



**POMEROY**  
Building Maintenance Ltd.

145-6450 Roberts Street  
Burnaby, British Columbia V5G 4E1  
Phone 604-294-6700 • Fax 604-294-6704

Page 1 of 8

Company: The Owners, Brickwood Place  
11595 Fraser Street  
Maple Ridge  
Attention: Christopher Kearney  
Reference: Waterproofing deck over u/g parkade  
11595 Fraser Street

Date: January 23, 2007  
Ref #: 50-211  
From: Bruce Pomeroy

Fax \_\_\_\_\_  
 Transmittal  
 Courier

For review  
 For reply  
 As requested  
 Submittal

Please find the attached Site Visit Report.

In addition to the recommendations on page 4, we recommend further investigation to determine the water ingress points in the general vicinity of the current work area. This will help us to determine the extend of damage, budget costs, and logical starting and stopping points.

We note that our investigations to date have confirmed some of the observations listed in the engineering report completed in 2000. The engineering package also included site visit reports from work completed by "Messenger Restoration" that same year. Please advise if you have the scope of work referenced in the site visit reports, as this would be helpful in our investigations. It also appears that building plans / elevations may have been used at the time of the report and repair. Are these available?



**Company:**  
**Attention:** Bruce Pomeroy  
**Reference:** Brickwod Place  
Project No. 50-211

**From:** Daryl Massey  
**Date:** January 22, 2007  
**Sheet 1 of** 7

Fax  
 Transmittal  
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For Review  
 For Reply  
 As Requested  
 Submittal

On January 15, 2007 we completed the initial course of demolition to units 108 and 110 at the above noted project. It was apparent that water ingress and subsequent structural deterioration were occurring from water traveling from above the cut of the stucco at the base of the wall. We met with Christopher Kearney to review this situation and determined together to increase the scope of stucco demolition to unit 108 to include the stucco up to the top of the main floor windows of the unit. It was further decided that the current course of demolition would be contained to units 106, 108 and 110 for the time being until the extent of the current course of work could be determined.

I was on site again on the 19th of January to review the demolition progress and to review the condition of the exposed wall areas.

The significant points of discovery include the following. A photo record is attached at the end of this document to identify each of these elements:

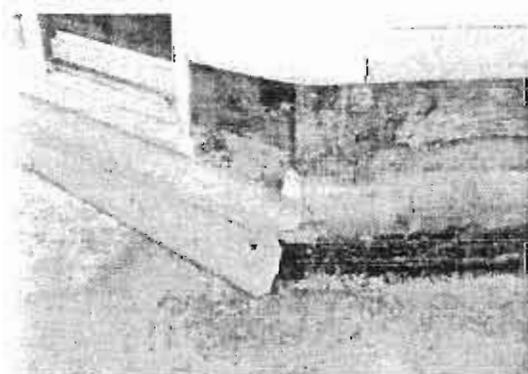
- 1) At each of the 3 units, it is apparent that water is gaining access into the building envelope from the deck edges above. The stucco at unit 108 was opened up to the deck edge and significant structural damage has occurred. All three units show considerable damage and active water penetration at similar locations below the deck edges.
- 2) A visual inspection of some of the soffit areas of the decks along the East and South elevations show evidence of some water ingress.
- 3) Most of the OSB sheathing shows signs of water ingress damage with some surface mould growth underway. The damage is not severe and most areas can be remediate with cleaning only. There was a previous repair to the wall areas with a sealant installed into the expansion joint fitting. This has probably slowed the rate of damage to the wall considerably but has not repaired the existing and on-going damage from mould growth.

Cont'd.....

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- 4) The Asphalt topping has been removed from the base of wall areas of units 108 and 110 so far. It appears that a concrete curb was poured on top of the suspended slab at the base of the wall. The area has been tapered off to prevent the rain from entering into this work area but it is evident that water is traveling underneath the existing membrane. This would indicate that the membrane is suffering from significant failure in the main field and water is most likely able to access and penetrate the curb at the cold joint between the curb and slab. A specific repair detail shall be prepared once demolition work has been completed.
  - 5) Only unit 108 has had additional stucco demolition approved at this time, approx. 200 sq.ft. of additional stucco has now been removed, 5 windows and 1 patio door will require membrane and flashing detailing so far according to details BE 8.2, 9.2 and 10.2 attached.

The following photos record some of the findings of the investigative process:



**Base of Wall Beneath Deck Edge 108**

The wall below the deck edge of unit 208 shows significant deterioration as a result of water ingress from above.



