

**10031.07**  
**Balance**  
**2020 Exterior Review**

Strata Plan VIS 6763  
c/o Paul Merrien, Proline Management Ltd.  
201 - 20 Burnside Road West  
Victoria, BC V9A 1B3

June 16, 2020

Regarding: **2020 Exterior Review**

Dear Mr. Merrien,

Method Engineering and Building Services Ltd. (METHOD) was retained by Strata Plan VIS 6763 to complete an exterior review of the buildings located at 373 & 379 Tyee Road in Victoria, BC. These residential high-rise buildings, which are apart of the complex known as the Balance, were reviewed to assess the condition of certain building envelope components and indicate repair/renewal needs.

## SCOPE

The following was completed as part of the exterior review, as per the terms outlined in our proposal:

- ♦ Visual Review – METHOD attended site on May 25, 2020 and completed a visual review of the building exterior, including: sloped metal roofs, decks, balconies, eyebrows, windows, and exterior walls. Our review was completed from the ground, roof, and a sampling of balconies, which were accessed from the following units:
  - ♦ 373 Tyee Road – Unit – 202, 205, 406, 409, 507, 701, 804, 903
  - ♦ 379 Tyee Road – Unit – 202, 203, 306, 309, 402, 506, 507, 603, 606, 701, 709, 807, 907

Our visual review was limited to areas accessible by foot, along with the areas in the immediate vicinity (ie. within relatively close sight). Our original scope of work included having Heightsafe complete a visual review of all the exterior wall and windows using rope access. Heightsafe was not available in time for the Strata's budget preparation so it was decided to proceed with the reduced areas of review.

## OBSERVATIONS

In general, our review found that the above noted assemblies are in suitable condition and are performing to a level consistent with age. However, reoccurring performance concerns do exist, particularly at concrete walls/curbs, concrete eyebrows, and roof top cladding. These concerns are summarized below (Figure 1 & Figure 4):

- ♦ Failure of liquid-applied waterproofing.
- ♦ Discontinuous mass concrete wall paint finish.
- ♦ Hairline cracking of concrete at floor line cold-joints.
- ♦ Damaged panel cladding. Various cladding fasteners are missing or stripped.

Items with high rain exposure (ie. no overhang protection) are the most critical, as this increases the risk of moisture damage or accelerated deterioration of building assets.



Figure 1 – Failure of liquid urethane waterproofing on the top surfaces of the parapet above the garden suites.



Figure 2 – Failure of wall paint at the parapet areas above the garden suites.



Figure 3 – Hairline cracking, which was noted near various balcony/wall saddles.



Figure 4 – Cracked panel cladding at rooftop area

Other concerns are less critical to the current performance of the building enclosure but could impact long-term performance and durability. These concerns are less critical since they are localized or protected by overhangs, and include (Figure 5 & Figure 8):

- ◆ Discontinuous liquid-applied balcony waterproofing
- ◆ Sealant failure
- ◆ Detached metal flashing
- ◆ Corrosion to metal downspouts



Figure 5 – Discontinuous liquid-applied waterproofing.

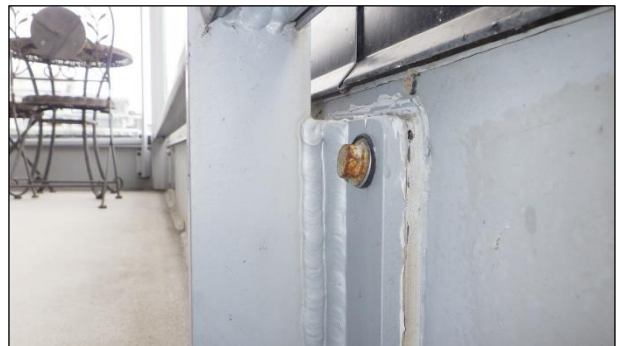


Figure 6 – Sealant failure at guardrail post bracket.



Figure 7 – Detached windowsill flashing



Figure 8 – Corroded metal rainwater leader.

Other observations are not significant performance concerns and are generally cosmetic. Examples of such items include (Figure 9 & Figure 12):

- ◆ Deteriorated guardrail coatings
- ◆ Deteriorated light fixture finishes
- ◆ Corroded fasteners or hinges
- ◆ Staining of paint finishes



Figure 9 – Guardrail coating deterioration.



Figure 10 – Deterioration to light fixture paint finish.



Figure 11 – Corrosion of the guardrail bolt heads. This is mainly a cosmetic issue at this time.



Figure 12 – Staining to wall paint finish.

A full list of notable observations is summarized below in Table 1. Photos are included in Appendix A.

