

**Defects Review Bridlewood Pointe of View Project Last Update June 18/08**

**The direct comments of POV Manager Collen Critchley are highlighted in Yellow throughout this document.**

**Status: June 17, 2008 of the 73 Issues in the original version of this report 36 remain open. The closed issues have been deleted from the report for this update.**

This Update report contains a review of resident reported defects in the common areas of the Bridlewood Pointe of View project during the initial one year warranty period. All defects were reported to the developer Pointe of View on the residents' behalf by the board of directors for this complex within this one year period.




**Remaining Landscaping issues:** While Landscaping was completed last year the grass seeding was that was performed was insufficient. On the walkway area to south of the property most of the seed failed to germinate as a result of the time of year it was applied and a dust bowl has resulted. Seeding around the sidewalk and culvert on the east side and south side of 3000 similarly did not take and needs to be reseeded. In addition there was a commitment made to paint the white fence portion on the back of 3000 to match the rest of the fence that has not been delivered on. Collen Critchley had also instructed that the Landscaping Crew would fix the numerous parking issues around the buildings however this was not done.

**This report also does not fully address issues identified within the Engineering report prepared by Morrison Hirschfield, or the accompanying spreadsheet provided by POV.** This report does however include some of the issues from that report and they are identified as such in this document.

The initial defects list contained many reports of cracks on the walls and ceilings primarily due to natural settling that occurs during the first year of occupancy. Point of View did make an effort to repair these defects and in building 1000 and 3000 these were generally done acceptably, however in building 2000 the work is unacceptable and will need to be redone. **The repairs in 2000 contain a large amount of ridging and bulging out of joints that are not acceptable.** In addition some amount of bulging was noticed on some fixes on the 4<sup>th</sup> floor of 3000 though not to the same degree. There also appears to be some serious structural issues in the front entryway and lobby concrete of 2000, with severe concrete heaving occurring.




There are no maintenance issues in this report. POV and the Condo board went through several rounds of negotiation during 2007 to eliminate all maintenance issues. All issues in this report are First year Warranty Issues that were reported to POV in the First Year, have been acknowledged as such, and have been inspected on site by POV Managers including Collen Critchley, Joe Iannarelli, and Bruce Moffatt, and others.


Item Color Code: Green = Closed, Yellow = In Progress Red = In Dispute White = Unknown


Location	Defect	Photographs
<p>1000-2 Item#2</p>	<p>Doorknob and lock on Shaw Cable closet on 2<sup>nd</sup> floor next to 1216 defective and requires replacement.</p> <p>POV to Fix</p> <p>Update 05/28/2008</p> <p>POV replaced door knob with one with a defective lock. Requires replacement.</p>	
<p>1000-4 Item#4</p>	<p>South Stairwell 4<sup>th</sup> floor Fire hose outlet drywall repair unpainted.</p> <p>POV to Fix</p> <p>Update 05/28/2008</p> <p>Not fixed.</p>	
<p>1000-4 Item#5</p>	<p>4<sup>th</sup> Floor between 1414 and 1416 Drywall repair unpainted.</p> <p>POV to Fix</p> <p>Update 05/28/2008</p> <p>Not fixed.</p>	



Location	Defect	Photographs
1000-4 Item#7	<p>Section of drywall cut out above fire doors in centre of building for some inexplicable reason.</p> <p>POV to Fix</p> <p>Update 05/28/2008</p> <p>Not fixed.</p>	

Location	Defect	Photographs
1000-M Item#65	<p>Wall Flashing showing severe peeling above Northeast and Southeast Entrance Flat Roof Areas in 1000. As well building materials from the construction phase have been left on the roof. A Piece of flashing was not installed on the NE Corner of the NE Entrance Flat Roof forward edge as well.</p> <p><b>Eng.Report issue RS3 section 4.2.3</b></p> <p>POV Comments from Eng.Report: This is considered a maintenance issue that should have been scheduled for repair by the Condo Corporation/Board.</p> <p>Board Comments: Cannot agree, building materials are left over from construction and the flashing should not be showing severe peeling in the first year. The materials need to be removed and the flashing repaired - potential water penetration here.</p> <p>Update 05/28/2008 Not fixed. Updated 06/18/2008 Excess building materials have been removed have the flashing problems have not been corrected.</p>	<p>NE Entrance Roof</p>    <p>SE Entrance Roof</p> 


