

FIELD REVIEW REPORT No. 7

Project: Carlton Park Gardens,
10851 – 10991 Mortfield Road,
Richmond
Exterior Siding Replacement
Project No.: 23vR134A

Date of Visit: August 22, 2024
Weather: Cloudy, 19°C
Time on Site: 9:30am – 10:00am
Contractor: Roma Building Restoration Ltd.
Workforce: 2



Page 1 of 5

PURPOSE OF VISIT

Sense visited the site to review:

- Siding installation on the east elevation

ATTENDANCE

- Linnaea Cartar (Sense Engineering)
- Marvin (Roma Building Restoration Ltd.)

PROGRESS OF WORK

West Elevation:

- Siding installation is ongoing, pending replacement doors

East Elevation:

- Framing repairs are complete
- Siding installation is ongoing

The upcoming work activities include:

- West Elevation:
 - Continue siding installation
 - Prepare cap flashing mock-up
- East Elevation
 - Continue siding installation

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SCHEDULE

- The Contractor is currently on schedule the west and east elevations. Work on both elevations is limited until the new doors arrive on site.

10851-10991 Mortfield, Richmond, BC
Carlton Park Gardens
Siding Replacement
2024.07.25

Task Name	Duration	Start	Finish	16 23	Jul '24	30 7	14 21	28 4	Aug '24	11 18	25 1	Sep '24	8 15	22 29	Oct '24	6 13 20
10851-10991 Mortfield, Richmond - Carlton Park Gardens - Siding Replacement 2024.07.25																
Mobilization		Mon 6/17/24	Mon 6/17/24													
Site Protection, C-Can Set Up, Fencing	2 days	Mon 6/17/24	Tue 6/18/24													
Mock Ups	2 days	Wed 6/19/24	Thu 6/20/24													
West Wall																
Demo of West Wall	7 days	Fri 6/21/24	Fri 6/28/24													
Engineer Review of Exposed Walls	1 day	Sat 6/29/24	Sat 6/29/24													
Install of Tyvek Paper	4 days	Mon 7/1/24	Thu 7/4/24													
DELAY DUE TO TERMITE/ANT INFESTATION	3 days	Fri 7/5/24	Mon 7/8/24													
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Install of Hardie Fibre Cement Siding	8 days	Sat 7/20/24	Mon 7/29/24													
Door Lead Time	40 days	Tue 7/30/24	Fri 9/13/24													
Door Finishes & Install (2 Doors Locations on West Wall)	14 days	Sat 9/14/24	Mon 9/30/24													
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North Wall (TBD)																
South Wall (TBD)																
Demobilization		Sat 10/19/24	Sat 10/19/24													

PROTECTION OF PROPERTY

- Roma installed fencing around materials and temporary facilities to the north-west of the recreation building, including the c-can.

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MATERIALS ON SITE

- DuPont Tyvek CommercialWrap WRB
- James Hardie HardiePlank Lapped Siding (Navajo Beige)
- Taiga Exterior Wood PT furring (19mm x 89mm)
- Rockwool Comfortboard 110 - 50mm
- Easy Trim EZ.40 J-LAP Trim (primed)
- Henry BlueSkin Spray Prep

TECHNICAL REVIEW

7.1 East Elevation

Sense Engineering reviewed ongoing siding installation on the east elevation and observed the following:

- Furring was secured at <400mm o/c, as per Rockwool's Board Insulation Attachment Guide requirements.
- The new plywood sheathing was secured at >150mm o/c at some locations on the edges of the sheet and >300mm in the field. Roma agreed to ensure sheathing is fastened at 150mm o/c along edges and at 300mm o/c in the field.
- Termination sealant was missing at the self-adhered membrane (SAM) where lapped onto the water monitoring device and light fixture. Roma agreed to install termination sealant, as specified.
- The SAM around the water monitoring device had two nail holes in it. Roma agreed to repair the holes before flashing is installed.
- SAM was not installed at the base of the northern section of wall. Roma advised SAM will be installed before base-of-wall flashing.
- Roma prepared two samples for window sill flashing up-leg, one with end dams and one without, for Sense's review. Roma agreed to proceed with the up-leg flashing with end dams.
- Back angles with SAM upturned onto it were installed at the window sills where windows were removed. Roma advised building paper was also lapped into window RO's at the jambs and head. Roma to send Sense photos.
- Roma previously asked to install trim between the closely spaced windows instead of lapped HardiePlank. Sense advised this is acceptable as long as the other siding components are as shown in the details.
- Openings for puck vents were cut at the top of each stud area at the north wing wall. Roma agreed to also install the puck vents at the bottoms of the wing walls, as specified.
- Blocking was installed at the top of wall and secured with two rows of nails at >300mm o/c. Blocking had a ~6% slope towards the roof. Roma agreed to secure fasteners at 300mm o/c, as specified.
- Termination sealant was not yet installed at horizontal foil-faced SAM edges at the top of wall.

