

Inspection/Deficiency Report

Owner: Strata Plan VR1151
Project: Harbourside Terraces
Site address: 140 - 4th St. East, North Vancouver, BC
Time & Date: 10:00 am May 24th, 2022
Property Manager: Adil Moru (Property Manager) C & C Property Group Ltd.
Assigned Inspector: Paul Doyle **Contact#:** (604)704-7576
Contractor: Husky Painting Ltd
Project Manager: Son Hoang **Contact #:** (778) 388-0292
Paint Foreman: Hao Pham **Contact #:** (778) 895-8547
Site Contact: Simon Kirby **Contact#:** (604) 329-8253

Number of Crew: 2

Ambient Temperature: 13°C

Colour Schedule

Substrate/Location	Colour Name/Number	Formula	Brand
All metal handrails, metal posts and beams, spindles I-beams and metal stairwell railings, security bars and enclosures metal under canopies	'Brown Handrail Colour'	LB-3Y38, RO-1Y6, TW-5Y10, YO-3Y12	Cloverdale 2 Component Armour Shield 847 Semi Gloss Aliphatic Urethane
Concrete Block Wall & Concrete Wall	B.M. Providence Olive	Colorant: OZ 32 64 128 B1 Black - 48 - 1 R2 Maroon - 4 1 - Y3 Deep 4 3 - - Gold	Sherwin Williams Loxon XP High Build Waterproofing Masonry Coating
Elevator & Service Doors	'Beige Match'	B-30, CX-1Y34, D-4, I-12, KX-9Y24	Cloverdale Renaissance Ext. WB Alkyd Enamel Semi Gloss 03114
Elevator & Service Door Frames	'Cream Colour'	AXN-32, E-1, S-5	Cloverdale Renaissance Ext. WB Alkyd Enamel Semi Gloss 03113

I, Paul Doyle, am the assigned coatings inspector for The Harbourside Terrace painting project.

Today I was on site to inspect the corrected deficiencies from my last report and to inspect the first stages of the concrete wall repairs to the Parkade entrance walls.

“don't expect what you don't inspect”

I met with Yet (Husky Painting Concrete Foreman) to discuss the repairs to the parkade concrete walls. At the time of my inspection the Husky Painting repair crew had ground out the cracks and removed the loose material.

See the following photos:



This concludes this section of the report. Following, is the Deficiency Review Report on the correction of the deficiencies listed in my last report.

Deficiency Review Report

If the listed deficiency has been addressed, it will be noted on the report with the word **COMPLETED** in Blue. If the listed deficiency has not been addressed, it will be noted on the report with **NOT COMPLETED** in Red.

Lower Stairs - Unit 100:

- Scrape & sand any loose existing coating from the underside of the bottom rail on the handrail & apply 2 coats of the specified coating in the approved colour. **COMPLETED**



“don’t expect what you don’t inspect”



Upper Stairs 'I'-beam Northeast corner:

- There is a significant pre-existing paint run which remains to be scraped and sanded back and recoated with 2 coats of the specified coating. **COMPLETED**



Center Elevator Stairs Railing – North side:

- Scrape & sand any loose existing coating from the underside of the bottom rail on the handrail & apply 2 coats of the specified coating in the approved colour. **COMPLETED**



With the deficiencies corrected, Husky Painting will continue with the concrete repairs to the Parkade walls and to the column inside the parkade.

Note to Husky Painting:

Please ensure the chipped concrete and loose paint chips are cleaned up from the driveway and garbage enclosure area when the painting crew returns to coat the Parkade entrance walls. Rain delayed this clean up previously and touch-ups remain to be done to the base plate of the garbage enclosure security bars.

See the following photos:



“don't expect what you don't inspect”



This concludes today's inspection report. If you have any questions or concerns, please contact me directly.
Yours truly,



Paul Doyle

Inspector
MPI Certified Architectural Coating
Technologist ACT #1624 
MPI Certified Maintenance Coating
Specialist MCS #R433 

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