Location	Defect	Photographs
1000-M Item#66	<p>Exposed Wall Flashing at Wall Base West side 2<sup>nd</sup> patio west of building firewall. New photo confirms not fixed.</p> <p><b>Eng. Report Item #EC13</b></p> <p>POV Comments from Eng.Report: Scheduled to be repaired.</p> <p>Update 05/28/2008</p> <p>Not fixed. Parging at numerous spots around the buildings was never done. This is one of the worst examples.</p>	
1000-M Item#67	<p>Red Tuck tape exposed at South East Entrance.</p> <p>POV Comments from Eng.Report: Scheduled to be repaired.</p> <p><b>Eng. Report Item#EC14</b></p> <p>Update 05/28/2008</p> <p>Not fixed.</p>	
1000-M Item#68	<p>Sloppy Flashings Around service Penetrations Building 1000, north of main entrance door.</p> <p><b>Eng.Report Item#EC15</b></p> <p>POV Comments from Eng.Report: Scheduled to be repaired.</p> <p>Update 05/28/2008</p> <p>Not fixed.</p>	

Location	Defect	Photographs
1000-M Item#70	Combustion Air Ducting damaged.  <b>Eng.Report Item#M10</b>  Update 05/28/2008 Not fixed.	


Location	Defect	Photographs
<p>1000-P Item#11</p>	<p>Leakage of water through parkade walls in Building 1000 resulted in flooded parkade during first few months of occupancy. Promised repairs after major flood have not been undertaken. Concrete bib adjoining top of wall not sealed correctly.</p> <p>POV to Fix</p> <p>Update 05/28/2008</p> <p>Not fixed. We experienced again this spring severe leakage through this wall.</p>	

Location	Defect	Photographs
<p>1000-P Item#12</p>	<p>Serious water leakage on wall in SW Corner behind Air Exchanger Unit (MUA) in Parkade. Resulting standing water is damaging drywall in storage unit wall. This leaks occurs every rain and was supposed to have been fixed a year ago, clearly it was not.</p> <p>POV to Fix</p> <p>Update 05/28/2008</p> <p>Not fixed. We experienced again this spring severe leakage through this wall.</p>	
<p>1000-P Item#17</p>	<p>Fire rated protection missing from some piping penetrations in 1000 between the parkade and suites above. Fire rated compounds and Fire related sleeves to provide 1 hour fire separation. <b>This is a serious code violation.</b></p> <p>Eng.Report issue FLS6 section 11.5.3</p> <p>This concern also to the mechanical rooms in all 3 buildings as identified in the Eng. Report. See the report for more information.</p> <p>O-Ring – See comment POV response in Eng. Report.</p>	








Location	Defect	Photographs
1000-P Item#18	<p data-bbox="358 237 764 300">Above Parkade Entrance Fascia Wood unfinished. Wood should be stained or painted for protection.</p> <p data-bbox="358 342 764 373">POV to fix (paint).</p> <p data-bbox="358 415 764 447">Update 05/28/2008</p> <p data-bbox="358 457 764 489">Not fixed. Exposed unprotected wood.</p>	




Location	Defect	Photographs
<p>1000-P Item#71</p>	<p>Parkade exhaust fans are missing outlet hoods are result water leakage is occurring in Parkade.</p> <p><b>Eng.Report Item #M17</b></p> <p>Update 05/28/2008</p> <p>Not fixed. We experienced again this spring leakage through these units.</p>	<p>1000 Parkade Missing Hoods</p>  <p>1000 Parkade Leakage due to missing hoods</p>  <p>3000 Parkade Proper Hoods in Place (no leaks here)</p> 



Location	Defect	Photographs
<p>2000-2 Item#23</p>	<p>Electrical Closet next to Suite 2213 has AC supply with an identified Ground Fault that has not been repaired. <b>This is a code violation and a Fire Hazard.</b></p> <p>POV to Review</p> <p>Update 05/28/2008</p> <p>Not fixed.</p>	
<p>2000-2 Item#24</p>	<p>Drywall bulges behind Fan grill on ceiling near suite 2212, many other such examples of defective drywall work in building 2000.</p> <p>POV to provide report and fix.</p> <p>Update 05/28/2008</p> <p>Not fixed. Severe bulging in drywall repairs, work completely unacceptable. POV Manager (Sean McInnis) comment was that it looks it was just caulked instead of fixed properly throughout the building.</p>	

