

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD.
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

MOTION RECORD

(re Vesting Order for Sale Transaction and other relief)
(returnable February 14, 2018)

February 7, 2018

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TO: THE SERVICE LIST

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(as of February 7, 2018)

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FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

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TAB 1

Court File No. CV15-10843-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
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CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

NOTICE OF MOTION

(re Vesting Order for Sale Transaction and other relief)
(returnable February 14, 2018)

RSM CANADA LIMITED (“**RSM**”), in its capacity as Court-appointed *Construction Lien Act* (Ontario) trustee in this proceeding (the “**Trustee**”) will make a motion to a Judge of the Commercial List on Wednesday February 14, 2018 at 10:00 a.m., or as soon after that time as the motion can be heard, at 330 University Avenue, Toronto, Ontario.

PROPOSED METHOD OF HEARING: The motion is to be heard orally.

THE MOTION IS FOR:

- (a) if necessary, an order abridging the time for service of this notice of motion and the motion record so that the motion is properly returnable on February 14, 2018;
- (b) an order vesting the right, title and interest of 144 Park Ltd. (“**144 Park**”) in residential condominium unit known as suite 102 (“**Unit 102**”), parking unit known

as unit 33, level 1, and storage unit known as unit 16, level 1, in and to Dennis Michael Joseph Cassidy and Kristen Joannah Cassidy, free and clear of all claims and encumbrances (except for permitted encumbrances) upon delivery of a Trustee's certificate to the Unit 102 purchaser;

- (c) an order approving the Twenty-First Report of the Trustee dated February 6, 2018 (the "**Twenty-First Report**") and the conduct and activities of the Trustee as described therein;
- (d) an order approving the fees and disbursements of the Trustee, its insolvency counsel Chaitons LLP ("**Chaitons**"), and its real estate counsel Harris Sheaffer LLP ("**Harris Sheaffer**"), as set out in the Twenty-First Report and the fee affidavits attached as appendices thereto; and
- (e) such further and other relief as counsel may request and this Honourable Court may permit.

THE GROUNDS FOR THE MOTION ARE:

Background

1. 144 Park was the owner of a 19-storey residential condominium project containing 148 residential units and a guest suite.
2. On January 22, 2015, Collins Barrow Toronto Limited ("**CBTL**") was appointed as Trustee with respect to lands and premises owned by 144 Park known municipally as 142, 144 and 148 Park Street and 21 Allen Street West, Waterloo, Ontario, and legally described in

Schedule “A” to the Appointment Order (the “**Property**”) pursuant to the Order of The Honourable Mr. Justice Penny dated January 22, 2015 (the “**Appointment Order**”).

3. On December 5, 2017, RSM was appointed by the Court to replace CBTL as Trustee.
4. There were 128 units that were the subject of agreements of purchase and sale between 144 Park and purchasers, and 20 unsold units (the “**Unsold Units**”).

Sale of Unit 102

5. The Appointment Order did not authorize the Trustee to sell the Unsold Units, which includes Unit 102.
6. Pursuant to the Order of The Honourable Mr. Justice Newbould dated August 5, 2015, the Trustee was authorized by the Court to sell the Unsold Units, which includes Unit 102, without the approval of the Court if the purchase price is within 95% of the listing price for the residential unit or the Trustee has obtained the written consent of the first mortgagee of the Property or its assignee.
7. The Trustee has entered into an agreement of purchase and sale with respect to Unit 102, which has a purchase price in excess of 95% of the listing price.
8. As a result, the Trustee does not require Court approval with respect to the sale transaction. However, the Trustee requires the Court to grant a vesting order with respect to the sale transaction.

Fees and Disbursements of the Trustee and its counsel

9. Pursuant to paragraph 20 of the Appointment Order, the Trustee and its counsel are to be paid their reasonable fees and disbursements at their standard rates and charges, incurred both before and after the making of the Appointment Order. Pursuant to paragraph 21 of the Appointment Order, the Trustee and its counsel shall pass their accounts.
10. The fees and disbursements of the Trustee for the period from November 14, 2014 to January 31, 2017 were previously approved by the Court.
11. The total fees for the Trustee for the period of February 1, 2017 to December 31, 2017 were \$120,789.00, plus disbursements of \$504.43, plus HST of \$15,768.15, for a total of \$137,061.58.
12. The fees and disbursements of Chaitons, as insolvency counsel to the Trustee, for the period of December 15, 2014 to January 31, 2017 were previously approved by the Court.
13. The total fees of Chaitons for the period of February 1, 2017 to January 31, 2018, were \$16,292.50, plus disbursements of \$2,469.08, plus HST of \$2,276.33, for a total of \$21,037.91.
14. The fees and disbursements of Harris Sheaffer, as real estate counsel to the Trustee, for the period of January 2, 2015 to September 30, 2016 were previously approved by the Court.
15. The total fees of Harris Sheaffer for the period of September 29, 2016 to December 7, 2017, were \$9,292.50, plus disbursements of \$166.56, plus HST of \$1,221.45, for a total of \$10,680.51.