Table 1 - Observation Table

ID	PHOTOS	LOCATION	OBSERVATIONS
01	01-01 to 01-02	<ul style="list-style-type: none"> <li>◆ Concrete curb upstand at various lower level locations</li> </ul>	<ul style="list-style-type: none"> <li>◆ Cracked concrete at cold joint between the vertical curb and horizontal slab.</li> </ul>
02	02-01 to 02-04	<ul style="list-style-type: none"> <li>◆ Various</li> </ul>	<ul style="list-style-type: none"> <li>◆ Blistering/delamination of guardrail powder coating, which exposes underlying metal. Locations with more significant coating failure are beginning to corrode.</li> <li>◆ This is mainly a cosmetic issue and does not affect the structural integrity of the guards.</li> </ul> <p>NOTE – These observations were generally limited to guardrails with significant overhang protection. This suggests that corrosion is due to salt in the air, which is forming deposits on the guardrail and causing deterioration since the guardrail is not exposed to rain wetting.</p>
03	03-01 to 03-09	<ul style="list-style-type: none"> <li>◆ Various lower level concrete eyebrows.</li> <li>◆ Various lower level concrete eyebrows.</li> <li>◆ 373 Tyee-Roof top eyebrow</li> </ul>	<ul style="list-style-type: none"> <li>◆ Deterioration of liquid urethane waterproofing at concrete eyebrow parapets at the green roof above the garden suites. The main portion of the eyebrow was recoated last year but the top of the parapets was excluded. Specific defects to the parapet tops include: <ul style="list-style-type: none"> <li>◆ Localized areas of discolouration, which indicates accelerated levels of deterioration where the membrane application was thinner.</li> <li>◆ Flaking/delamination of membrane between coating applications.</li> </ul> </li> <li>◆ Discontinuous/missing sealant at metal box transition with concrete eyebrow waterproofing.</li> </ul>
04	04-01 to 04-04	<ul style="list-style-type: none"> <li>◆ 373 Tyee-Unit 507</li> <li>◆ 373 Tyee-Unit 701</li> <li>◆ 373 Tyee-Unit 804</li> <li>◆ 379 Tyee-Unit 709</li> </ul>	<ul style="list-style-type: none"> <li>◆ Flaking and cracking of liquid urethane waterproofing at vertical balcony curb, exposing concrete.</li> <li>◆ Scaling/debonding cant bead of sealant at vertical/horizontal balcony transition. NOTE – This was only noted at one location.</li> <li>◆ Liquid urethane damage at concrete fascia.</li> </ul>
05	05-01 to 05-10	<ul style="list-style-type: none"> <li>◆ Various</li> </ul>	<ul style="list-style-type: none"> <li>◆ Hairline cracking at the underside of concrete eyebrows and similar overhangs.</li> <li>◆ Paint delamination and cracked concrete at the outside edge of balcony/roof overhang soffits</li> <li>◆ Paint blistering at eyebrow soffit due to previous water leakage. This was noted above garden level suites.</li> </ul>
06	06-01 to 06-07	<ul style="list-style-type: none"> <li>◆ Various</li> <li>◆ 373 Tyee-Unit 804</li> </ul>	<ul style="list-style-type: none"> <li>◆ Hairline cracking to concrete wall. NOTE – Cracking was common at various balcony/wall saddle locations.</li> </ul>

ID	PHOTOS	LOCATION	OBSERVATIONS
		<ul style="list-style-type: none"> <li>◆ Planter/retaining walls at lower levels</li> </ul>	<ul style="list-style-type: none"> <li>◆ Paint delamination from concrete wall. This is common at the vertical face of the green roof parapet above the garden suites.</li> </ul>
07	07-01 to 07-04	<ul style="list-style-type: none"> <li>◆ 373 Tyee-Unit 804</li> <li>◆ 373 Tyee-Unit 903</li> <li>◆ 379 Tyee-Unit 309</li> </ul>	<ul style="list-style-type: none"> <li>◆ Corroded metal rainwater leaders at pipe joints and at transition through horizontal concrete slab.</li> </ul>
08	08-01 to 08-02	<ul style="list-style-type: none"> <li>◆ 379 Tyee – Unit 402</li> </ul>	<ul style="list-style-type: none"> <li>◆ Detached windowsill flashing, exposing sub-sill waterproofing.</li> </ul>
09	09-01 to 09-03	<ul style="list-style-type: none"> <li>◆ 373 Tyee – Unit 701</li> <li>◆ 373 Tyee – Unit 507</li> <li>◆ 379 Tyee – Unit 506</li> </ul>	<ul style="list-style-type: none"> <li>◆ Sealant failure at side-mounted guardrail post.</li> </ul>
10	10-01 to 10-03	<ul style="list-style-type: none"> <li>◆ 373 Tyee – Viewed from Unit 903</li> <li>◆ 373 Tyee – Viewed from Unit 202</li> <li>◆ Roof tops at both buildings</li> </ul>	<ul style="list-style-type: none"> <li>◆ Flaking paint at the top side of wall-mounted light fixtures.</li> </ul>
11	11-01 to 11-05	<ul style="list-style-type: none"> <li>◆ 373 Tyee – Unit 507</li> <li>◆ 379 Tyee – From Unit 507</li> <li>◆ Roof top cladding at both buildings</li> </ul>	<ul style="list-style-type: none"> <li>◆ Damaged panel cladding, which is most prevalent at the roof top areas.</li> <li>◆ Missing or stripped cladding fasteners at roof top areas.</li> </ul>
12	12-01	<ul style="list-style-type: none"> <li>◆ Various</li> </ul>	<ul style="list-style-type: none"> <li>◆ Gasket between PVC rainwater leader and wall attachment clamp is dislodged.</li> </ul>
13	13-01	<ul style="list-style-type: none"> <li>◆ Ground Level Units</li> </ul>	<ul style="list-style-type: none"> <li>◆ Dirt staining on metal cladding.</li> </ul>
14	14-01 to 14-05	<ul style="list-style-type: none"> <li>◆ Various</li> </ul>	<ul style="list-style-type: none"> <li>◆ Corroded gate hinge.</li> <li>◆ Surface corrosion to guardrail and privacy screen post attachment fasteners.</li> <li>◆ Corrosion to exposed metal flashing fasteners</li> <li>◆ Corrosion to exposed faster at canopy wall mount.</li> </ul> <p>The corrosion is minor and does not affect the structural performance. At this time, it is mainly a cosmetic concern.</p>
15	15-01	<ul style="list-style-type: none"> <li>◆ 373 Tyee - Unit 903</li> </ul>	<ul style="list-style-type: none"> <li>◆ Damage to pre-finished metal cap flashing, causing corrosion at exposed, raw, metal.</li> </ul>
16	16-01 to 16-03	<ul style="list-style-type: none"> <li>◆ Various</li> </ul>	<ul style="list-style-type: none"> <li>◆ Staining to concrete wall paint finish</li> <li>◆ Staining to liquid urethane at vertical portion of the slab above the pond.</li> </ul>
17	17-01 to 17-03	<ul style="list-style-type: none"> <li>◆ 379 Tyee – Unit 402</li> </ul>	<ul style="list-style-type: none"> <li>◆ Organic debris from landscaping at balcony above has migrated onto lower balconies from rain run-off.</li> </ul>



