building and causing some other concerns.

- The light fixtures were caulked where the base meets the stucco on these and some of the other areas around the building.
- Soffit material was removed to facilitate the work.
- A sleeve of the deck material was designed, fabricated, and tested on site.
- The downspouts were disconnected, the sleeves installed and welded onto the deck membrane and the downspouts reconnected.
- Soffit material was reinstalled replacing pieces as required.
- All door, patio door, and window flashings were caulked at the corners to prevent water returning around the flashing while still allowing it to escape out in the middle of the opening.

Expansion joints in the stucco

- The expansion joints were cleaned free of loose dirt, debris, and growth in preparation for the repairs.
- The expansion joints through out both buildings were caulked. The caulking was applied at each butt joint, and all corners.
- In areas where the building shrinkage was collapsing the expansion joint and creating a possible area for infiltration this was also caulked.

The stucco cladding

- Additional areas of the stucco were removed to facilitate both testing and repairs.
- In all areas that the stucco was removed for work or testing the building paper was reinstalled and properly overlapped to function as designed.
- The wire was reinstated or re-lathed as required.
- The stucco was replaced with a proper scratch coat, second coat, and finish coat.
- All details, windows, vents, and large cracks were caulked.

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Hampton Court & Churchill Place
Attention: Roger Taylor

February 22, 2000
Page 4

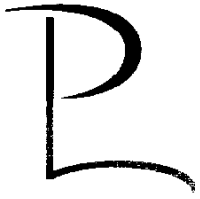
Testing and ongoing reviews of the work and the building.

During the entire remedial work carried out by Downs Construction Ltd. I not only supervised the work but also kept a close eye on the building and carried out additional testing as I thought circumstances warranted. The employees were trained to look for any signs of problems so that during their work anything suspicious was brought to my attention. After heavy rain falls I would review the buildings looking for possible problem areas. The stucco was opened in several areas around the buildings to facilitate inspections.

Landscape grading

The west and north sides of Churchill place were incorrectly graded by the original contractor. There should be a minimum of 20 centimeters (eight inches) between the top of the ground or landscaping and the top of the foundation. This is to keep the ground from covering areas of the wood frame portion of the building and allowing plants, insects, and water to damage the framing. We found that the ground was backfilled up to and covering the stucco in a considerable part of this area. This had resulted in the sheathing under the stucco and some of the wood frame to be both wet and in various degrees of deterioration due to rot.

- The stucco was removed until all of the affected area was exposed.
- Further stucco was removed to ensure that the repair work was consistent to the entire length of each side.
- The rotted sheathing was removed and all of the rotten structure replaced with pressure treated material.
- The affected areas were coated with wood preserve.
- All insulation removed to facilitate the work was reinstated.
- The sheathing was replaced.
- The lower portion of the sheathing was then primed to facilitate installation of a membrane.
- A "peel and stick" type membrane was installed to the lower portion of the sheathing as required
- The building paper was reinstated overlapping the membrane, new stucco "j mold" and lath were installed to facilitate re-stucco work.
- The stucco was repaired as outlined in the "stucco cladding" section above.
- The drain rock and landscaping was then re-graded and best as possible given the elevation of the parkade slab.



Hampton Court & Churchill Place
Attention: Roger Taylor

February 22, 2000
Page 5

Landscaping

Additional landscaping was carried out at the time of replanting to improve the condition of some areas of the building.

Roofs

The roof areas were gone over with Universal Sheet Metal and repairs made as follows.

- All of the problems related to building shrinkage and movement that were a concern were corrected.
- The flashings with no membrane under as mentioned in my previous report were removed, building paper installed, and the flashings reinstalled. This was not a problem with the roofing contractor's (Universal Sheet Metal) original work. These areas were above stucco and the stucco lather or the building contractor should have ensured this was installed prior to the metal flashing installation.
- Missing drain covers were replaced.
- The storm collars on the vent pipes were caulked in place to function properly.
- Debris and excess granulars were removed from the roofs.