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ACTIONABLE ITEMS

Date Recorded	Description	Action By	Due Date
2024-06-26	Send Sense insect screen data sheet	Roma	2024-06-28
2024-07-12	Secure blocking at 300mm o/c with 6% slope	Roma	Ongoing
2024-08-01	Install blocking and flashing at pipes penetrations and light fixtures	Roma	Ongoing
	Install termination sealant at SAM edges at the horizontal at the top of wall	Roma	Ongoing
	Install sealant around puck vents	Roma	Ongoing
2024-08-14	Send Sense photos of completed window waterproofing	Roma	Ongoing
2024-08-22	Secure new plywood at 150mm o/c at edges and 300mm o/c in field	Roma	Ongoing

Emailed To:	Adam Sharkawy – Canadian Apartments Properties REIT Mustafa Qassim – Canadian Apartments Properties REIT Casey Moser – Canadian Apartments Properties REIT Shannon Green – Canadian Apartments Properties REIT Hrithik Bhangu – Roma Building Restoration Ltd. Dang Siharath – Roma Building Restoration Ltd. Rick de Leon – Roma Building Restoration Ltd. Linnaea Cartar – Sense Engineering Kieran Bjornson – Sense Engineering Nichole Brackett – Sense Engineering	Email: a.sharkawy@capreit.net Email: m.qassim@capreit.net Email: c.moser@capreit.net Email: s.green@capreit.net Email: hrithik@roma-restoration.ca Email: dang@roma-restoration.ca Email: rickd@roma-restoration.ca Email: lcartar@senseengineering.com Email: kieran@senseengineering.com Email: nichole@senseengineering.com
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Prepared By:	Linnaea Cartar Sense Engineering
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If the contractor disagrees with the observations, discussion items or comments made above, written notice should be forwarded to *Sense Engineering* within 24 hours of receiving this report.

PHOTOS



Photo 1): Ongoing siding installation on the east elevation.



Photo 2): Trim and flashing at wall-mounted devices on the east elevation

FIELD REVIEW REPORT No. 10

Project: Carlton Park Gardens,
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Date of Visit: September 18, 2024
Weather: Sunny, 17°C
Time on Site: 9:15am – 10:00am
Contractor: Roma Building Restoration Ltd.
Workforce: 4



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PURPOSE OF VISIT

Sense visited the site to review:

- Demolition on the north and south elevations

ATTENDANCE

- Linnaea Cartar (Sense Engineering)
- Marvin (Roma Building Restoration Ltd.)

PROGRESS OF WORK

West Elevation:

- Siding installation is ongoing, pending replacement doors
- Cap flashing mock-up is in progress

East Elevation:

- Siding installation is ongoing, pending replacement doors

The upcoming work activities include:

- West Elevation:
 - Continue siding installation, pending door installation
- East Elevation
 - Continue siding installation, pending door installation
- North Elevation
 - Continue demolition
- South Elevation
 - Continue demolition

FIELD REVIEW REPORT No. 10

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- The Contractor is currently behind schedule the west and east elevations due to delays from the doors.

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PROTECTION OF PROPERTY

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MATERIALS ON SITE

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- James Hardie HardiePlank Lapped Siding (Navajo Beige)
- Taiga Exterior Wood PT furring (19mm x 89mm)
- Rockwool Comfortboard 110 - 50mm
- Easy Trim EZ.40 J-LAP Trim (primed)
- Henry 925 BES Sealant
- Bakor 570-05 PolyBitume Sealant Compound

TECHNICAL REVIEW

10.1 General

- At any areas of stained framing that is in sound condition, Roma to treat with Boracol as previously discussed.
- Roma advised they did not see ant activity when they began demolition on the north and south elevations.

10.2 East Elevation

Sense Engineering reviewed ongoing siding installation on the north elevation and observed the following:

- Roma advised they installed backer rod and Henry 925 BES at the joint between the electric meter and the blocking. Roma advised they also installed Bakor 570-05 Polybitume Sealing Compound at the Blueskin edges. 570-05 Polybitume is not an approved product, and Roma agreed to remove it and install an approved sealant. Sense reminded Roma to use approved materials or request a material substitution.

