
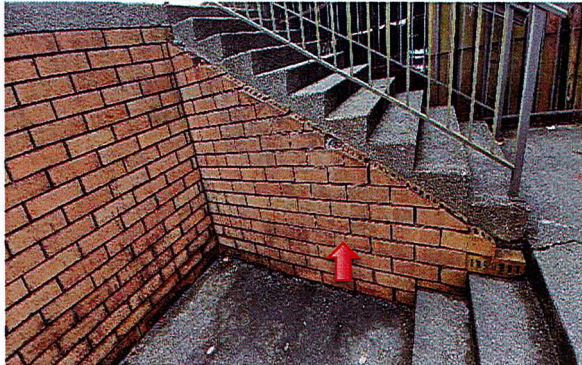


Client:	CAPREIT GP Inc.	Report Date:	23-Mar-2021
Attention:	John Fitzgerald Anuradha Bandara Maria Trotea	Email:	JohnF@CCMSProjects.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	23-Mar-2021
		Weather:	11°C

OBSERVATIONS AND COMMENTS:

No.	Description	Photo
1.1	Railings on the concrete slab between building B and C (beside Rental Office) were observed unsafe. New aluminium guardrails are recommended. MPL recommends installation of temporary barricade to prevent any accidents.	
1.2	Brick veneer grouted joints on stair at north elevation of building D were observed typically damaged. MPL recommends local brick veneer repairs and repointing. Repointing of joints is recommended if damaged joint is encountered anywhere else.	

1.3 As per the site meeting, commencement of balcony repair work will begin on south elevation of building 12184 (Building D).



If you have any questions arising from this report, please do not hesitate to contact our office.

McIntosh Perry Limited

Per:



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Project Coordinator
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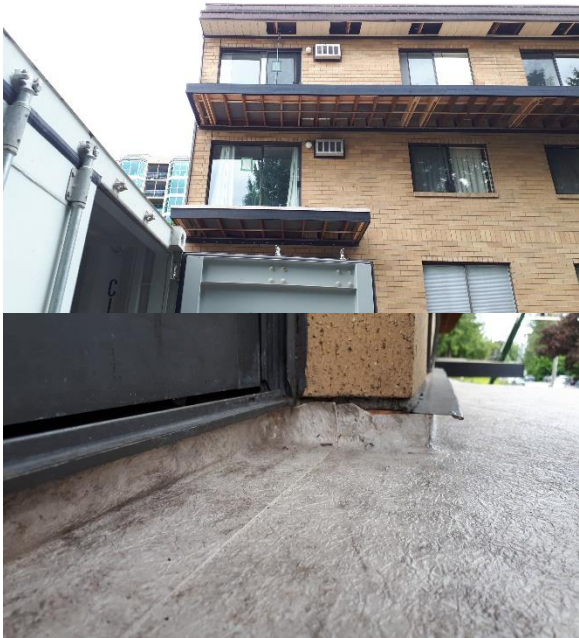
Reviewed By:


Florin Bosnea, M.Eng., P.Eng.
Senior Project Engineer
f.bosnea@mcintoshperry.com

Client:	CAPREIT GP Inc.	Report Date:	31-May-2021
Attention:	John Fitzgerald Anuradha Bandara Maria Trotea	Email:	JohnF@CCMSProjects.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	26-May-2021
		Weather:	22°C

OBSERVATIONS AND COMMENTS:

No.	Description	Photo
2.1	The demolition of the existing guardrails and removal of the existing membrane is completed on the North elevation of building B. The Contractor was observed working on the structural repairs and plywood replacement.	
2.2	The existing balcony cantilevered joists were observed in general in fair condition at all locations reviewed. The existing rim joists was observed locally rotted (minor damages at the locations reviewed) the rot shall be removed and the stained areas treated with Boracol.	