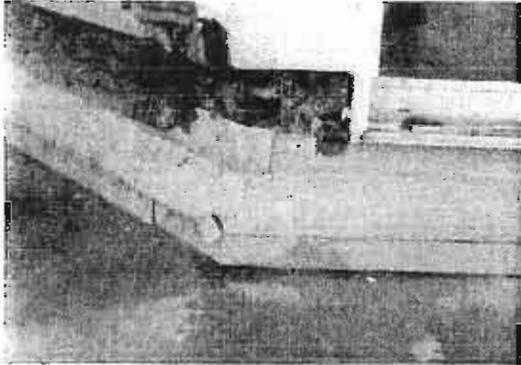
**Damage to Wall Beneath Deck Edge**

After further demolition at unit 108, the fuller extent of water ingress damage from above is visible. There is not doubt that the deck membrane and/or deck edge detailing has failed.

Cont'd.....

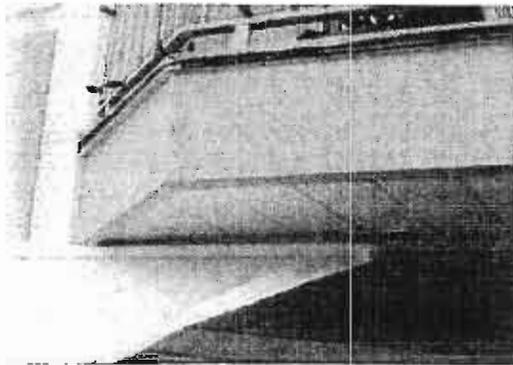
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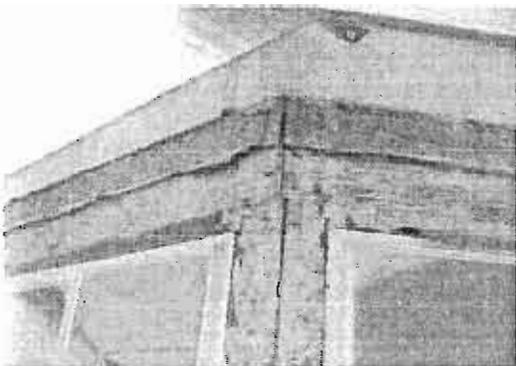
**Base of Wall Beneath Deck Edge 110**

The same type of damage seen at unit 108 is evident at unit 110 as well, which is directly below the deck edge of the unit above.



**Deck Edge At Unit 210**

Several issues are apparent from this photo: the deck vinyl has delaminated at the edge, there is missing flashing, and sealant has been applied in the past to attempt a repair at this location.



**Typical Sheathing Damage**

As can be seen from this photo, most of the OSB sheathing is still sound but has ongoing issues with mould spore growth and some water damage which can be cleaned and treated.



**Slab Membrane**

Though it is somewhat difficult to see, water is traveling underneath the existing slab membrane to the edge of the base of wall.

Cont'd....

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**Recommendations.**

- 1) Further stucco removal is required at the deck edges above units 106, 108 and 110 and the corresponding walls below to expose the full extent of water ingress damage. It is probably wise to remove some of the soffit panels from these deck areas as well to get a visual inspection of the condition of the deck framing. Based on what we have seen above unit 108, it is likely that vinyl decking replacement will be necessary to the units currently being reviewed ( 206, 208, 210 ).
- 2) It is apparent that some remediation and repair work has been performed to some of the other deck edge areas at some time in the past. It may be wise to perform some investigative work at these and other locations around the building to determine if deck edge failure is a more widespread problem. This information will help us to prepare a repair strategy and budgeting information.
- 3) The exposed sheathing areas should be cleaned with bleach and treated with a Boracol solution to prevent any further mould growth. The existing window detailing and sealants are showing signs of failure, the strata may wish to consider a detailing upgrade which will locate and repair ongoing failures and provide long term protection to the building through proper window membrane, sealant, and flashing installations.

We shall complete the current extent of approved demolition in the next day or two. After that time we shall begin to repair those areas which have been exposed but will require further direction on how we are to proceed.

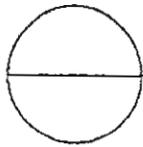
I anticipate that this information shall meet with your approval, please contact me if you have any questions or if you require any additional information.

Yours truly,

Daryl Massey  
Superintendent -Pomeroy Building Maintenance Ltd.