10.3 North Elevation

Sense Engineering reviewed demolition on the north elevation and observed the following:

- There are burn marks on the wood framing above the swing door, likely from a past fire. The framing appears to be in good condition with only surface-level damage. Roma to lightly sand the damaged framing and treat with Boracol.
- The framing at one jamb of the swing door was rotten. Roma agreed to install a new full height studs.
- The joist above the main wall was sloped inwards. Roma agreed to install furring to ensure the wall is plumb.

10.4 South Elevation

Sense Engineering reviewed demolition on the south elevation and observed the following:

- Wood appears to be rotten in the following locations:
 - At the sill plate along the western section of the wall.
 - At one jamb of the swing door.
 - At the wing wall corner.Roma agreed to remove the sheathing at these locations and send Sense photos of the framing for review.
- Sense to discuss the water pipe at the base of the wall internally and advise.

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ACTIONABLE ITEMS

Date Recorded	Description	Action By	Due Date
2024-06-26	Send Sense insect screen data sheet	Roma	2024-06-28
2024-08-30	Install trim to cover screws at window back dam angles	Roma	Ongoing
2024-09-13	Install concealed fastening strip at cap flashing mock-up	Roma	2024-09-18
	Cut back SAM so it is covered by cap flashing	Roma	Ongoing
	Close the gap between the insect screen and cap flashing at mock-up	Roma	Ongoing
	Touch up chipped paint at east elevation window trim	Roma	Ongoing
	Install Blueskin to cover window flange on the east elevation	Roma	2024-09-18
	Discuss repairs on the south elevation with CAPREIT	Sense	2024-09-18
2024-09-18	Remove Polybitume and install approved sealant product at electric meter	Roma	Ongoing
	Sand burnt wood on north elevation and treat with Boracol	Roma	Ongoing
	Install furring at top of north wall so it is plumb	Roma	Ongoing
	Remove sheathing where discussed on the south elevation and send Sense photos for review	Roma	2024-09-20
	Discuss water pipe internally and advise	Sense	Ongoing

Emailed To:

Adam Sharkawy – Canadian Apartments Properties REIT
Mustafa Qassim – Canadian Apartments Properties REIT
Casey Moser – Canadian Apartments Properties REIT
Shannon Green – Canadian Apartments Properties REIT
Hrithik Bhangu – Roma Building Restoration Ltd.
Dang Siharath – Roma Building Restoration Ltd.
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Linnaea Cartar – Sense Engineering
Kieran Bjornson – Sense Engineering
Nichole Brackett – Sense Engineering

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Email: nichole@senseengineering.com

Prepared By:

Linnaea Cartar
Sense Engineering

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PHOTOS



Photo 1): Demolition in progress on the north elevation.



Photo 2): Demolition in progress on the south elevation.



Photo 3): Burn marks at framing on the north elevation.

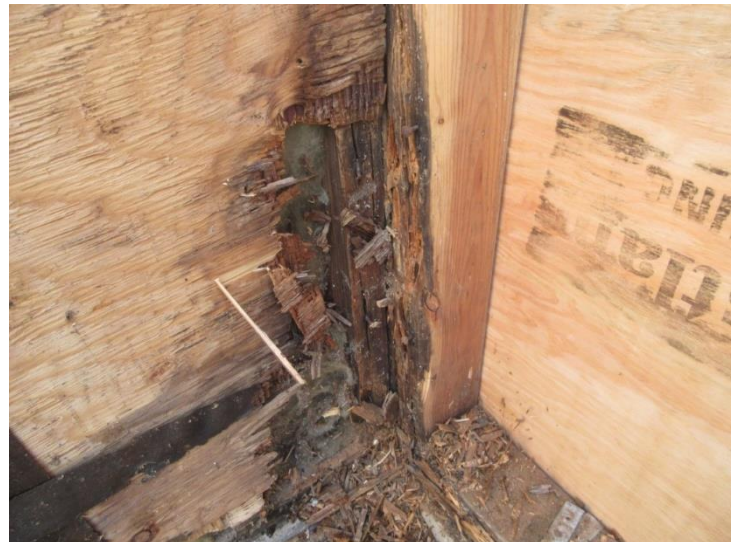


Photo 4): Rotten framing on the south elevation.