<p>2.3</p>	<p>Plywood replacement was observed in progress.</p>	
<p>2.4</p>	<p>Installation of a second ply of continuous rim joist and comb face fascia was observed in progress. At the future locations of the guardrails post (4'o.c.) A blocking was observed installed with Simpson Strong tie angles.</p>	
<p>2.5</p>	<p>A mock-up presenting the vinyl membrane installation was put together on a second-floor balcony.</p> <p>The vinyl membrane was observed upturned at the wall base and sealed under the brick veneer base flashing and onto the balcony sliding door flange.</p> <p>A water diverter was observed installed at the balcony saddle.</p>	

2.6	<p>Backer rod & caulking are recommended to be installed at the interface between the brick veneer and the vinyl membrane/ comb face fascia.</p> <p>The balcony drip flashing is recommended to be secured (i.e. wood blocking installed under the flashing to restrain movement) before the caulking installation.</p> <p>The Contractor to clarify the sealant for vinyl/ brick interface – adhesion test is recommended.</p>	
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If you have any questions arising from this report, please do not hesitate to contact our office.

McIntosh Perry Limited

Per:



Florin Bosnea M.Eng, P.Eng.
Project Engineer
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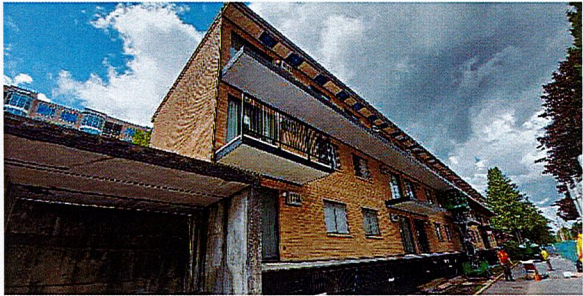


Reviewed By:




Doru Cornescu P.Eng.
Director Western Canada
d.cornescu@mcintoshperry.com

Client:	CAPREIT GP Inc.	Report Date:	09-June-2021
Attention:	John Fitzgerald Anuradha Bandara Maria Trotea	Email:	JohnF@CCMSProjects.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	09-June-2021
		Weather:	18°C

OBSERVATIONS AND COMMENTS:

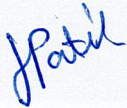
No.	Description	Photo
3.1	During the site visit installation of new aluminium soffit was observed in progress.	
3.2	Preparation of railing mock-up was observed in progress at Unit 208 balcony.	
3.3	Structural repairs at balcony were completed, 2-2x8 rim joist and 1-2x8 blocking at guardrail post location were installed. Locally damaged balcony joist was sistered with new 2x8 member on both sides. Work appears satisfactory.	

3.4	As per previous recommendation, backer rod & caulking to be installed at the interface between the brick veneer and the vinyl membrane/ comb face fascia. The Contractor to clarify the sealant for vinyl/ brick interface – adhesion test is recommended.	
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If you have any questions arising from this report, please do not hesitate to contact our office.

McIntosh Perry Limited

Per:



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Project Coordinator
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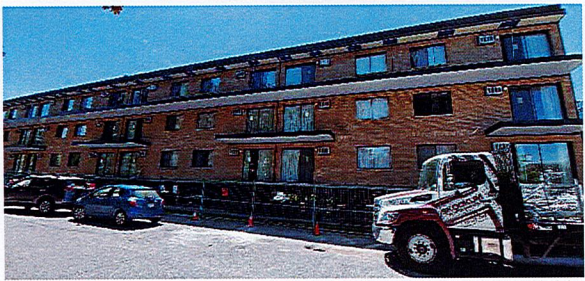

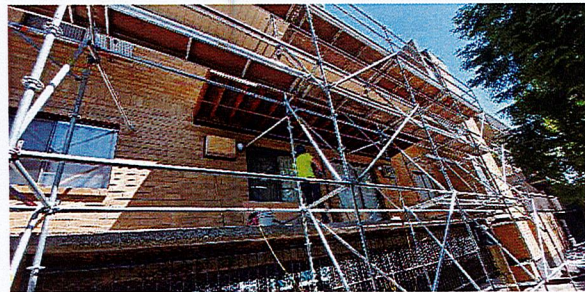
Reviewed By:



Florin Bosnea M.Eng, P.Eng.
Project Engineer
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Client:	CAPREIT GP Inc.	Report Date:	21-June-2021
Attention:	John Fitzgerald Anuradha Bandara Maria Trotea	Email:	JohnF@CCMSProjects.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	18-June-2021
		Weather:	20°C

OBSERVATIONS AND COMMENTS:

No.	Description	Photo
4.1	During the site visit new aluminium soffit was installed at all balconies.	
4.2	Balcony guardrail mock-up at Unit 208 was reviewed and found as per recommendations. Installation of similar guardrail on all other balconies can be proceeded. The contractor was observed using "TREMCO-Dymonic 100 sealant" at vinyl membrane and brick veneer interface.	
4.3	Installation of scaffolding on south elevation of Building B was observed in progress. Demolition of existing guardrails and removal of existing membrane was initiated. If any rot found in balcony joist or rim joist, similar repair to be followed as performed on north elevation.	