Location	Defect	Photographs
<p>2000-4 Item#27</p>	<p>Across from the elevator on the 4<sup>th</sup> floor a large ripple runs across of the width of ceiling and numerous other places in 2000.</p> <p>POV to Report on Drywall Issues and Fix.</p> <p>Update 05/28/2008</p> <p>Not fixed. Severe bulging in drywall repairs, work completely unacceptable. POV Manager (Sean McInnis) comment was that it looks it was just caulked instead of fixed properly throughout the building.</p>	
<p>2000-All Item#30</p>	<p>Drywall repairs are unacceptable. Joints are severely bulged s and numerous large ripples exist in the ceilings and walls. Walk around inspection with POV rep, and board member required.</p> <p>POV to Report on Drywall Issues and Fix.</p> <p>Update 05/28/2008</p> <p>Not fixed. Severe bulging in drywall repairs, work completely unacceptable. POV Manager (Sean McInnis) comment was that it looks it was just caulked instead of fixed properly throughout the building.</p>	
<p>2000-M Item#33</p>	<p>Large crack and subsidence on main entrance lobby area and concrete walkway. Sinking entryway and having lobby concrete floor.</p> <p>Concrete?</p> <p>Update 05/28/2008</p> <p>Not fixed. Critical Cracks in all underlying concrete in the front entryway and lobby indicate there may be a serious structural defect here. Since originally reported the front entryway has sunk a centimetre and the lobby concrete floor has experienced very severe heaving and risen up in the center of the lobby. It appears water now be seaping in through this heave. This is a very severe issue affecting floor integrity that needs immediate attention.</p>	


Location	Defect	Photographs
2000-M Item#35	<p>Tap installation by East and West Entrances of 2000 is unfinished, trim not installed.</p> <p>Also reported in Eng.Report Item EC-8.</p> <p>POV Service to Review</p>	
3000-2 Item#40	<p>Fire Sprinkler head never installed in Electrical Closet next to Suite 3221. It looks like the hole for the sprinkler head was plastered over.</p> <p><b>Potential Fire Code Violation</b></p> <p>POV to Fix</p> <p>Update 05/28/2008 Not fixed.</p>	<p>Electrical Closet missing Sprinkler Head</p>  <p>This is what it should look like (except for the sloppy haphazard application of fire prevention compound):</p> 


Location	Defect	Photographs
<p>3000-2 Item#41</p>	<p>Spotty Fire Insulation in Electrical Closet, not all wires have fire insulation. Others have insulation poorly applied resulting in very incomplete coverage.</p> <p><b>This is a Fire Hazard and possible Code Violation.</b></p> <p>POV to Fix</p> <p>Update 05/28/2008</p> <p>POV Please report on what action taken on this.</p>	
<p>3000-4 Item#42</p>	<p>Ceiling cracked and bulged, either repair done incorrectly or missed, next to suite 3412.</p> <p>POV to Report on Drywall Issues and Fix.</p> <p>Update 05/28/2008</p> <p>Not fixed.</p>	



Location	Defect	Photographs
3000-4 Item#43	<p>Ceiling bulge, either repair done incorrectly or missed next to suite 3418.</p> <p>POV to Report on Drywall Issues and Fix.</p> <p>Update 05/28/2008</p> <p>Not fixed.</p>	
3000-M Item#44	<p>External Window gasket at unit 3107 hanging down.</p> <p>POV to Fix</p> <p>Update 05/28/2008</p> <p>Not fixed.</p>	
3000-M Item#45	<p>North exit door area above parkade vehicle entrance does not drain properly leaving standing water for days after a rain.</p> <p>Can't fix, building settling.</p> <p>BOARD Comments: Board needs to decide on acceptance of this item or not.</p> <p>Update 05/28/2008</p> <p>Not fixed.</p>	



Location	Defect	Photographs	
3000-M Item#46	<p>Crack on rock work below bedroom window of unit 3122 on exterior wall.</p> <p>No comment from POV</p> <p>Update 05/28/2008</p> <p>Not fixed.</p>		
3000-M Item#50	<p>Stipple overspray during crack repair not painted, located in Main lobby 3000 next to Storage Room door.</p> <p>POV to Fix</p>		