FIELD REVIEW REPORT No. 12

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PURPOSE OF VISIT

Sense visited the site to review:

- Siding installation on the north elevation
- Framing repairs on the south elevation

ATTENDANCE

- Linnaea Cartar (Sense Engineering)
- Dang Siharath (Roma Building Restoration Ltd.)

PROGRESS OF WORK

West Elevation:

- Siding installation is ongoing
- Cap flashing mock-up is in progress

East Elevation:

- Siding installation is ongoing

North Elevation:

- Siding installation is ongoing

South Elevation:

- Framing repairs are ongoing

The upcoming work activities include:

- Door installation on the south and west elevations.
- Cap flashing installation
- Siding installation on the south elevation

FIELD REVIEW REPORT No. 12

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SCHEDULE

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PROTECTION OF PROPERTY

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MATERIALS ON SITE

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- Taiga Exterior Wood PT furring (19mm x 89mm)
- Rockwool Comfortboard 110 - 50mm
- Easy Trim EZ.40 J-LAP Trim (primed)
- PPG Amerlock 400
- Sherwin Williams Pro-Industrial DTM Acrylic Coating – EG-Shel

TECHNICAL REVIEW

12.1 General

- a) Blueskin did not extend fully behind base of wall flashing on the north and south elevations. Roma agreed to ensure Blueskin at the base of wall extends 200mm from grade, as specified.
- b) Sense completed paint adhesion testing at the north elevation door, which was coated with PPG Amerlock 400 and Sherwin Williams DTM Acrylic Coating. Paint was removed <1.6mm on either side of the cut, which is a pass. Roma to touch up paint at test location.
- c) Roma advised that the mechanical room door on the west elevation could be installed by temporarily removing the interior wall stud directly behind the door jamb and reinstalling it. Sense advised this is acceptable.
- d) Roma and Sense discussed cap flashing securement options. Sense advised that installing concealed securement clips on the outside face and gasketed screws at the inside face of the cap flashing is acceptable.

12.2 North Elevation

Sense Engineering reviewed siding installation on the north elevation and observed the following:

- a) Base of wall flashing was secured at 500mm o/c, which is less than the maximum specified securement spacing.
- b) Roma agreed to finger cut Blueskin and install termination sealant where Blueskin extends onto the gas meter pipe.
- c) Roma agreed to install wood blocking to support the gas meter brackets.

12.3 South Elevation

Sense Engineering reviewed framing repairs on the south elevation and observed the following:

- a) The sill plate was replaced at the south elevation, Roma advised the sill plate was secured with stainless steel concrete screws, as specified. However, screw spacing was greater than 300mm o/c in some locations. Roma agreed to secure the sill plate with two screws per stud cavity.
- b) Roma agreed to extend the outlets and electric meter/alarm on the south elevation.

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	Cut back SAM so it is covered by cap flashing	Roma	Ongoing
	Close the gap between the insect screen and cap flashing at mock-up	Roma	Ongoing
	Touch up chipped paint at east elevation window trim	Roma	Ongoing
	Install Blueskin to cover window flange on the east elevation	Roma	2024-09-18
	Discuss repairs on the south elevation with CAPREIT	Sense	2024-09-18
2024-09-18	Install furring at top of north wall so it is plumb	Roma	Ongoing
	Discuss water pipe internally and advise	Sense	Ongoing
2024-09-26	Install restrictor or door stop at north elevation door	Roma	Ongoing
	Install sheet metal flashing at north elevation sliding door head	Roma	2024-10-03
	Provide a quote to extend copper plumbing	Roma	Ongoing
2024-10-02	Ensure Blueskin is installed 200mm from grade behind base of wall flashing	Roma	Ongoing
	Finger cut Blueskin and install termination sealant at gas meter pipe	Roma	Ongoing
	Install blocking at gas meter brackets	Roma	Ongoing
	Ensure the sill plate is secured with two stainless steel screws per stud cavity	Roma	Ongoing

Emailed To:	Adam Sharkawy – Canadian Apartments Properties REIT Mustafa Qassim – Canadian Apartments Properties REIT Casey Moser – Canadian Apartments Properties REIT Shannon Green – Canadian Apartments Properties REIT Hrithik Bhangu – Roma Building Restoration Ltd. Dang Siharath – Roma Building Restoration Ltd. Rick de Leon – Roma Building Restoration Ltd. Linnaea Cartar – Sense Engineering Kieran Bjornson – Sense Engineering Nichole Brackett – Sense Engineering	Email: a.sharkawy@capreit.net Email: m.qassim@capreit.net Email: c.moser@capreit.net Email: s.green@capreit.net Email: hrithik@roma-restoration.ca Email: dang@roma-restoration.ca Email: rickd@roma-restoration.ca Email: lcartar@senseengineering.com Email: kieran@senseengineering.com Email: nichole@senseengineering.com
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Prepared By: Linnaea Cartar
Sense Engineering

If the contractor disagrees with the observations, discussion items or comments made above, written notice should be forwarded to *Sense Engineering* within 24 hours of receiving this report.