ID	PHOTOS	LOCATION	OBSERVATIONS
18	18-01 to 18-02	◆ 373 Tye – Viewed from Unit 701	◆ Deflection of horizontal glazing support. This is a visual issue and does not affect the support of the glass panel in-fill.

## DISCUSSION

Our limited exterior visual review found the building exterior to be in fair condition, consistent with its age. Our review identified several maintenance needs that are recommended to be completed in the near future (ie. 2020 or 2021):

- ◆ Application of new urethane waterproofing on the top of the parapets along the green roof/podium above the garden suites (Figure 13).
- ◆ Application of new paint to the vertical surface of the parapets along the green roof/podium above the garden suites (Figure 13).
- ◆ Repairs and repainting of the eyebrow soffit finish above garden suites.
- ◆ Localized repairs to areas of urethane waterproofing at noted balcony scuppers (2 locations)
- ◆ Localized repairs to cladding at roof top (both buildings)
- ◆ Other minor tasks, such as: metal flashing repairs, rainwater leader repairs, localized sealant repairs.

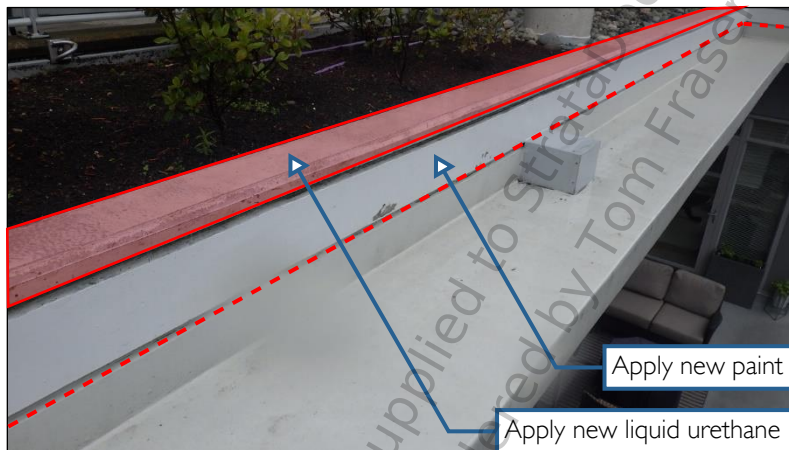


Figure 13 – Recommended parapet repairs along the green roof/podium above the garden suites.

These relatively small maintenance and renewal tasks could be completed within the annual operating budget. A conservative budget at this preliminary stage is \$30,000. We recognize that various items require specialized access, which will impact the cost and trade availability so these costs would be confirmed upon receipt of quotes. We have worked successfully in the past with Heightsafe for work requiring specialized rope-access needs.

Our visual review identified other maintenance and renewal needs that would likely occur within 2 to 5 years, such as:

- ◆ Washing of the exterior cladding surfaces. This is most notable at the upper levels. This would likely be completed in conjunction with exterior painting. The cracking at the floor-line cold joints (Figure 3) would be addressed as part of the exterior painting. Washing of the metal cladding at the ground floor townhouse units could be completed at any time.
- ◆ Repainting or replacement of various aluminium light fixtures.

- ◆ Repainting of aluminum guardrails. This is a cosmetic need and the coating failure does not impact the structural performance of the guard rails.
- ◆ Rainwater leader replacement. The Strata has replaced rainwater leaders in select areas over the past few years.
- ◆ Monitoring of liquid urethane waterproofing conditions, specifically at eyebrows and balconies. Comprehensive renewal is not required at this time, but the Strata should plan for comprehensive renewal within 5 years. NOTE – Damage to liquid urethane waterproofing at a concrete balcony fascia was noted at one location, and similar conditions should be given special consideration as part of a comprehensive renewal. Temporary removals of guardrail components may be required to apply liquid urethane to the slab edge.


The current depreciation report will provide initial budgets for capital expenditures. Once the Strata has decided to take the next steps in planning, it is recommended costs are revisited with trades as part of a pre-construction service.

Regards,

Method Engineering and Building Services Ltd.



By: Kody Glinsbockel, Dip.T.  
Engineering Technologist



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



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**APPENDIX A**  
**Observation Photos**

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### 10031.07 - Balance - 2020 Exterior Review Appendix A - Observation Photos