16. The Trustee is of the view that the fees and disbursements charged by Chaitons and Harris Sheaffer are fair and reasonable.

General

17. The Twenty-First Report.
18. Rules 1.04, 1.05, 2.01, 2.03, and 37 of the *Rules of Civil Procedure* (Ontario).
19. Section 68 of the *CLA*.
20. The inherent jurisdiction of the Court.
21. Such other grounds as counsel may advise and this Honourable Court may permit.

THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of the motion:

1. The Twenty-First Report and the appendices annexed thereto; and
2. such further and other material as counsel may advise and this Honourable Court may permit.

February 7, 2018

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Court-appointed Trustee**

TO: THE SERVICE LIST

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*, R.S.O. 1990, c. C.30, AS AMENDED

AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD. FOR THE APPOINTMENT OF A TRUSTEE
UNDER SECTION 68(1) OF THE *CONSTRUCTION LIEN ACT*, R.S.O. 1990, c. C.30, AS AMENDED

Court File No. CV15-10843-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceedings commenced at Toronto

NOTICE OF MOTION

(re Vesting Order for Sale Transaction and other relief)
(returnable February 14, 2018)

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Court-appointed Trustee**

TAB 2

Court File No. CV15-10843-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
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TWENTY-FIRST REPORT OF THE TRUSTEE

February 6, 2018

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INTRODUCTION AND PURPOSE OF THE TWENTY-FIRST REPORT

1. Pursuant to the Order of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated January 22, 2015 (the “**Appointment Order**”), Collins Barrow Toronto Limited (“**Collins Barrow**”) was appointed *Construction Lien Act* (Ontario) trustee (the “**Trustee**”) with respect to certain lands and premises owned by 144 Park Ltd. (“**144 Park**”) and known municipally as 142, 144 and 148 Park Street and 21 Allen Street West, Waterloo, Ontario, and legally described in Schedule “A” to the Appointment Order (the “**Property**”).
2. On December 5, 2017, the Court granted an order substituting RSM Canada Limited (“**RSM**”) in place of Collins Barrow as Trustee (the “**Omnibus Order**”). A copy of the Omnibus Order is attached hereto as **Appendix “A”**.
3. The purpose of this twenty-first report of the Trustee (the “**Twenty-First Report**”) is to:
 - (a) provide the Court with an update on:
 - (i) completion of the conciliation inspection conducted by Tarion Warranty Corporation (“**Tarion**”) with respect to common element deficiencies claimed by Waterloo Standard Condominium Corporation 591 (the “**Condominium Corporation**”) after the first and second anniversaries of registration (the “**Year 1 Deficiencies**” and “**Year 2 Deficiencies**”, respectively) and Tarion’s warranty assessment reports in respect of those deficiencies;

- (ii) the Trustee's progress with regard to rectifying the Year 1 Deficiencies and Year 2 Deficiencies warranted by Tarion; and
 - (iii) the Trustee's efforts to reach a financial settlement with the Condominium Corporation on all warranted items; and
- (b) request that the Court grant orders:
- (i) vesting the right, title and interest of 144 Park in residential condominium unit known as suite 102 ("**Unit 102**"), parking unit known as unit 33, level 1, and storage unit known as unit 16, level 1, in and to Dennis Michael Joseph Cassidy and Kristen Joannah Cassidy (collectively, the "**Unit 102 Purchaser**"), free and clear of all claims and encumbrances (except for permitted encumbrances) upon delivery of a Trustee's certificate to the Unit 102 Purchaser;
 - (ii) approving the Twenty-First Report and the activities and conduct of the Trustee as described therein;
 - (iii) approving the Trustee's interim statement of receipts and disbursements for the period January 22, 2015 to January 31, 2018 (the "**R&D**"); and
 - (iv) approving the fees and disbursements of the Trustee and its insolvency law counsel, Chaitons LLP ("**Chaitons**"), and real estate counsel, Harris Sheaffer LLP ("**Harris Sheaffer**"), as set out in the Twenty-First Report and the fee affidavits attached as appendices hereto.