FIELD REVIEW REPORT No. 12

Project: Carlton Park Gardens,
10851 – 10991 Mortfield Road,
Richmond
Exterior Siding Replacement
Project No.: 23vR134A

Date of Visit: October 2, 2024
Weather: Sunny, 14°C
Time on Site: 9:30am – 10:45am
Contractor: Roma Building Restoration Ltd.
Workforce: 2



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PHOTOS



Photo 1): Siding installation in progress on the north elevation.

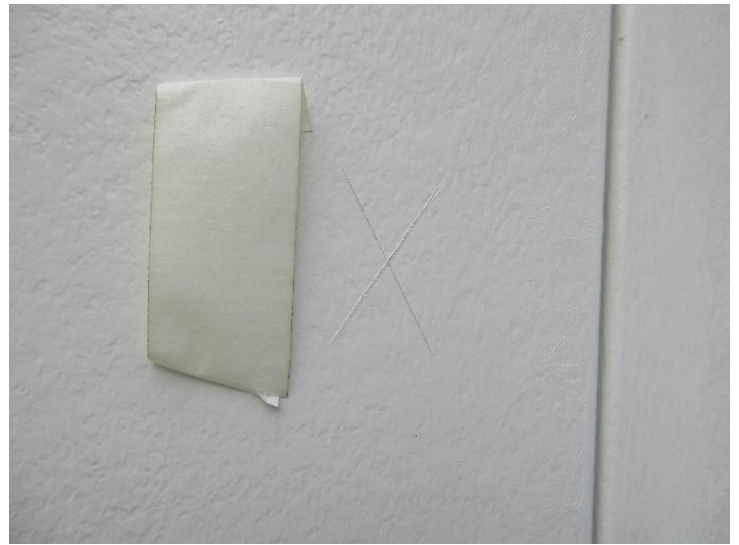


Photo 2): Passed paint adhesion test on the new north elevation door.



Photo 3): Self-adhered membrane not fully extended behind base of wall flashing.



Photo 4): Blocking to be installed at gas meter brackets.

FIELD REVIEW REPORT No. 15

Project: Carlton Park Gardens,
10851 – 10991 Mortfield Road,
Richmond
Exterior Siding Replacement
Project No.: 23vR134A

Date of Visit: October 30, 2024
Weather: Rainy, 10°C
Time on Site: 9:30am – 10:00am
Contractor: Roma Building Restoration Ltd.
Workforce: 2



Page 1 of 5

PURPOSE OF VISIT

Sense visited the site to review:

- Siding installation on the south elevation

ATTENDANCE

- Linnaea Cartar (Sense Engineering)
- Marvin (Roma Building Restoration Ltd.)

PROGRESS OF WORK

West Elevation:

- Siding installation is generally complete
- Cap flashing mock-up is in progress

East Elevation:

- Siding installation is ongoing

North Elevation:

- Siding installation is ongoing

South Elevation:

- Siding installation is ongoing

The upcoming work activities include:

- Cap flashing installation

Page 2 of 5

This report is issued for information to the Contractor as a record of observations made during our field review. Corrective action is required where the work is not in conformance with the project specifications/contract. This report is not intended to change any condition of the contract. The Contractor accepts sole responsibility for site safety. Sense Engineering did not review anything outside what is listed in this report.

FIELD REVIEW REPORT No. 15

Project: Carlton Park Gardens,
10851 – 10991 Mortfield Road,
Richmond
Exterior Siding Replacement
Project No.: 23vR134A

Date of Visit: October 30, 2024
Weather: Rainy, 10°C
Time on Site: 9:30am – 10:00am
Contractor: Roma Building Restoration Ltd.
Workforce: 2



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MATERIALS ON SITE

- DuPont Tyvek CommercialWrap WRB
- James Hardie HardiePlank Lapped Siding (Navajo Beige)
- Taiga Exterior Wood PT furring (19mm x 89mm)
- Rockwool Comfortboard 110 - 50mm
- Easy Trim EZ.40 J-LAP Trim (primed)

TECHNICAL REVIEW

15.1 General

- a) Flashing securement at new swing door jambs is missing or >600mm o/c. Roma agreed to install flashing securement at 600mm o/c, as specified.