If you have any questions arising from this report, please do not hesitate to contact our office.

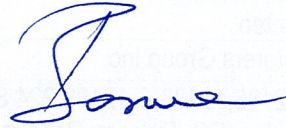
McIntosh Perry Limited

Per:



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Reviewed By:




Florin Bosnea M.Eng, P.Eng.
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Client:	CAPREIT GP Inc.	Report Date:	16-July-2021
Attention:	John Fitzgerald Anuradha Bandara Maria Trotea	Email:	JohnF@CCMSProjects.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	16-July-2021
		Weather:	16°C

OBSERVATIONS AND COMMENTS:

No.	Description	Photo
5.1	During the site visit installation of vinyl membrane on 3 rd floor balcony was observed in progress at north elevation of building D. Once the membrane installation is completed, installation of guardrail and privacy screen can be started.	
5.2	On South-West elevation of Building D, balcony structural repairs was observed in progress. Structural repairs performed were: - 3 Ply (2"x8") balcony end joist, - 2 Ply (2"x8") rim joist, - addition of 2"x8" blocking (total 3 Ply) at every railing post connection. Simpson strong Ties L70 were used to connect blocking (2"x9") to balcony joist.	
5.3	Existing balcony joist were sistered with new 2"x8" member, on both sides if section lost due to rot is more than 20% and on one side if section lost due to rot is less than 20%.	

5.3	New 3/4" plywood sheathing was installed at rot locations. New fascia board (1/2" x9") was installed.	
5.4	<p>Scaffolding was installed at south-east elevation of building D.</p> <p>Removal of existing membrane, plywood sheathing & vinyl soffit was observed in progress to expose the balcony structural components.</p> <p>Similar structural repair as performed at South-West elevation balconies is recommended on South-East elevation balconies.</p>	

If you have any questions arising from this report, please do not hesitate to contact our office.

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Reviewed By:







Florin Bosnea M.Eng, P.Eng.
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Client:	CAPREIT GP Inc.	Report Date:	23-July-2021
Attention:	John Fitzgerald Anuradha Bandara Maria Trotea	Email:	JohnF@CCMSProjects.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	23-July-2021
		Weather:	24°C

OBSERVATIONS AND COMMENTS:

No.	Description	Photo
6.1	Installation of new guardrails and privacy screen on north elevation was completed. New vinyl soffit were installed above first floor and second floor balconies; at roof soffit, damaged vinyl soffit were replaced.	
6.2	Installation of new balcony guardrail and privacy screen were reviewed at unit #106 & #206.	
6.3	Guardrail post connection on concrete slab was reviewed, 5"x5"x1/4" base plate with 3/8" expansion bolts were used. MPL recommends maintain minimum edge distance of 2 1/2" from center of bolt to edge of concrete. Expansion bolts to be installed vertical and not at an angle.	

6.4	<p>On south elevation, 3rd floor balcony was ready for installation of new vinyl membrane.</p> <p>Wooden cricket to be installed at balcony corners as instructed on site.</p>	
6.5	<p>MPL recommends privacy screen post base plate to rest on slab and not on the guardrail post base plate.</p> <p>Use neoprene gasket under the privacy screen post base plate.</p> <p>If required a spacer is recommended between the guardrail/privacy post.</p> <p>Avoid such sharp edge projections to prevent any hazard.</p>	
6.6	<p>At connection of privacy screen post to guardrail top rail, MPL recommends contractor to install similar angle connection on other side (both sides) of post.</p>	
6.7	<p>3-#12 stainless steel screws 2" long was used to connect privacy screen to masonry wall cladding.</p> <p>Contractor to make sure the screws are well secured in the masonry joint.</p>	

If you have any questions arising from this report, please do not hesitate to contact our office.