Underground parking

The water infiltration over the storage area was reviewed and attended to.

- A mechanical clamp joining the waste pipe was refastened.
- The same pipe was sealed as best possible from the inside where it penetrated to foundation of the building. Normally a proper repair would be to excavate the exterior of the foundation and seal the pipe from the exterior. Due to the location and the fact that the building's situation made this very costly, it was completed on the inside.

The water infiltration over the cars in the northwest area of the underground parking was also reviewed and the following work carried out.

- The landscaping was excavated in a large area around the patio of the unit above the affected area.
- The perimeter drain that was extended under the patio was capped off. The drain openings and other openings discovered in the patio's retaining wall were capped off with concrete.
- A membrane was installed to the patio retaining wall to isolate it from the rest of the parkade slab.
- Dye tests were carried out to determine if the water was infiltrating through the patio or from the membrane over the parkade. It was determined that it was the membrane over the parkade.

R

Hampton Court & Churchill Place
Attention: Roger Taylor

February 22, 2000
Page 6

Underground parking cont.

- The membrane was removed in the section excavated and water control used to keep the area dry.
- The slab exposed was primed as required to install a new membrane
- Modified Bitumen cap sheets (torch on) was installed as a membrane over the exposed slab and tied into the existing membrane.

While this slowed down the water infiltration and changed slightly where it was entering it did not solve the problem. Cracks were discovered that extend both across the entire slab perpendicularly and parallel to the building. The water was obviously breaching the membrane somewhere beyond the excavated area. My belief is that the water was continuing under the membrane to some point finding the crack and then being channeled into the area through the crack. Other options are being looked into.

Curbing

The broken and cracked curbing in front of Hampton Court was repaired.

- The existing curbing was removed and disposed of.
- The patio stones were removed and saved for reuse.
- The ground was excavated
- A footing was formed, reinforced, and placed with concrete.
- The curbing was formed, reinforced, and placed with concrete.
- The driveway was prepped and the patio stones reinstalled.

Railings

Removal of the hedging to the perimeter of concrete retaining wall around the entrance to the underground parking presented a new problem. The wall was at an unsafe height to leave un-addressed. New metal railings were fabricated, primed, painted two coats, and installed. I recommend a final coat of paint in the summer.

Overall the work completed above was completed in a good and efficient manner. Downs Construction Ltd. completed each area within or under the estimated values. The entire project exceeded costs only due to the additional work carried out during the course of repairs. The Strata Council's budget was realistic and contained contingencies for much of the work over and above the work first specified. Below is a general idea of what work was completed that was not included in the budget for the project.

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Hampton Court & Churchill Place
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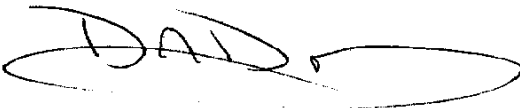
February 22, 2000
Page 7

Work over and above original scope of repairs

- Belzona 3111 application to flashings in replacement of caulking. This is a far more labour intense and costly procedure. A two-component conditioner (primer) is applied first. This must cure for four hours prior to applying the next product. The Belzona 3111 is utilized with a tape in a process that requires three more applications to each joint. In contrast the caulking budgeted on is a one-application treatment.
- Balcony sleeve repair.
- Repairs and replacement of the perimeter drain.
- Placement of drain rock around the perimeter of the buildings.
- Installation of a pressure treated board between the drain rock and the landscaping around the perimeter of both buildings.
- Water restoration to the lobby and basement of Hampton Court after a brittle irrigation line broke in front of the entrance.
- Repairs to the front of Hampton Court related to the covering of a dryer and fan vent. This included structural repairs involving an engineer.
- Roof repairs.
- Minor repairs and general maintenance performed as Downs Construction Ltd. was already on site. An example is the repair to two hose bibs.

Please note the above is not all-inclusive. It is simply an overview to act as a record of the work carried out for the owners. 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.