15.2 West Elevation

Sense Engineering reviewed siding installation on the west elevation and observed the following:

- a) Wood trim and sheet metal head flashing were installed at vents, with EZ Trim at HardiePlank joints. Roma agreed to seal between the wood trim and EZ Trim, with backer rod to be installed as required.
- b) Roma agreed to install sealant between trim and the light fixtures/pipes.

15.3 South Elevation

Sense Engineering reviewed siding preparation on the south elevation and observed the following:

- a) Tyvek CommercialWrap was generally smooth and free of damage or tears. Horizontal and vertical seams were taped with Tuck Tape. Tyvek was positively lapped over the pre-finished base-of-wall sheet metal flashing.
- b) Furring was secured at <400mm o/c, as per Rockwool's Board Insulation Attachment Guide requirements.
- c) Roma has started installing flashing over the framing around the water pipe, with Blueskin installed under the flashing. Roma agreed to cover flashing securement to the wall with trim.
- d) Foil-faced self-adhered membrane (SAM) and trim were installed at the extended water fountain plumbing. Sense to discuss waterproofing detailing internally and advise.
- e) Roma requested information on when fire alarm repairs are expected to be complete. Sense to discuss with CAPREIT.

FIELD REVIEW REPORT No. 15

Project: Carlton Park Gardens,
10851 – 10991 Mortfield Road,
Richmond
Exterior Siding Replacement
Project No.: 23vR134A

Date of Visit: October 30, 2024
Weather: Rainy, 10°C
Time on Site: 9:30am – 10:00am
Contractor: Roma Building Restoration Ltd.
Workforce: 2



Page 4 of 5

ACTIONABLE ITEMS

Date Recorded	Description	Action By	Due Date
2024-06-26	Send Sense insect screen data sheet	Roma	2024-06-28
2024-08-30	Install trim to cover screws at window back dam angles	Roma	Ongoing
2024-09-13	Install concealed fastening strip at cap flashing mock-up	Roma	2024-09-18
	Cut back SAM so it is covered by cap flashing	Roma	Ongoing
	Close the gap between the insect screen and cap flashing at mock-up	Roma	Ongoing
	Touch up chipped paint at east elevation window trim	Roma	Ongoing
	Install Blueskin to cover window flange on the east elevation	Roma	2024-09-18
2024-09-26	Install restrictor or door stop at north elevation door	Roma	Ongoing
2024-10-02	Ensure Blueskin is installed 200mm from grade behind base of wall flashing	Roma	Ongoing
	Ensure the sill plate is secured with two stainless steel screws per stud cavity	Roma	Ongoing
2024-10-09	Send Sense photos of adjusted base of wall flashing	Roma	2024-10-11
	Secure flashing at 400mm o/c and cover securement adjacent to window with sealant at north elevation	Roma	Ongoing
2024-10-21	Reinstall framing and drywall at mechanical room door	Roma	Ongoing
	Install sealant below window sills	Roma	Ongoing
	Complete additional water testing after weatherstripping is installed	Sense	Ongoing
	Install Blueskin under flashing at water pipe on south elevation	Roma	Ongoing
2024-10-30	Install flashing securement at 600mm o/c at doors	Roma	Ongoing
	Seal between wood trim and EZ Trim at vents on the west elevation	Roma	Ongoing
	Seal between trim and light fixtures/pipes on the west elevation	Roma	Ongoing
	Install trim over flashing securement to wall at water pipe on south elevation	Roma	Ongoing
	Discuss water fountain waterproofing	Sense	2024-11-01
	Discuss fire alarm repairs with CAPREIT	Sense	2024-11-05

Emailed To:

Adam Sharkawy – Canadian Apartments Properties REIT
Mustafa Qassim – Canadian Apartments Properties REIT
Casey Moser – Canadian Apartments Properties REIT
Shannon Green – Canadian Apartments Properties REIT
Andrew Ross – Canadian Apartments Properties REIT
Hrithik Bhangu – Roma Building Restoration Ltd.
Dang Siharath – Roma Building Restoration Ltd.
Rick de Leon – Roma Building Restoration Ltd.
Linnaea Cartar – Sense Engineering
Kieran Bjornson – Sense Engineering
Nichole Brackett – Sense Engineering

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