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Reviewed By:






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Florin Bosnea M.Eng, P.Eng.
Project Engineer
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Client:	CAPREIT GP Inc.	Report Date:	17-Aug-2021
Attention:	John Fitzgerald Anuradha Bandara Maria Trotea	Email:	JohnF@CCMSProjects.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	17-Aug-2021
		Weather:	22°C

OBSERVATIONS AND COMMENTS:

No.	Description	Photo
7.1	On south elevation of building D, all balcony structural repairs were completed, new vinyl soffits were installed; installation of new vinyl membrane was in progress.	
7.2	During the site visit, contractor was observed working on Building C south elevation. Repairs were performed with the help of boom lift.	
7.3	One balcony joist at 3 rd floor was observed rotted which was repaired in past. Previously repaired joist was inappropriately done by simply sistering 2 small pieces of 2x8 on rot joist; with rot left behind. MPL recommends contractor to cut the rot portion of joist and sister 2 full length 2x8 joist to existing joist; the rot portion of joist to be filled with 2x8 piece or plywood. Rotted/damaged plywood sheathing to be replaced with new 5/8" plywood T &G.	

If you have any questions arising from this report, please do not hesitate to contact our office.

McIntosh Perry Limited

Per:



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Reviewed By:




Florin Bosnea M.Eng, P.Eng.
Project Engineer
f.bosnea@mcintoshperry.com

Client:	CAPREIT GP Inc.	Report Date:	30-Aug-2021
Attention:	John Fitzgerald Anuradha Bandara Maria Trotea	Email:	JohnF@CCMSProjects.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	30-Aug-2021
		Weather:	17°C

OBSERVATIONS AND COMMENTS:

No.	Description	Photo
8.1	Repair work at south elevation of building D were reviewed and found satisfactory. Contractor was advised to use screws instead of nails for deck sheathing attachment.	
8.2	Wooden crickets to be installed at balcony corner similar to south-west corner balcony.	
8.3	New aluminium railings at stair and common area between building D & C were installed. Installation of railings were found satisfactory.	

<p>8.4</p>	<p>At common area between building B & C, corner sleeve to be installed because of poor finish corner and safety reason.</p>	
<p>8.5</p>	<p>Missing railing as highlighted location to be installed.</p>	
<p>8.6</p>	<p>At common area between building B & C at some post only 3 expansion bolts were been used as base connection, MPL recommends 4- 3/8" expansion bolts to be used at all post base connections.</p>	
<p>8.7</p>	<p>During the site visit, contractor was observed working on Building C south elevation.</p>	

If you have any questions arising from this report, please do not hesitate to contact our office.

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Per:



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Reviewed By:



Florin Bosnea M.Eng, P.Eng.
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Client:	CAPREIT GP Inc.	Report Date:	09-Sept-2021
Attention:	John Fitzgerald Anuradha Bandara Maria Trotea	Email:	JohnF@CCMSProjects.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	09-Sept-2021
		Weather:	24°C

OBSERVATIONS AND COMMENTS:

No.	Description	Photo
9.1	During the site visit balcony structural repairs were completed on Building C south elevation units #201, #202, #301, & #302.	
9.2	Damaged balcony joist were sistered with new 2x8 member, new blockings were installed at guardrail post locations, damaged plywood sheathing were replaced with 5/8" plywood sheathing & end joist were made 3 ply 2x8. Work appears satisfactory.	
9.3	Removal of existing guardrails, soffit, vinyl membrane was in progress at units #203, #204, #205, #303, #304 & #305	
9.4	Localized balcony slab reinforcement was observed exposed and corroded at units #104, & #105. MPL recommends cut-remove concrete around the exposed rebar, coat it with corrosion resistance paint and then fill the repair area with new cement mortar.	

If you have any questions arising from this report, please do not hesitate to contact our office.