TERMS OF REFERENCE

4. In preparing this Twenty-First Report and making the comments herein, the Trustee has relied upon unaudited financial information, the books and records of 144 Park and information received from third-party sources (collectively, the “**Information**”). Certain of the information contained in this Twenty-First Report may refer to, or is based on, the Information. As the Information has been provided by other parties, the Trustee has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Trustee has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Generally Accepted Assurance Standards pursuant to the CPA Canada Handbook and, accordingly, the Trustee expresses no opinion or other form of assurance in respect of the Information.
5. Copies of all documents referred to in this Twenty-First Report that are not attached hereto as appendices can be found on the Trustee’s website at <http://rsmcanada.com/what-we-do/services/consulting/financial-advisory/restructuring-recovery/current-restructuring-recovery-engagements/144-park-ltd.html>, along with copies of all materials served and filed in this proceeding and Court orders and endorsements (with the exception of 147 vesting orders for sold residential units, lockers and parking spaces, and the vesting order for the Guest Suite).
6. All references to dollars in this Twenty-First Report are in Canadian currency.

BACKGROUND

7. As has been previously reported to the Court, 144 Park was the owner of a 19-storey residential condominium project containing 148 residential units and a guest suite (the “**Project**”).
8. Pursuant to the Appointment Order, the Trustee was authorized and empowered by the Court to, among other things:
 - (a) act as receiver and manager of the Property;
 - (b) take possession and control of the Property and any and all proceeds, receipts and disbursements arising out of or from the Property; and
 - (c) complete the existing agreements of purchase and sale for the pre-sold residential units and related parking units and storage units that form part of the Property.
9. As of the date of the Trustee’s appointment, 144 Park had entered into agreements of purchase and sale with purchasers (“**144 Park Sale Agreements**”) for the sale of 129 residential units and parking and storage units to be allocated by 144 Park to the purchasers.
10. One of the sale transactions was a 144 Park Sale Agreement with a construction lien claimant, Brody Wall System Ltd., dated December 5, 2014 with respect to residential unit known as suite 1503, which was terminated by the Trustee on May 4, 2015 in accordance with the Order of The Honourable Mr. Justice McEwen dated April 29, 2015.
11. As a result, there were 128 units that were the subject of 144 Park Sale Agreements, and 20 unsold units (collectively, the “**Unsold Units**”).

12. As at the date of this Twenty-First Report, the Trustee has closed transactions in respect of 147 residential units along with 147 parking units and 148 storage units, and the Guest Suite.

WARRANTY ASSESSMENT REPORT AND DEFICIENCIES

Warranty Assessment Report Update

13. Tarion, formerly known as the Ontario New Home Warranty Program, was created by the Government of Ontario in 1976 to administer the *Ontario New Home Warranties Plan Act* (the “ONHWPA”). Its primary purpose is to protect consumers of new homes by ensuring that builders abide by the provincial legislation. As the regulator of Ontario’s new home building industry, Tarion registers new home builders and vendors, enrolls new homes for warranty coverage, investigates illegal building practices, resolves warranty disputes between builders/vendors and homeowners, and promotes high standards of construction among Ontario’s new home builders. A more comprehensive description of Tarion’s role with respect to real property developers and purchasers can be found in the Trustee’s Sixteenth Report, a copy of which is attached hereto, without appendices, as **Appendix “B”**.
14. As set out in the Trustee’s Nineteenth Report, a copy of which is attached hereto, without appendices, as **Appendix “C”**, Tarion conducted an on-site conciliation inspection of all Year 1 Deficiencies and Year 2 Deficiencies claimed to be outstanding by the Condominium Corporation in connection with the Property. The initial common area deficiency listings provided by the Condominium Corporation included 1,415 Year 1 Deficiencies and 154 Year 2 Deficiencies (the “PATS Lists”). The Trustee rectified

certain of these claimed deficiencies prior to commencement of and during Tarion's conciliation inspections. Tarion concluded its on-site inspections in or about February 2017 and indicated that it would issue its warranty assessment reports at the end of March 2017.

15. As set out in the Trustee's Sixteenth Report, the issuance by Tarion of a warranty assessment report provides for an independent third-party determination of which items on the PATS Lists are warranted deficiencies (the "**Warranted Deficiencies**") in accordance with the Construction Guidelines for the Ontario Home Building Industry. As a result of the volume of deficiencies reported by the Condominium Corporation and the complexities associated with making a determination on whether to warrant certain reported deficiencies, Tarion's warranty assessment reports (the "**Warranty Assessment Reports**") were not released by Tarion until December 19, 2017. Copies of the Warranty Assessment Reports are attached hereto as **Appendix "D"**.