Location	Defect	Photographs
<p>3000-P Item#52</p>	<p>Water leak in Boiler Room from PVC junction next to water heaters. Originally reported very soon after occupancy. It was observed still leaking on July 31/07.</p> <p>Board to hire HVAC company to review/repair if necessary – bill POV.</p> <p>Board Comments: Board members did a little more investigation on this on Sept. 4 and partially removed the cover. A flood came pouring out, it appears this is open to outside wall and ground water is flowing directly into. We are not sure the purpose of this PVC and if POV can enlighten us it would us to understand this issue.</p> <p>23/10/07 POV Construction Manger advised this is not a HVAC issue. Board will not be hiring a HVAC Company to repair. He indicated this is a utility entrance for TELUS/SHAW and will have to be sealed properly so it' back in POV's hands.</p> <p>Update 05/28/2008 Not fixed. Leaking with spring rings, puddle on floor.</p>	

Location	Defect	Photographs
<p>3000-P Item#54</p>	<p>Fire Sprinkler Pipe Clamps slowly leaking and totally rusted in 2 cases on the main Fire Sprinkler water supply and must be replaced. They are located next between parking spots 65 &amp; 9, and 49 and 31.</p> <p>POV to Replace</p> <p>Update 05/28/2008</p> <p>Not fixed. Still leaking, sever rusting due to lack of action. Potential Fire control issue.</p>	 <p>The photographs show two instances of fire sprinkler pipe clamps that are severely rusted and leaking. The top photo shows a close-up of a clamp on a dark pipe, with a significant amount of orange-brown rust and a visible leak. The bottom photo shows another similar clamp further down the pipe, also heavily rusted and leaking. The background is a dark, industrial-looking space, likely a parking garage.</p>

Location	Defect	Photographs
<p>3000-P Item#55</p>	<p>Fire rated protection missing from almost all piping penetrations in 3000 between the parkade and suites above. Fire rated compounds and Fire related sleeves are required.</p> <p><b>This is a serious code violation.</b></p> <p>Eng.Report issue FLS6 section 11.5.3</p> <p>POV Says O-Ring is sufficient.</p> <p>Update: Board will be having an engineer review. Board also notes numerous floor penetration have no protection at all.</p>	 <p>This is what it should look like with code required fire sleeves in place (this work done in 1000.)</p> 

Location	Defect	Photographs
<p>3000-P Item#58</p>	<p>Above Parkade Entrance Fascia Wood unfinished and showing premature damage due to standing water. Wood should be stained or painted for protection.</p> <p>POV to Fix and match to Fence Color</p> <p>Update 05/28/2008</p> <p>Not fixed. Exposed unprotected wood.</p>	
<p>3000-P Item#73</p>	<p>Hot Water Tank#2 Showing severe premature corrosion on Pipe Joint, suspect defective junction.</p> <p><b>Eng. Report issue M1</b></p> <p>Update 05/28/2008</p> <p>Not fixed.</p>	

Location	Defect	Photographs
<p>All Item#59</p>	<p>All exterior doors are missing door stops resulting in damage to doors and numerous broken windows.</p> <p>POV to install</p> <p>23/10/07 The board notes the same of the doors have had door stops installed, and some have not. Some of stops installed notably on the side doors were installed in a manner that renders them useless.</p> <p>Update 05/28/2008</p> <p>Only partially fixed. Many of them broke of the week they were installed. Some of them are two low to stop the doors.</p>	
<p>All Item#62</p>	<p>Uninsulated cold water piping in boiler rooms is condensing and showing initial signs of deterioration and rusting.</p> <p>Eng. Report issue M1 section 9.1.1</p> <p>Checked on this 05/24/2008 and found mass condensation on all major cold water piping occurring in boiler rooms and the parkades.</p> <p>Update 05/28/2008</p> <p>Not fixed. Severe Condensation on the cold water piping in the boiler rooms and parkade causing premature rusting.</p>	

Location	Defect	Photographs
<p>All Item#63</p>	<p>Premature rusting of Parkade vehicle ramp railings. Broken welds appear to have fixed although the rail in this picture is loose due to missing screws.</p> <p><b>Eng.Report issue SF11 section 6.2.3</b></p> <p>POV to Fix</p> <p>Update 05/28/2008</p> <p>Not fixed. All white railings throughout the project were experiencing severe rusting in the first year. POV had committed to paint all of them but has not yet delivered on that promise.</p>	
<p>All Item#61</p>	<p>Thermostats for Hallway Pressurization Units do not have sensors in the main floor hallways of each building resulting in a great deal of excessive heating in all 3 buildings (as advised by Concept Electric).</p> <p>POV to review w/engineer</p> <p>Update 05/28/2008</p> <p>Not fixed. Promised report not received from POV.</p>	