McIntosh Perry Limited

Per:

Reviewed By:







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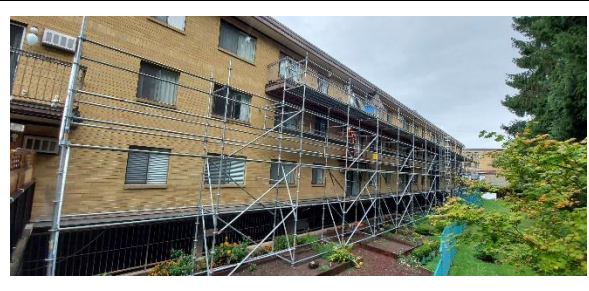







Florin Bosnea M.Eng, P.Eng.
Project Engineer
f.bosnea@mcintoshperry.com

Client:	CAPREIT GP Inc.	Report Date:	29-Sept-2021
Attention:	John Fitzgerald Anuradha Bandara Maria Trotea	Email:	JohnF@CCMSProjects.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	29-Sept-2021
		Weather:	11°C

OBSERVATIONS AND COMMENTS:

No.	Description	Photo
10.1	Installation of new vinyl membrane, aluminium railing & aluminium privacy screen were completed on south elevation of building D.	
10.2	<u>Building D - south elevation:</u> As recommended neoprene gasket were installed under the post base plate. Connections were reviewed and found satisfactory. Privacy screen base plate to rest on slab and not on the guardrail post base plate. Contractor to avoid any sharp edge projections (privacy screen base plate) to prevent any hazard.	
10.3	<u>Building D - south elevation:</u> Privacy screen were connected to wall with 3-#12 stainless steel screws 2" long.	
10.4	<u>Building D - south elevation:</u> As recommended privacy screen post were connected to guardrail top rail with angle connections on both sides.	

10.5	<p>Installation of scaffolding on south elevation of building C was completed.</p> <p>Removal of existing guardrails, vinyl membrane & vinyl soffit was in progress.</p>	
10.6	<p><u>Building C - south elevation</u>: Unit 208, localized damage was observed on rim joist and end joist, repairs to be performed as per the detail drawings provided.</p>	
10.7	<p><u>Building C - south elevation</u>: Unit 211, deck plywood sheathing, rim joist and balcony end joist were observed damaged.</p>	
10.8	<p><u>Building C - south elevation</u>: Unit 210, localized portion of the balcony was inappropriately repaired in past, the rot joist was sistered with 2x8 piece, but the rot portion of the joist was not removed.</p> <p>MPL recommends contractor to cut/remove the rotten portion of joist and sister new 2x8 piece full length as per detail drawings.</p>	
10.9	<p><u>Building C - south elevation</u>: 3rd floor balconies, the existing membrane observed was torch on membrane, peeling SBS membrane without damaging the plywood sheathing is impossible so MPL recommends new 5/8" plywood sheathing to be installed on 3rd floor balconies.</p>	

10.10	<p><u>Building C - North elevation</u>: structural repair at unit 201, 202, 203, 204, 205, 301, 302, 303, 304, & 305 balconies were completed.</p> <p>Structural repair at balcony 303, 304, & 305 were reviewed and found satisfactory.</p>	
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If you have any questions arising from this report, please do not hesitate to contact our office.

McIntosh Perry Limited

Per:



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Reviewed By:




Florin Bosnea M.Eng, P.Eng.
Project Engineer
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Client:	CAPREIT GP Inc.	Report Date:	22-Oct-2021
Attention:	Rick Derbecker Anuradha Bandara Maria Trotea	Email:	R.Derbecker@mcintoshperry.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca andrews@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	14-Oct-2021
		Weather:	11°C

OBSERVATIONS AND COMMENTS:

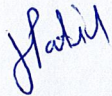
No.	Description	Photo
11.1	Installation of scaffolding on south elevation of building C was completed. Removal of existing guardrails, vinyl membrane & vinyl soffit was complete.	
11.2	<u>Building C - south elevation:</u> Unit 211, deck plywood sheathing, rim joist and balcony end joist were observed damaged. Repair to be done as per MPL drawings.	
11.3	<u>Building C - south elevation:</u> 3 rd floor balconies, the existing membrane observed was torch on membrane, peeling SBS membrane without damaging the plywood sheathing is impossible so MPL recommends new 5/8" plywood sheathing to be installed on 3 rd floor balconies.	