16. Tarion has provided the Trustee until March 31, 2018 to rectify the Warranted Deficiencies or agree upon and execute a financial settlement with the Condominium Corporation. Tarion has advised the Trustee that, should it be required, Tarion will discuss an appropriate timeline with the Trustee for the Trustee to address certain Warranted Deficiencies that relate to items outside the building, as the current season and weather may not allow for the completion of these items. For example, there are several deficiencies regarding the stucco finish on the building exterior that will have to be attended to in the spring or summer of 2018.

17. A summary of the status of the Year 1 Deficiencies and Year 2 Deficiencies is set out below:

Description	Year 1	Year 2	Total
Non-existent, duplicated, non-applicable, modified by WSCC 591	171	38	209
Completed/rectified by Trustee	758	13	771
Warranted by Tarion	310	24	334
Not warranted by Tarion	176	79	255
Total	1,415	154	1,569

18. The Trustee notes that a significant number of the Warranted Deficiencies from Year 1 are for deficiencies related to hallway items such as wallpaper, carpets, baseboards and scratched suite doors. The Condominium Corporation, at the outset of the Trustee's appointment, indicated that it wished to replace certain of these items entirely. Prior to receipt of Tarion's Warranty Assessment Reports, the Trustee did not attend to the majority of these hallway deficiencies, as it was desirous of coming to a financial settlement with the Condominium Corporation on all Warranted Deficiencies, since the Trustee was of the view that any financial settlement reached would allow the Condominium Corporation to utilize the financial settlement funds in any manner the Condominium Corporation saw fit.
19. The Board of Directors of the Condominium Corporation (the "**Board**") has requested that Tarion re-evaluate certain items that have not been warranted pursuant to the Warranty Assessment Reports. Tarion has not formally advised whether it intends to review or re-evaluate its position with respect to those items.

20. Tarion has scheduled a meeting at the Property for February 14, 2018 among Tarion, the Condominium Corporation and the Trustee. The Trustee will report on the results of that meeting in its next report to the Court.

Status of Deficiency Repairs and Settlement Discussions

21. The Trustee and its general contractor have reviewed Tarion's Warranty Assessment Reports, compiled spreadsheets of the Warranted Deficiencies, and commenced rectifying them.
22. On January 12, 2018, the Trustee contacted the Board to provide it with the Trustee's spreadsheets of Warranted Deficiencies in accordance with the Warranty Assessment Reports and to enquire whether the Board was interested in a financial settlement.
23. On January 16, 2018, the Board replied to the Trustee that the Board was interested in a financial settlement, subject to certain conditions. After reviewing the Board's conditions, the Trustee informed the Board that its conditions were not acceptable to the Trustee. Following receipt of the Trustee's position, the Board advised the Trustee to continue to rectify the Warranted Deficiencies.
24. On January 24, 2018, the Trustee provided the Board with updated spreadsheets of the Warranted Deficiencies and a progress update in order to obtain the Board's comments with regard to the items reported by the Trustee as completed. At the time the spreadsheets were sent to the Board, approximately 71 Warranted Deficiencies had been completed, 31 were in progress and 4 items required clarification from Tarion.

25. The Board provided the Trustee with comments on the Warranted Deficiencies reported by the Trustee as having been rectified and advised the Trustee that it wished to continue discussions regarding a possible financial settlement. On January 29, 2018, the Trustee sent to the Board an offer to settle; the amount of the Trustee's offer to settle represented the Trustee's estimated costs to rectify the remaining Warranted Deficiencies. At the request of the Board, the Trustee also provided the Board with the relative percentages of its offer as it relates to cosmetic versus structural and mechanical deficiencies; however, prior to sending this information, the Trustee specifically advised the Board that this information was not meant to indicate that the Trustee was in any way willing to agree to a partial settlement. The Board confirmed, in writing, that it understood the Trustee's intent.
26. On January 30, 2018, the Board provided a counter-offer, which was approximately 300% higher than the Trustee's offer. After reviewing the Board's counter offer, the Trustee advised the Board that: (i) the counter offer was not acceptable to the Trustee; (ii) the Trustee will continue to rectify the Warranted Deficiencies in accordance with Tarion's timeline; and (iii) should the Board decide to accept a settlement equal to the Trustee's estimated costs to rectify all remaining Warranted Deficiencies, the Trustee will present an adjusted offer, which will be for an amount equal to the Trustee's estimated costs to rectify the Warranted Deficiencies remaining at that time. Subsequently, on that same day, the Board wrote to the Trustee to advise that it would accept a partial settlement for certain Warranted Deficiencies.
27. On February 1, 2018, the Trustee advised the Board that the Trustee would not enter into a partial settlement and provided the Board with an amended offer to settle all Warranted

Deficiencies. The Trustee requested that the Board respond to its amended offer by 5 pm on February 2, 2018.