01-01



01-02



02-01

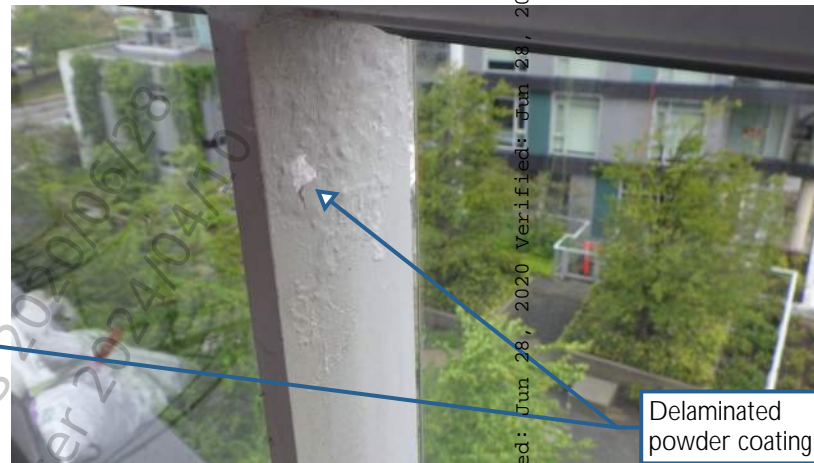


02-02

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02-03



02-04

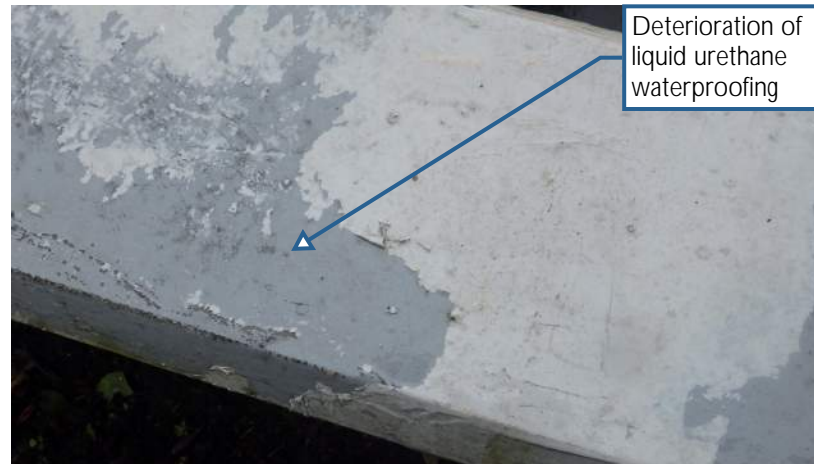
Delaminated powder coating

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03-01

Deterioration of liquid urethane waterproofing



03-02

Deterioration of liquid urethane waterproofing



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03-03

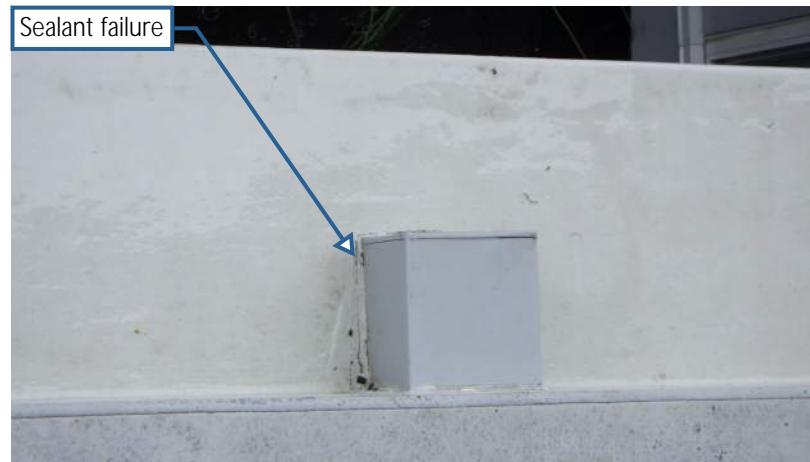


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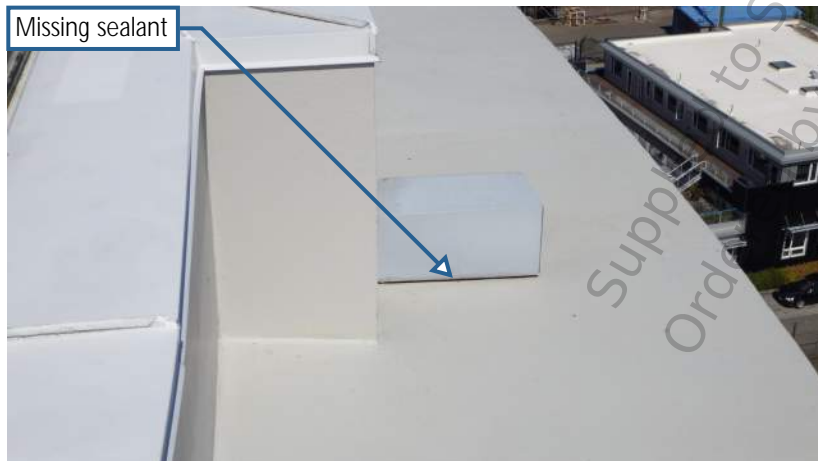
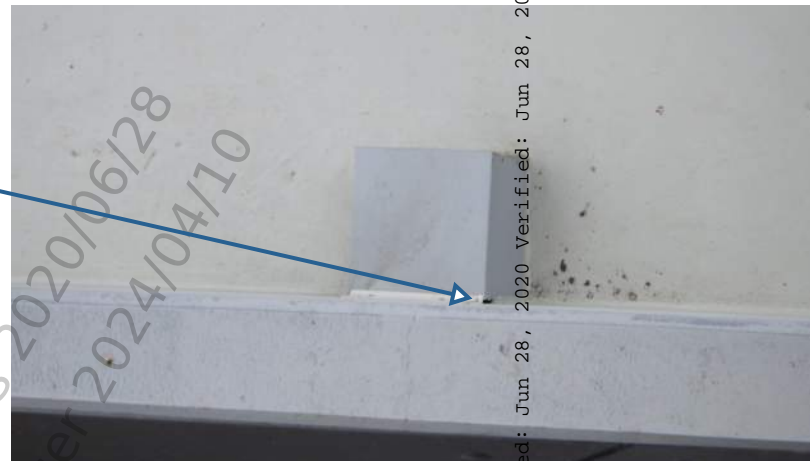
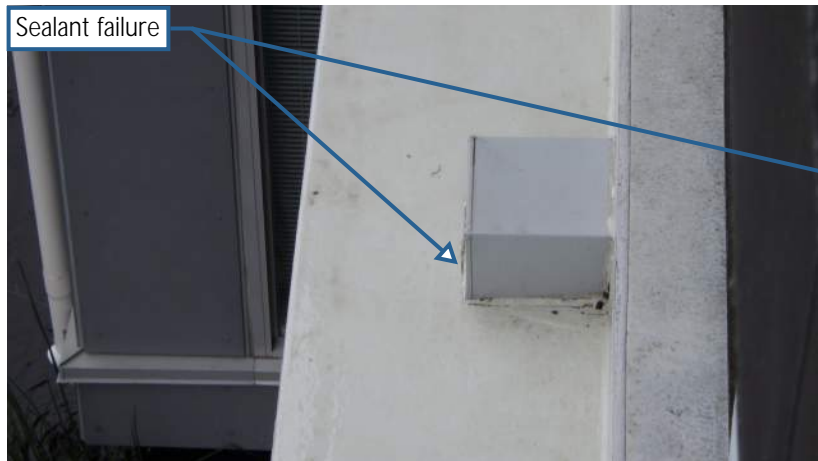