11.4	<p><u>Building C - North elevation:</u> structural repair at unit 201, 202, 203, 204, 205, 301, 302, 303, 304, & 305 balconies were completed. Structural repair at balcony 303, 304, & 305 were reviewed and found satisfactory.</p>	
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If you have any questions arising from this report, please do not hesitate to contact our office.

McIntosh Perry Limited

Per:



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Project Coordinator
p.patil@mcintoshperry.com

Reviewed By:



Gheorghe Piscociu, P.Eng.
Senior Project Engineer
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Client:	CAPREIT GP Inc.	Report Date:	30-November-2021
Attention:	Rick Derbecker	Email:	R.Derbecker@mcintoshperry.com
Contractor:	The Restorers Group Inc. Patrick Leblanc Andrew	Email:	pat@restorersgroup.ca andrews@restorersgroup.ca
Project:	12184, 12186, 12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	26-November-2021
		Weather:	12°C

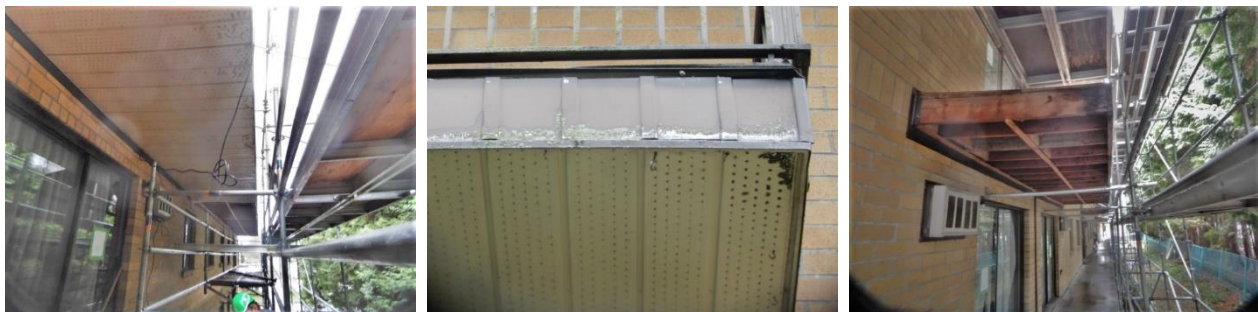
OBSERVATIONS AND COMMENTS:

An evaluation of the renovation works was conducted on November 26th, 2021. Patrick Leblanc and Andrew Shortridge from Restores Group accompanied the evaluation, highlighting the items and areas where deteriorations were found to be more than originally estimated. A summary of Restores findings, including the repair cost, is attached at the end of report.

No.	Description
12.1	Repairs were in progress at Buildings C and B. Repairs were completed at Building D. No work commenced at Building A



12.2	Balcony soffits were observed to be excessively fastened, leading to irreversible damages at the removal. All soffits were to be replaced with new. Approximately 455 sqm was confirmed.
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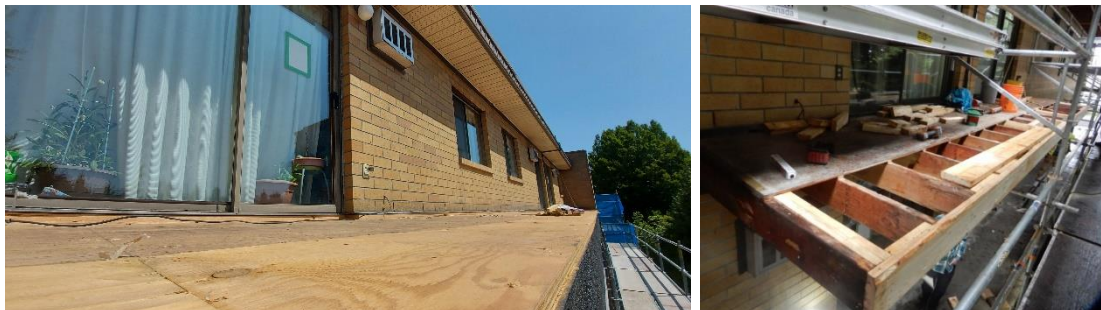
- 12.3 Concrete delamination was found in various areas on the second floor decks. Approximately 29 sqm more was confirmed that is needed to be repaired to complete the work.