28. On February 2, 2018, the Board wrote back to the Trustee to advise that it continued to be interested in a partial settlement on Warranted Deficiencies related to the hallways of the Property and that estimates the Board had received for certain of the structural and mechanical deficiencies led it to conclude that rectifying all structural and mechanical deficiencies will be substantially higher than the offer from the Trustee. The Board also provided the Trustee with a counter offer to settle on all Warranted Deficiencies which was twice the amount offered to the Board by the Trustee.
29. The Trustee responded to the Board on February 2, 2018, to: (i) re-confirm that it was not willing to enter into a partial settlement; and (ii) reject the Board's counter offer on the basis that accepting same would prejudice certain of 144 Park Ltd.'s stakeholders. The Trustee extended its deadline to 5 pm on February 4, 2018 for the Board to accept the Trustee's offer; however, as at the date of this report, the Board has not responded.
30. At this time, the Trustee is proceeding with its mandate to rectify all Warranted Deficiencies by March 31, 2018, except those Warranted Deficiencies that will need to be attended to once weather conditions are suitable to complete the work.

SALE OF SUITE 102

31. The Unsold Units included residential condominium unit known as suite 102.
32. The Appointment Order did not authorize or empower the Trustee to market or sell the Unsold Units.

33. Pursuant to the Order of The Honourable Mr. Justice Newbould dated August 5, 2015 (the “**August 5th Order**”), the Trustee was authorized by the Court to retain and engage Mint Realty Brokerage to market any of the Unsold Units on the terms and conditions of the Mint Realty Proposal (as defined in the Trustee’s third report dated July 30, 2015) and to sell, convey, or transfer the Unsold Units or any part or parts thereof without the approval of the Court if the purchase price is within 95% of the listing price for the residential unit or the Trustee has obtained the written consent of the first mortgagee of the Property or its assignee.
34. The Trustee entered into an agreement of purchase and sale with the Unit 102 Purchaser dated November 24, 2017 for the sale of Unit 102, with a locker unit to be allocated by the Trustee.
35. The listing price for Unit 102 was \$599,990 and the purchase price is \$575,000, which is slightly higher than 95% of the listing price. As a result, pursuant to the August 5th Order, the Trustee has been authorized by the Court to complete this sale transaction. However, to do so, the Trustee requires the Court to grant a vesting order for the property to be sold to the Unit 102 Purchaser. Collectively attached hereto as **Appendix “E”** are the parcel registers for the property subject to this sale transaction.
36. The Trustee notes that Unit 102 represents the last unsold unit such that upon the closing of this proposed sale, there will be no further units to be sold by the Trustee.

TRUSTEE’S STATEMENT OF RECEIPTS AND DISBURSEMENTS

37. Attached hereto as **Appendix “F”** is the R&D for the period January 22, 2015 to January 31, 2018. During this period, receipts, including \$500,000 advanced to the Receiver by

MarshallZehr Group Inc. (“MZG”), totaled \$49.9 million. Disbursements totaled \$49.1 million, including repayment of the amount advanced by MZG with interest of \$17,062 and a facility fee of \$25,000 and payments to secured lenders and lien claimants of \$37.9 million. The net cash balance as at January 31, 2018 is \$826,747.

FEES AND DISBURSEMENTS OF THE TRUSTEE AND ITS COUNSEL

38. Pursuant to paragraph 20 of the Appointment Order, the Trustee and its counsel are to be paid their reasonable fees and disbursements at their standard rates and charges, incurred both before and after the making of the Appointment Order. Pursuant to paragraph 21 of the Appointment Order, the Trustee and its counsel shall pass their accounts before the Court.
39. The fees and disbursements of the Trustee for the period from November 14, 2014 to January 31, 2017 were previously approved by the Court pursuant to the August 5th Order and Orders dated October 16, 2015, November 14, 2016 and February 23, 2017.
40. The total fees for the Trustee for the period from February 1, 2017 to December 31, 2017 were \$120,789.00, plus disbursements of \$504.43, plus HST of \$15,768.15, for a total of \$137,061.58. The time spent by the Trustee is more particularly described in the Affidavit of Arif Dhanani sworn February 5, 2018, which is attached hereto and marked as **Appendix “G”** and contains copies of invoices that set out the services provided during this time period.
41. The fees and disbursements of Chaitons, as insolvency counsel to the Trustee, for the period from December 15, 2014 to January 31, 2017 were previously approved by the

Court pursuant to the August 5th Order and Orders dated October 16, 2015, November 14, 2016 and February 23, 2017.