03-05



03-06

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04-02



04-03

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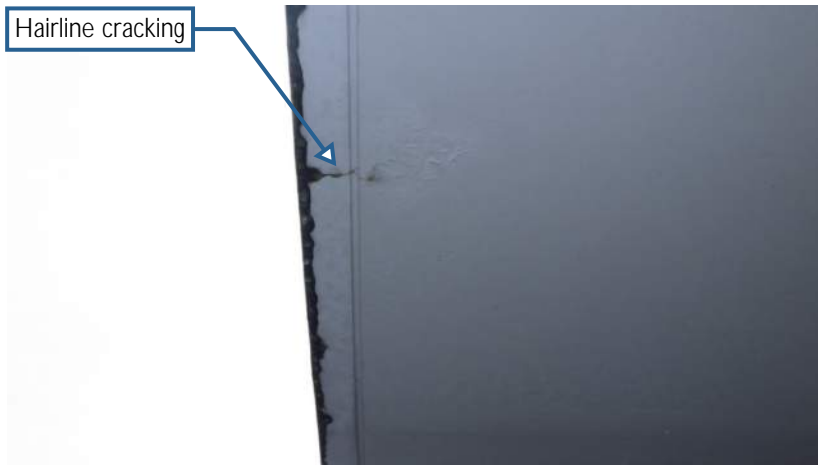
04-04



05-01



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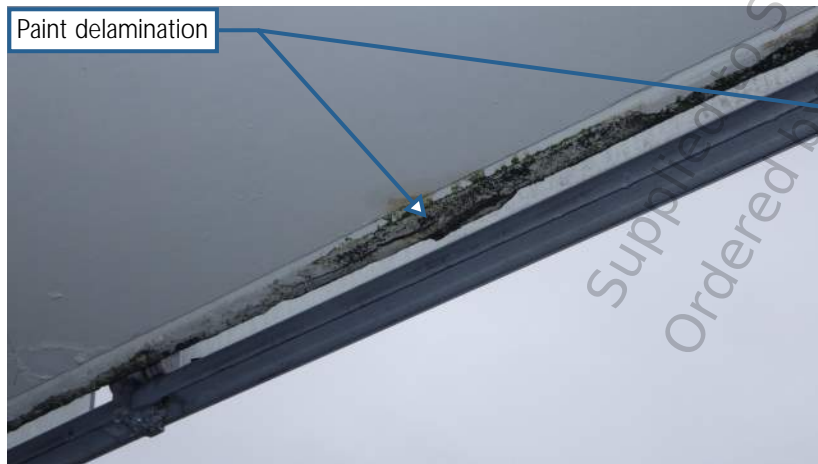