- 12.4 It is confirmed that new waterproofing membrane should be installed on approximately 99 sqm more than initially estimated.



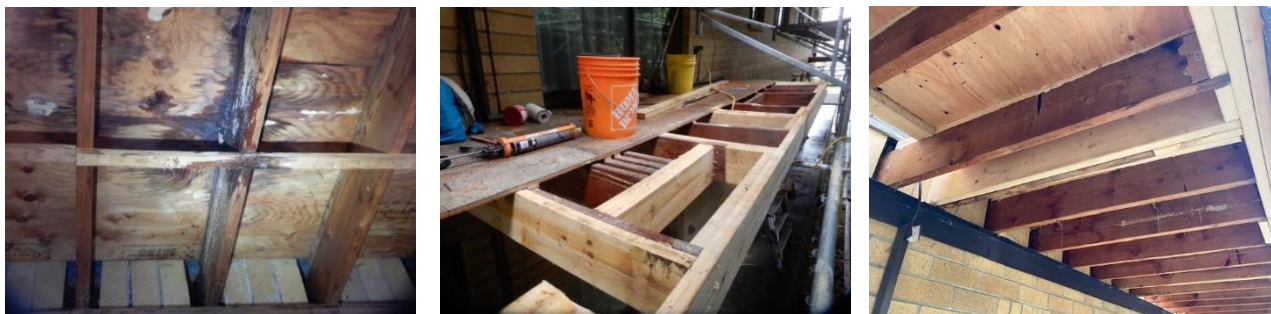
- 12.5 Removal of damaged sheathing (including areas that couldn't be salvaged at the removal of the SBS membrane applied on top), is approximately with 150 more than initially estimated.



- 12.6 It is confirmed that 135 lm more of front headers needs to be replaced.



- 12.7 It is confirmed that rot repairs is needed on 474 lm more of wood joists than initially estimated.



12.8 Thirty-two (32) more dividers need to be replaced.



12.9 The furring at the upturns for the extra waterproofing membrane was estimated at 270lm.



12.10 Extra new wood fascia was confirmed to be approximately 393 lm.



If you have any questions arising from this report, please do not hesitate to contact our office.

McIntosh Perry Limited

Gheorghe Piscociu
Gheorghe Piscociu P.Eng,
Senior Project Coordinator
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Hello Gheorghe,

Now that we are complete a majority of the structural repairs on 2 of the 4 buildings, we have a better understanding of what will be required for the remainder of the project. It was discussed at the beginning of the project to monitor the quantities and that additional funds would be added if required. We have done our best to project the unforeseen repairs using historical data from the completed buildings. The items and quantities that will be required to be increased are as follows, to complete all four buildings.

Item 2) Balcony Soffits

455 M2 will need to be added to complete the project (all four buildings)

Due to the excessive fastening of the original soffits, we are unable to reclaim and reuse the original soffits. All soffits under the balconies and being removed and replaced with new. In order to properly inspect and repair the rot within the balconies all of the soffit has to be removed. We are unable to leave any in place. See attached picture

Item 3) Concrete Delamination top side

29 M2 will need to be added to complete the project (all four buildings)

There are more concrete repairs on the second floor concrete patios than expected.

Item 6) New Waterproofing Membrane

99 M2 will need to be added to complete the project (all four buildings)

Item 7) Balcony Sheathing

We are cautiously performing selective demolition regarding balcony sheathing. Where possible we are trying to only remove the front 2' of sheathing in order to perform our work. There are a certain balconies that have been found to have 2ply SBS torch on waterproofing adhered to the sheathing forcing us to remove and replace the entire balcony sheathing. Also there are balconies that have extensive rot repairs required, which forces us to remove the entire balcony sheathing. Please see attached pictures

150 M2 will need to be added to complete the project (all four buildings)

Item 8) Front Header

This item will be required to be increased due to rot repairs exceeding what was expected

135 LM will need to be added to complete the project (all four buildings)

Item 9) Wood Joist

This item will be required to be increased due to rot repairs exceeding what was expected

474 LM will need to be added to complete the project (all four buildings)

Item 12) Divider Panels

The estimated quantity in the contract is short the correct amount of panels to complete the project

32 EACH will need to be added to the contract to complete the project (all four buildings)

Item 20) Furring Balcony upturns

270 LM will need to be added to the contract to complete the project (all four buildings)

Item 21) New Wood fascia

393 LM will need to be added to the contract to complete the project (all four buildings)

All of this adds up to: \$259,920.00




I have already spoken to Andrew Charney from Capreit regarding this, he is in favour of completing all four buildings as we already have permits and are mobilized on site.