42. The total fees of Chaitons for the period from February 1, 2017 to January 31, 2018, were \$16,292.50, plus disbursements of \$2,469.08, plus HST of \$2,276.33, for a total of \$21,037.91. The time spent by Chaitons is more particularly described in the Affidavit of Sam Rappos sworn February 6, 2018, which is attached hereto and marked as **Appendix “H”** and contains, among other things, copies of invoices that set out the services provided during this period.
43. The fees and disbursements of Harris Sheaffer, as real estate counsel to the Trustee, for the period from January 2, 2015 to September 30, 2016 were previously approved by the Court pursuant to the August 5th Order and an Order dated November 14, 2016.
44. The total fees of Harris Sheaffer for the period from October 1, 2016 to January 31, 2018, were \$22,961.00, plus disbursements of \$422.31, plus HST of \$3,021.21, for a total of \$26,404.52. The time spent by Harris Sheaffer is more particularly described in the Affidavit of Ari M. Katz sworn February 6, 2018, which is attached hereto and marked as **Appendix “I”** and contains, among other things, copies of invoices that set out the services provided during this period of time.
45. The Trustee is of the view that the fees and disbursements charged by Chaitons and Harris Sheaffer are fair and reasonable.

TRUSTEE'S REQUEST TO THE COURT

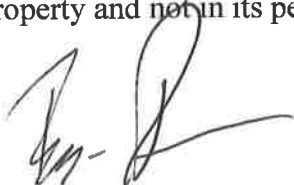
46. Based on the foregoing, the Trustee respectfully requests that the Court grant the orders described in paragraph 3 (b) above.

All of which is respectfully submitted to this Court as of this 6 day of February, 2018.

RSM CANADA LIMITED

in its capacity as Court-appointed Trustee of
the Property and not in its personal capacity

Per:



Name: Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT
Title: President

APPENDIX A

Court File No. CV-17-587715-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

THE HONOURABLE
JUSTICE HAINEY

)
)
)

TUESDAY, THE 5TH DAY
OF DECEMBER, 2017

BETWEEN:

RSM CANADA LIMITED

Applicant

-AND-

1194678 ONTARIO INC.

Respondent



Application under Rule 14.05(3)(h) of the *Rules of Civil Procedure*

SUBSTITUTION ORDER

THIS APPLICATION made by RSM Canada Limited was heard this day at 330 University Avenue, Toronto, Ontario.

ON READING the Application Record of RSM Canada Limited, including the Affidavit of Bryan A. Tannenbaum sworn December 4, 2017, together with the exhibits attached thereto (the "**Affidavit**"), and on hearing the submissions of counsel for RSM Canada Limited and counsel listed on the Counsel Slip, no one else appearing although served as evidenced by the Affidavit of Service:

SERVICE

1. THIS COURT ORDERS that the time for service of the Notice of Application and the Application Record herein is hereby abridged and validated so that this Application is properly returnable today and hereby dispenses with further service thereof.

EFFECTIVE DATE

1. THIS COURT ORDERS that the effective date of this order (the "**Effective Date**") shall be December 1, 2017, being the effective date of the acquisition transaction described in the Affidavit and the change of name to RSM Canada Limited ("**Transaction**").

BIA MANDATES

2. THIS COURT ORDERS that the name RSM Canada Limited be and is hereby substituted in place of the name Collins Barrow Toronto Limited as Trustee in Bankruptcy (the "**Bankruptcy Trustee**") of the estate files listed as bankruptcies on **Schedule "A"** hereto (the "**BIA Estates**") and as Proposal Trustee (the "**Proposal Trustee**") of the estate files listed as proposals on **Schedule "A"** hereto (collectively with the BIA Estates, the "**BIA Mandates**") and any reference to the name Collins Barrow Toronto Limited in any Court Order in respect of such BIA Mandates or any schedule to such Court Order shall be replaced by the name RSM Canada Limited.