05-02



05-03

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05-04



05-05

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Paint delamination



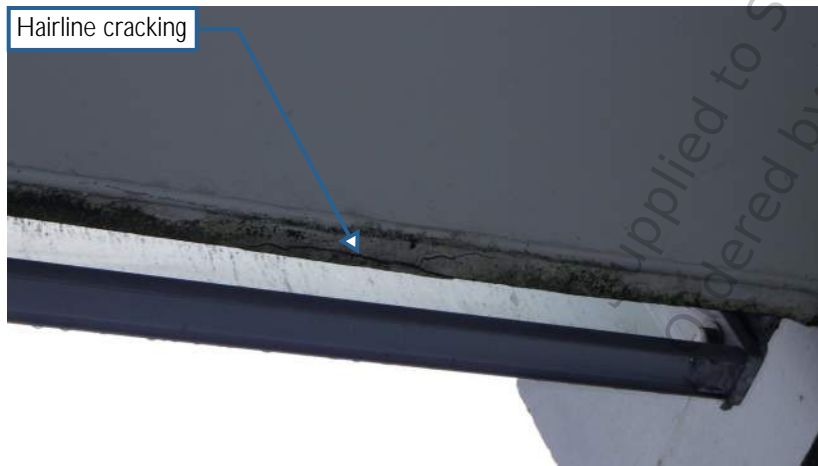
05-06



05-07

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Hairline cracking



05-08

Paint blistering



05-09

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Paint blistering

05-10



Hairline cracking

06-01

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Paint delamination

06-02



06-03

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06-04



Hairline cracking

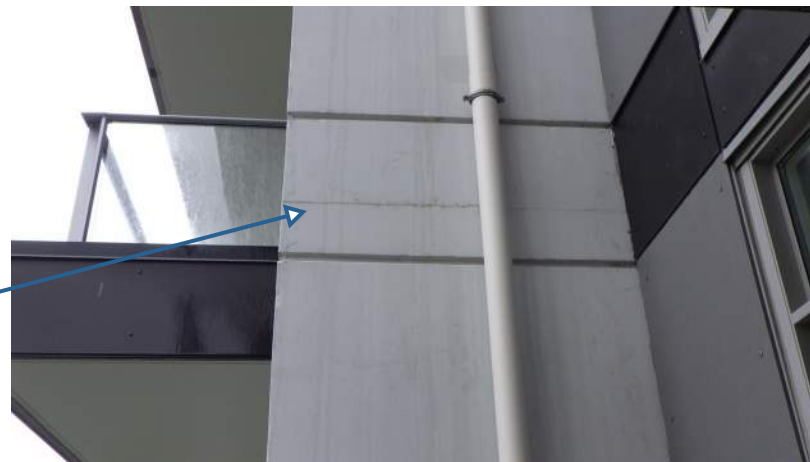
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Hairline cracking

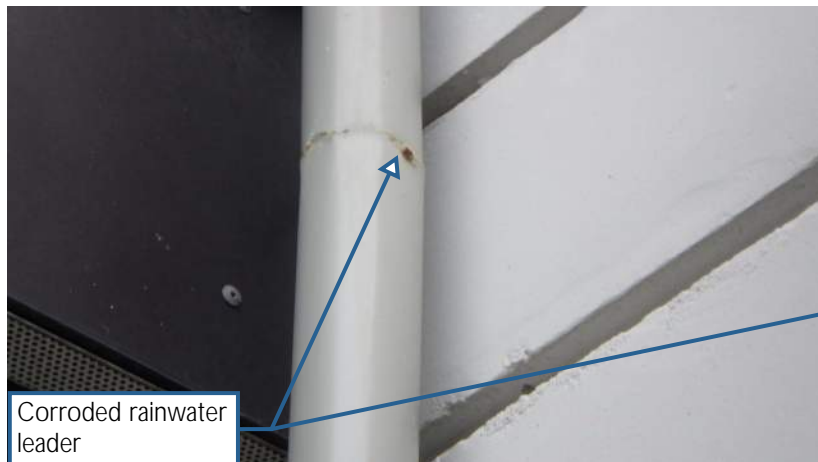
06-06



06-07



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07-01



07-02

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07-03



07-04



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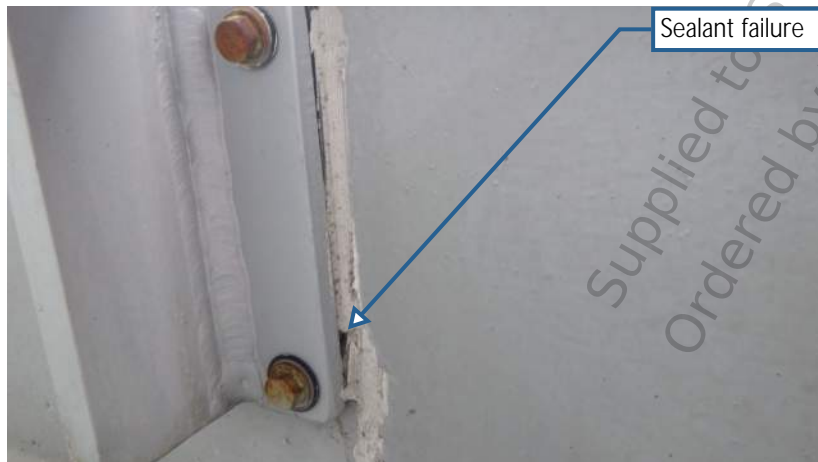
08-01