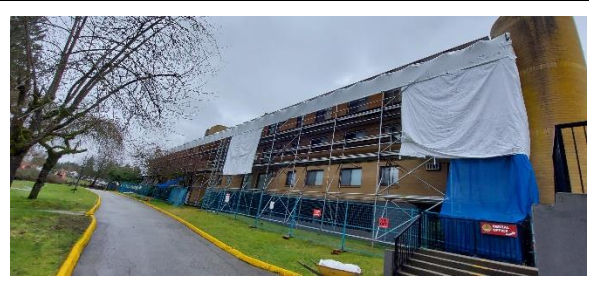




Please let us know how to proceed, as if the additional funds are not added we will be forced to reallocate funds within the original contract and try to complete only 3 of the 4 buildings.


Thanks,
Patrick Leblanc
General Manager - BC
The Restorers Group Inc
Pat@restorersgroup.ca
Cell 604 754 0926

Client:	CAPREIT GP Inc.	Report Date:	20-Jan-2022
Attention:	Rick Derbecker Anuradha Bandara Maria Trotea	Email:	R.Derbecker@mcintoshperry.com A.Bandara@capreit.net m.trotea@capreit.net
Contractor:	The Restorers Group Inc.	Email:	pat@restorersgroup.ca andrews@restorersgroup.ca
Project:	12184,12186,12188 & 12190 224 Street Maple Ridge, BC- Balcony Repairs.	Site Visit:	20-Jan-2022
		Weather:	7°C

OBSERVATIONS AND COMMENTS:

No.	Description	Photo
13.1	<u>Building C - North Elevation:</u> Balcony repairs were completed along with new balcony railings installation. Work appears satisfactory.	
13.2	<u>Building C - South Elevation:</u> Installation of new railings 95% completed.	
13.3	<u>Common area between building C-B:</u> New railings installation were reviewed and found satisfactory.	

<p>13.4</p>	<p><u>Building B – North Elevation:</u> Balcony structural repairs were completed. Installation of new vinyl membrane awaiting.</p>	
<p>13.5</p>	<p><u>Building B – North Elevation:</u> 2nd & 3rd floor structural repairs were completed; damaged plywood sheathing were replaced with new 5/8" plywood sheathing.</p>	
<p>13.6</p>	<p><u>Building B – South Elevation:</u> Installation of new vinyl membrane on all balconies completed. Cricket detail at balcony corners were reviewed and found satisfactory, installation new guardrails can be proceeded.</p>	
<p>13.7</p>	<p><u>Building B – West Elevation:</u> Installation of new vinyl soffit was observed in progress.</p>	
<p>13.8</p>	<p><u>Building B – South Elevation:</u> 1st floor balconies, localized concrete repairs were completed.</p>	

13.9	<p><u>Building A – East Elevation:</u> New railings were installed on parkade slab (common area). Railing connects were reviewed and found satisfactory.</p>	
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McIntosh Perry Limited

Per:



Prasad Patil M.Eng, EIT
Project Coordinator
p.patil@mcintoshperry.com

Reviewed By:



Florin Bosnea M.Eng, P.Eng.
Project Engineer
f.bosnea@mcintoshperry.com



June 30, 2022

CAPREIT Limited Partnership
c/o McIntosh Perry
6240 Highway 7, Suite 200
Woodbridge, ON
L4H 4G3

Attn: Gheorghe Piscociu

Re: 12190 224 St.

We have completed all work on the above noted project and enclose our Workers' Compensation Certificate and Statutory Declaration.

We also enclose a holdback invoice in the amount of \$35,647.50 for approval of payment. Please release all holdback money being held on this account at your earliest convenience.

Thank You.

Yours truly,
THE RESTORERS GROUP INC.

Pat Leblanc
General Manager - BC

Toll Free 1.888.770.1323

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