3. THIS COURT ORDERS AND DIRECTS that, for greater certainty all, real and personal property wherever situate of the BIA Estates shall be, remain and is hereby vested in RSM Canada Limited in its capacity as Bankruptcy Trustee, to be dealt with by RSM Canada Limited in accordance with the provisions of the *Bankruptcy and Insolvency Act* (Canada) (the "**BIA**"), pursuant to its powers and obligations as Bankruptcy Trustee of the BIA Estates.

- 3 -

4. **THIS COURT ORDERS** that RSM Canada Limited is authorized and directed to continue and to complete the administration of the BIA Mandates, to deal with the property in the BIA Mandates in accordance with its duties and functions as Bankruptcy Trustee or Proposal Trustee, as the case may be, as set out in the BIA and to receive all remuneration of the Bankruptcy Trustee or Proposal Trustee in the BIA Mandates for services performed from the commencement of each of the BIA Mandates until the discharge of the Bankruptcy Trustee or Proposal Trustee, as applicable.

5. **THIS COURT ORDERS** that the requirement and responsibility for taxation of the Bankruptcy Trustee's or Proposal Trustee's accounts in respect of the BIA Mandates with respect to all work performed in respect of such BIA Mandate from the initial appointment of Collins Barrow Toronto Limited or any other party, through to the completion of the administration of such BIA Mandates and discharge of RSM Canada Limited as Bankruptcy Trustee or Proposal Trustee, as applicable, shall be completed using the name RSM Canada Limited.

6. **THIS COURT ORDERS AND DIRECTS** to the extent that security has been given in the name of Collins Barrow Toronto Limited in cash or by bond of a guarantee company pursuant to section 16(1) of the BIA (the "**Security**"), such Security shall be transferred from the name Collins Barrow Toronto Limited to the name RSM Canada Limited and any party holding such Security be and is hereby directed to take all steps necessary to effect such transfer. RSM Canada Limited shall retain all obligations respecting the Security.

RECEIVERSHIP PROCEEDINGS

7. **THIS COURT ORDERS** that the name RSM Canada Limited be and is hereby substituted in place of the name Collins Barrow Toronto Limited as the Receiver, Receiver and

Manager, or Interim Receiver (collectively, "**Receiver**") in respect of the mandates listed in **Schedule "B"** hereto (the "**Receivership Proceedings**") and any reference to the name Collins Barrow Toronto Limited in any Court Order in respect of such Receivership Proceedings or any schedule to such Court Order shall be replaced by the name RSM Canada Limited.

CONSTRUCTION LIEN ACT PROCEEDINGS

8. **THIS COURT ORDERS** that the name RSM Canada Limited be and is hereby substituted in place of the name Collins Barrow Toronto Limited as trustee under the *Construction Lien Act* in respect of the mandates listed in **Schedule "C"** hereto (the "**CLA Proceedings**") and any reference to the name Collins Barrow Toronto Limited in any Court Order in respect of such CLA Proceedings or any schedule to such Court Order shall be replaced by the name RSM Canada Limited.

ESTATE TRUSTEE DURING LITIGATION PROCEEDINGS

9. **THIS COURT ORDERS** that the name RSM Canada Limited be and is hereby substituted in place of the name Collins Barrow Toronto Limited as Estate Trustee During Litigation in respect of the mandate listed in **Schedule "D"** hereto (the "**Estate Trustee During Litigation Proceeding**") and any reference to the name Collins Barrow Toronto Limited in any Court Order in respect of such Estate Trustee During Litigation Proceeding or any schedule to such Court Order shall be replaced by the name RSM Canada Limited.

SUBSTITUTED MANDATES

10. Collectively, the BIA Mandates, the Receivership Proceedings, the CLA Proceedings and the Estate Trustee During Litigation Proceeding are referred to herein as the "**Substituted Mandates**".

11. **THIS COURT ORDERS** that RSM Canada Limited (and its directors, officers, employees, agents, legal counsel and other representatives, as applicable, collectively “**Representatives**”) will continue to have all rights, benefits, protections and obligations granted to Collins Barrow Toronto Limited (and its Representatives, as applicable) under any order made in the Substituted Mandates or any statute applicable to the Substituted Mandates or any contract or agreement to which RSM Canada Limited is party under the name Collins Barrow Toronto Limited in the Substituted Mandates. For greater certainty and without limitation, this includes the benefit of any indemnity, charge or priority granted in the Substituted Mandates and relief from the application of any statute including the *Personal Information Protection and Electronic Documents Act* (Canada) (“**PIPEDA**”).