Detached flashing

08-02

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Sealant failure

09-01



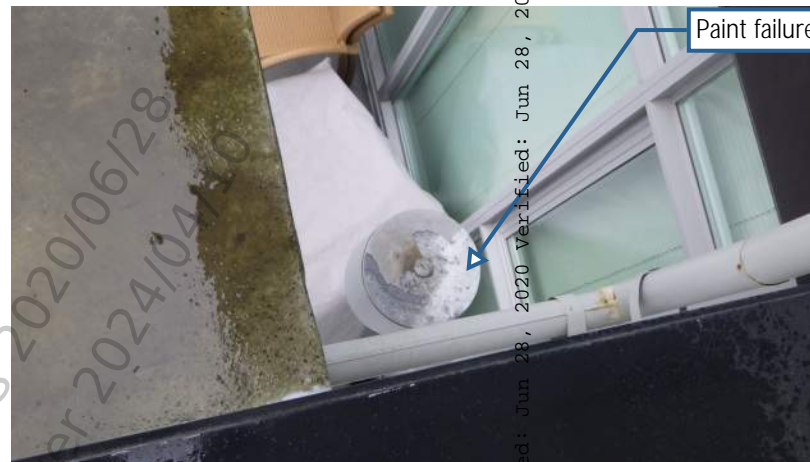
Sealant failure

09-02

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09-03



10-01

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10-02

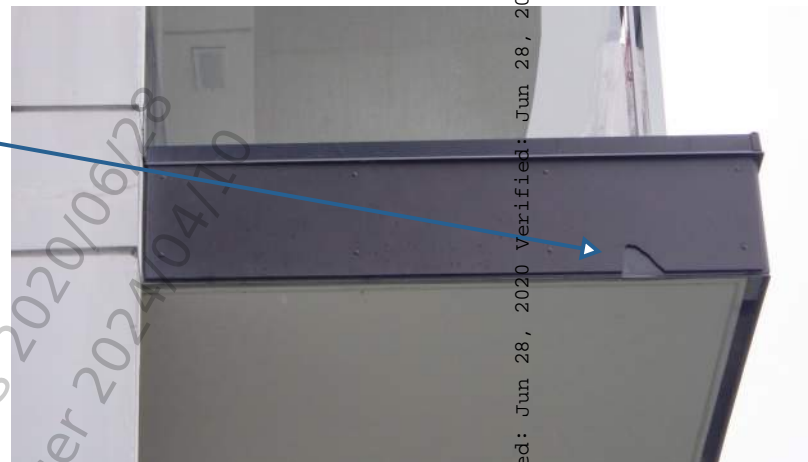


10-03

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11-01

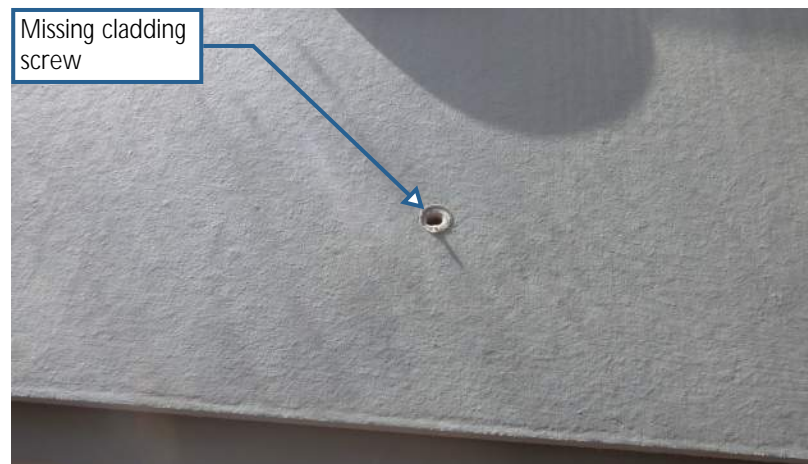


11-02

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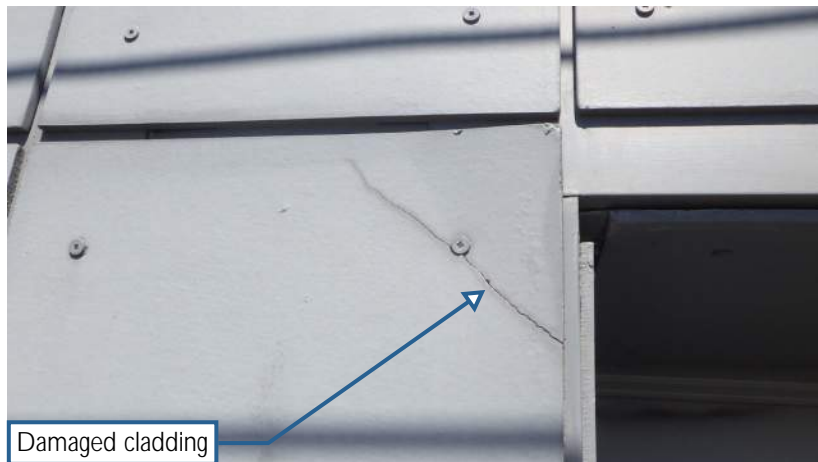
11-03



11-04



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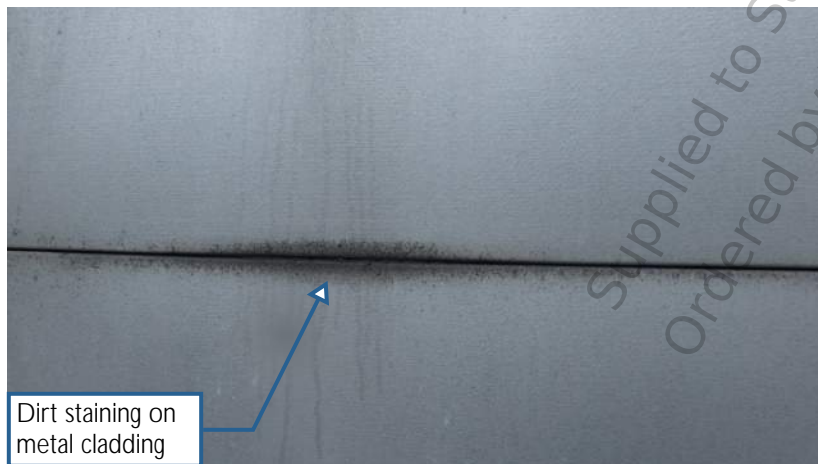