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Typical Window Jamb

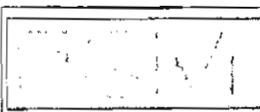
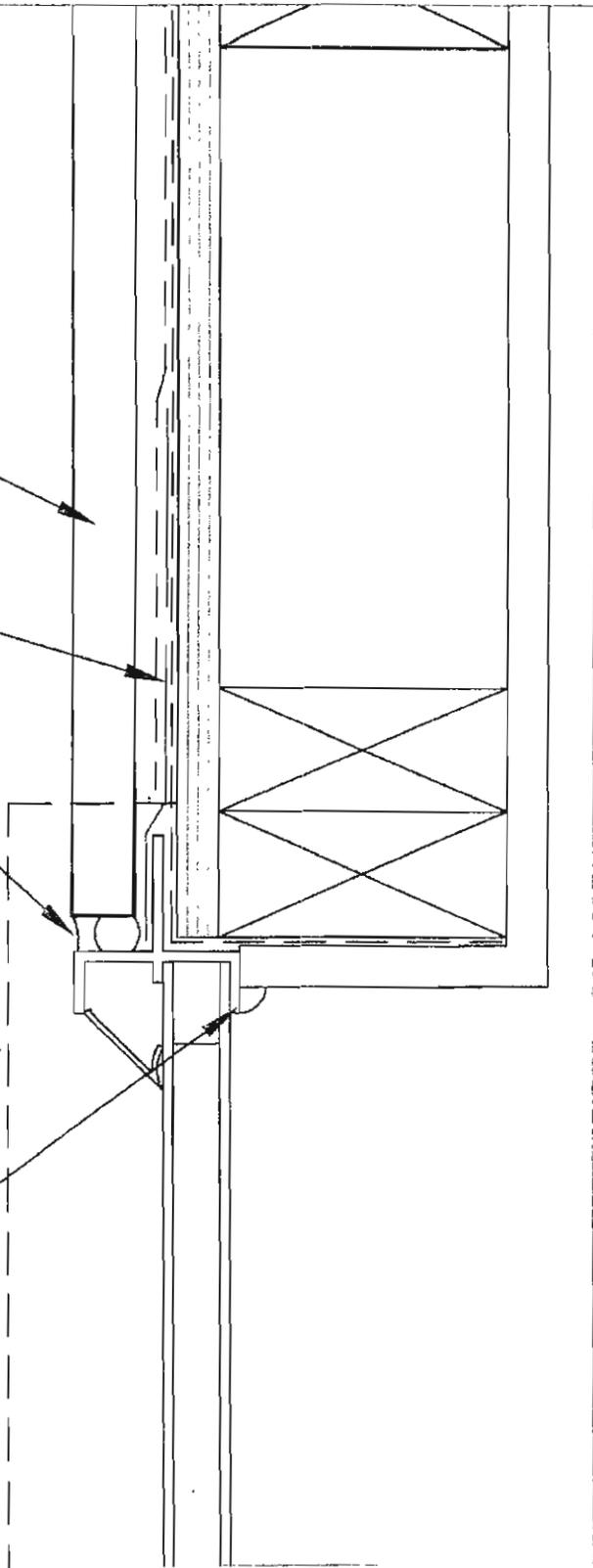
TYPICAL FACE SEALED  
STUCCO ASSEMBLY

SAM TO RUN FROM WINDOW  
FLANGE ONTO FIRST PLY  
OF BUILDING PAPER

$\frac{3}{8}$ " ROD AND CAULK JOINT

LINE OF SILL FLASHING  
BELOW AND HEAD  
FLASHING ABOVE

CAULK FILET BEAD FROM  
WINDOW FRAME TO GWB



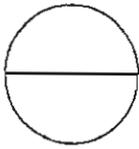
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PROJECT:  
Brickwood  
JOB NO:  
50-211

DRAWING:  
Window Jamb  
SCALE:  
6" = 1' - 0"

SHEET NO:  
BE 10.2  
DATE:  
Jan 23, 2006

DRAWN BY:  
DGM  
REVISED:



Typical Window Head

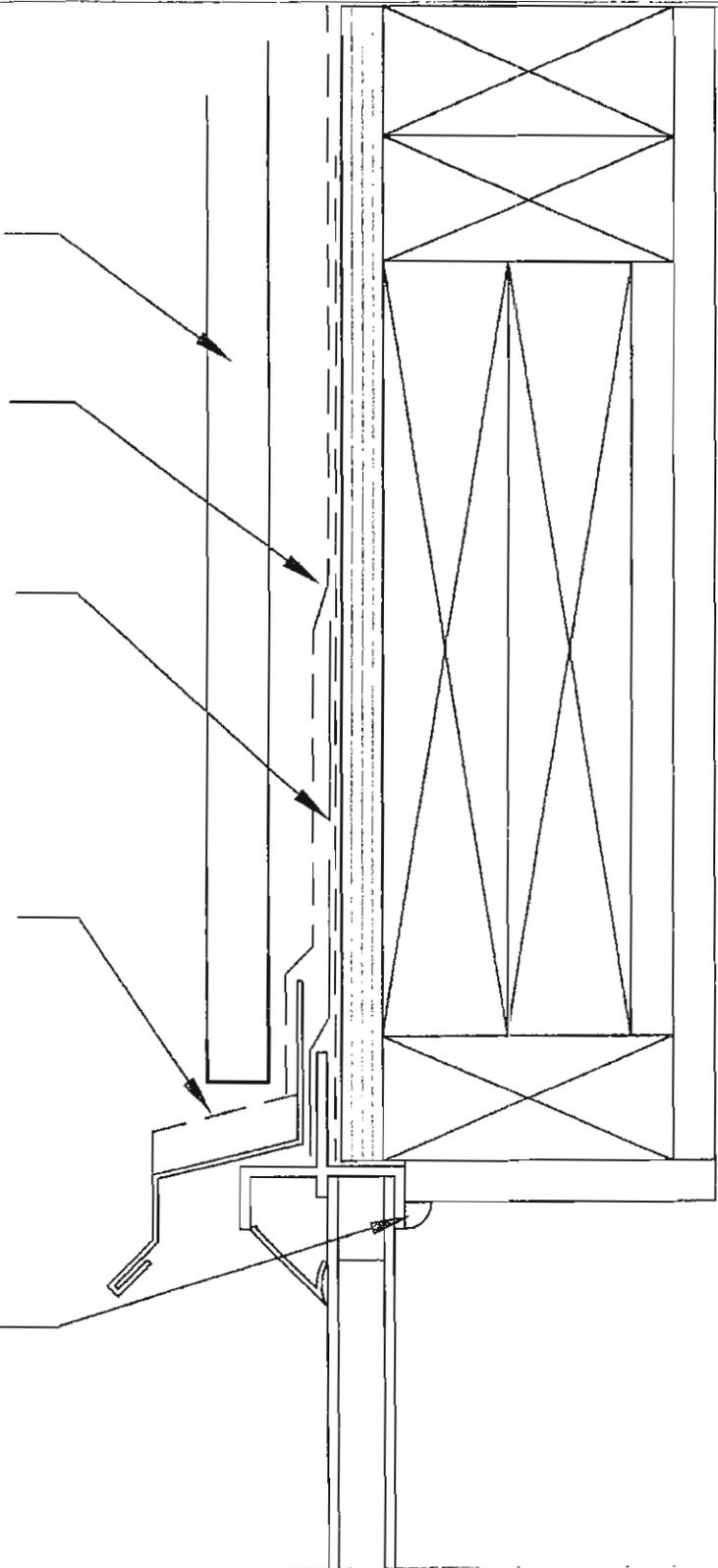
**TYPICAL FACE SEALED  
STUCCO ASSEMBLY**

DOUBLE 30MIN. BUILDING  
PAPER, 1ST COURSE RUN  
BEHIND WINDOW FLANGE,  
2ND COURSE RUN OVER SAM  
AND WINDOW HEAD FLASHING

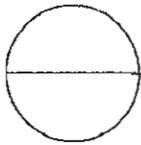
SAM RUN FROM 1ST  
LAYER OF BUILDING PAPER  
ONTO WINDOW FLANGE,  
SEQUENCED TO ENSURE  
CORRECT LAPPING WITH  
JAMB AND SILL DETAILS

WINDOW HEAD FLASHING  
TO RUN PAST THE JAMBS  
BY  $1\frac{1}{2}$ " C/W END DAMS,  
SIZE TO ENSURE CLEAR  
WINDOW OPERATION

CAULK FILET BEAD



	145 - 6450 Roberts Street Burnaby, British Columbia V5G 4E1	PROJECT: Brickwood	DRAWING: Window Head	SHEET NO: BE 9.2	DRAWN BY: DGM
	Phone: 604-294-6700 Fax: 604-294-6704 www.pomeroyconstruction.com	JOB NO: 50-211	SCALE: 6" = 1' - 0"	DATE: Jan 23, 2006	REVISED:



Typical Window Sill

CLEAN AND RE-USE  
EXISTING WINDOWS

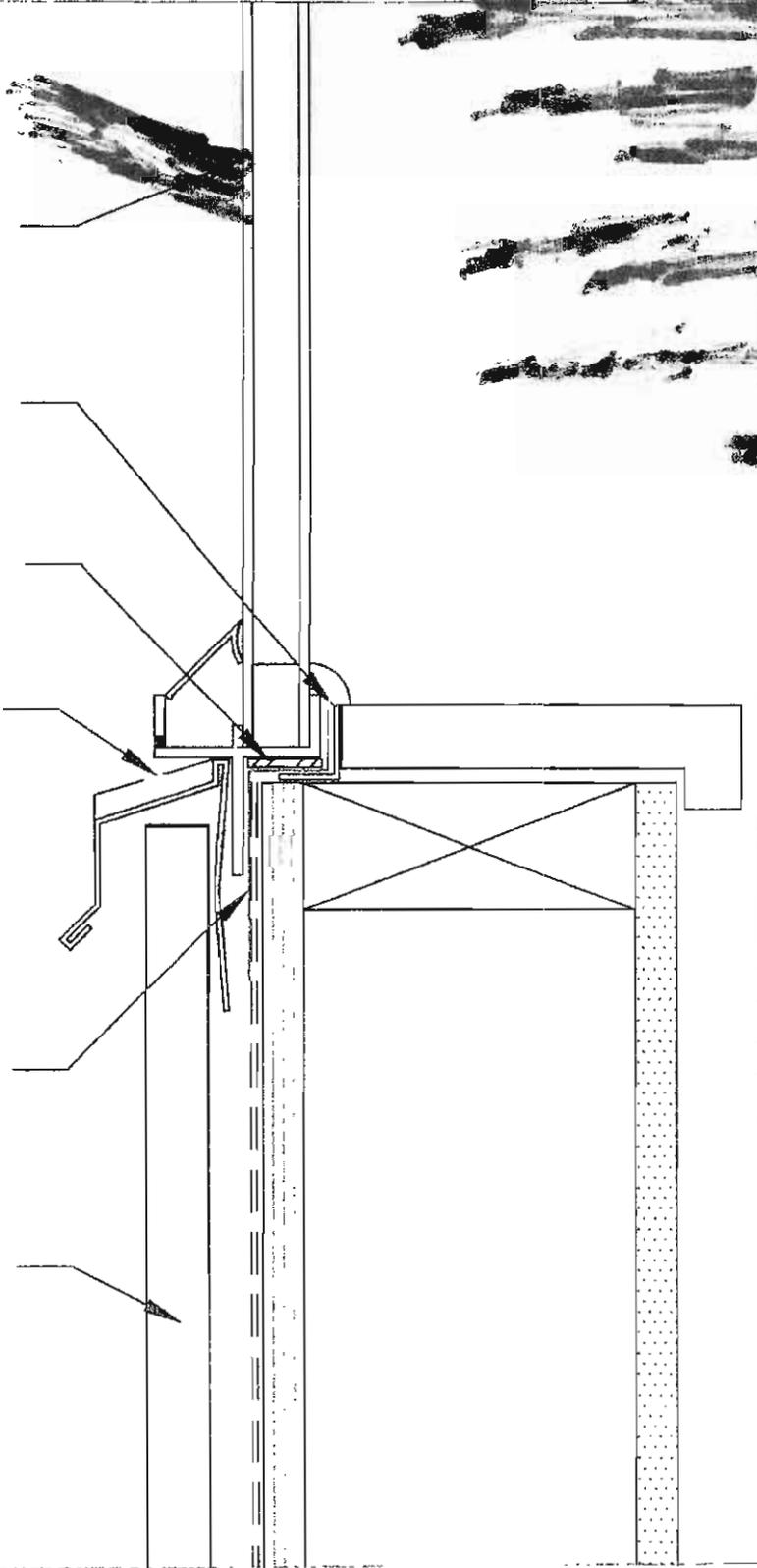
INSTALL CONTINUOUS METAL  
"L" ALONG BACK OF WINDOW  
FLANGE TO CREATE BACK DAM

$\frac{3}{8}$ " NEOPRENE SHIMS  
UNDER WINDOW

WINDOW SILL FLASHING  
C/W END DAMS

RUN CONTINUOUS SAM UP  
THE BACK DAM FLASHING  
AND 4" DOWN ONTO BUILDING  
PAPER C/W 4" UPTURNS AT  
JAMBS

TYPICAL FACE SEALED  
STUCCO ASSEMBLY



	145 - 6450 Roberts Street Burnaby, British Columbia V5G-4E1	PROJECT: Brickwood	DRAWING: Window Sill	SHEET NO: BE 8.2	DRAWN BY: DGM
	Phone: 604-294-6700 Fax: 604-294-6704 www.somereyconstruction.com	JOB NO: 50-211	SCALE: 6" = 1' - 0"	DATE: Jan 23, 2006	REVISED:

brickwood  
september