11-05



12-01

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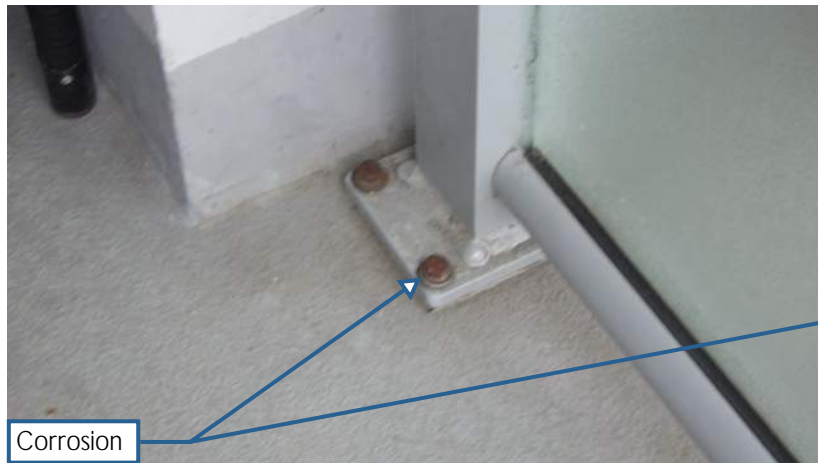


13-01



14-01

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14-02



14-03

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14-04

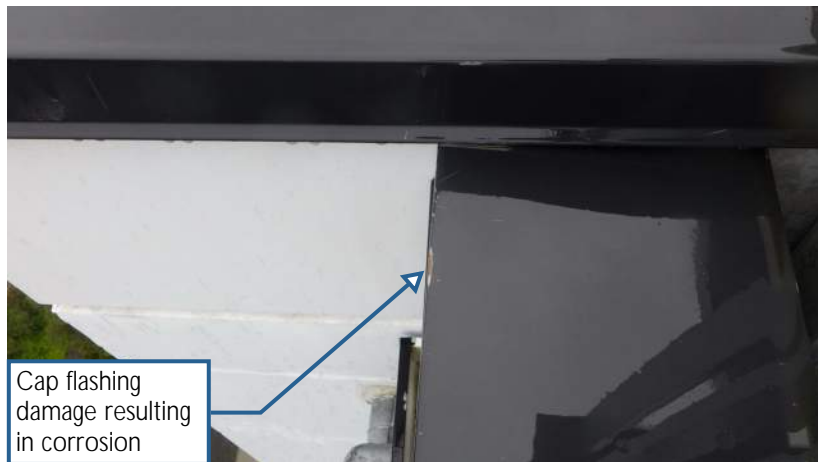


14-05

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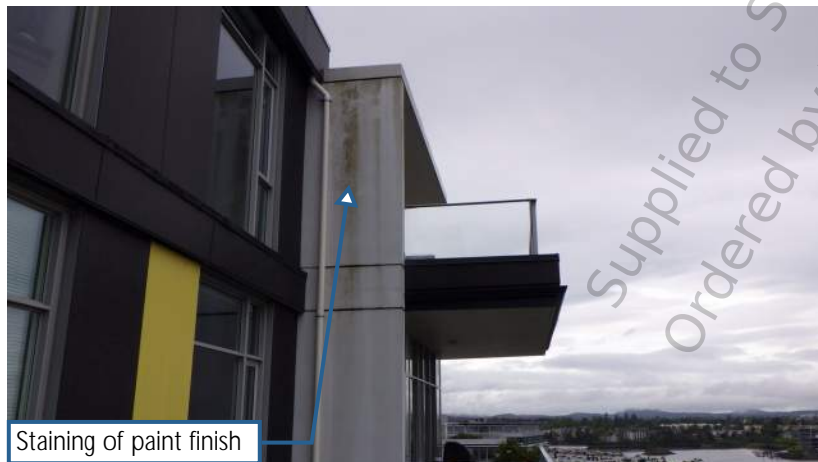


15-01



16-01

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16-02



16-03

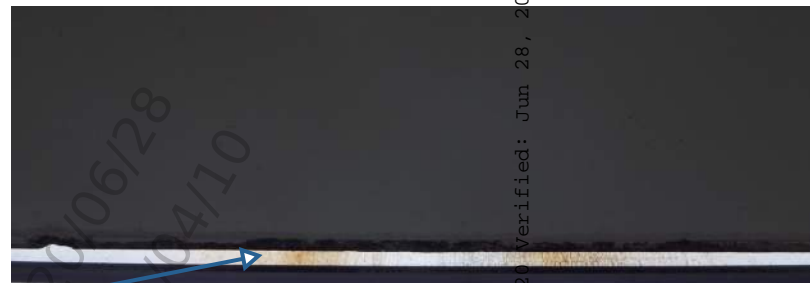
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Organic debris from landscaping above

17-01



17-02

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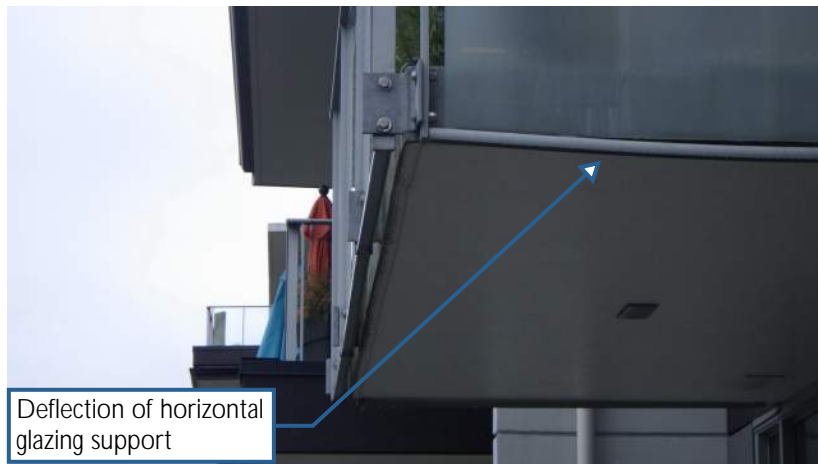
17-03



Deflection of horizontal glazing support

18-01

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18-02

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