12. **THIS COURT ORDERS** that to the extent required by the applicable Orders in the BIA Mandates, Receivership Proceedings, CLA Proceedings and Estate Trustee During Litigation Proceeding, the accounts of Collins Barrow Toronto Limited and its legal counsel in respect of the Substituted Mandates shall be passed in accordance with the applicable Orders in the Substituted Mandates in the name and on the application of RSM Canada Limited.

ACCOUNTS

13. **THIS COURT ORDERS** that RSM Canada Limited be and is hereby authorized to transfer any and all accounts from the name Collins Barrow Toronto Limited to the name RSM Canada Limited and, if the name on such accounts cannot be changed, to transfer all funds that remain in its trust bank accounts that belong or relate to the Substituted Mandates, or otherwise, to accounts in the name RSM Canada Limited, and RSM Canada Limited be and is hereby authorized to take all steps and to execute any instrument required for such purpose. Any bank, financial institution or other deposit-taking institution with which RSM Canada Limited banks be

and is hereby authorized to rely on this Order for all purposes of this paragraph and shall not be under any obligation whatsoever to inquire into the propriety, validity or legality of any of the foregoing actions.

14. **THIS COURT ORDERS AND DIRECTS** that RSM Canada Limited be and is hereby authorized to endorse for deposit, deposit, transfer, sign, accept or otherwise deal with all cheques, bank drafts, money orders, cash or other remittances received in relation to any of the Substituted Mandates where such cheques, bank drafts, money orders, cash or other remittances are made payable or delivered to the name Collins Barrow Toronto Limited, in relation to the same, and any bank, financial institution or other deposit-taking institution with which RSM Canada Limited banks be and is hereby authorized to rely on this Order for all purposes of this paragraph and shall not be under any obligation whatsoever to inquire into the propriety, validity or legality of any of the foregoing actions.

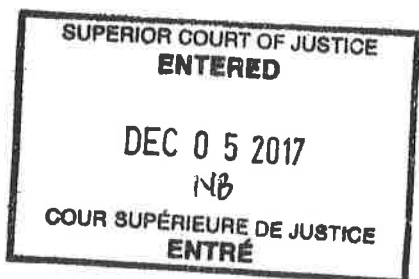
REAL PROPERTY

15. **THIS COURT ORDERS AND DIRECTS** that the Registrar of Land Titles in any Land Title District wherein any registration was previously made in the name Collins Barrow Toronto Limited in its capacity as Bankruptcy Trustee, Proposal Trustee, Receiver, trustee under the *Construction Lien Act* or Estate Trustee During Litigation in respect of Substituted Mandates including, without limitation, the registrations in respect of the real property described in Schedule "E" hereto, be and is hereby authorized and directed to amend any such registration to reflect the substitution of the name RSM Canada Limited for Collins Barrow Toronto Limited.

GENERAL

16. **THIS COURT ORDERS** that this Order shall be effective in all judicial districts in Ontario which govern any of the Substituted Mandates.

17. **THIS COURT ORDERS** that the requirement for a separate Notice of Motion and supporting Affidavit to be filed in the Court file of each of the Substituted Mandates be and is hereby waived.
18. **THIS COURT ORDERS** that RSM Canada Limited shall notify the parties on the Service Lists of the Substituted Mandates (if applicable) of the new website established for such Substituted Mandate and shall post a copy of this Order to the website of each Substituted Mandate and that such notice shall satisfy all requirements for service or notification of this application and this Order on any interested party in the Substituted Mandates including, without limitation, proven creditors within the BIA Mandates, parties on the Service Lists of the Substituted Mandates (if applicable), the applicable bankrupts or debtors within the Substituted Mandates, and any other person, and any other requirements of service or notification of this application be and is hereby waived.
19. **THIS COURT HEREBY REQUESTS** the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States, to give effect to this Order and to assist RSM Canada Limited in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to RSM Canada Limited as may be necessary or desirable to give effect to this Order, or to assist RSM Canada Limited and its agents in carrying out the terms of this Order.



A handwritten signature in cursive script, appearing to read "Hamley J.", written over a horizontal line.

Schedule "A": BIA Mandates

Bankruptcies

Name	Estate Number
1. Carrington Homes Ltd.	31-OR-207962-T
2. CHF (formerly known as Canadian Hunger Foundation)	33-2051143
3. Nordic Gold Salmon Products Ltd.	31-OR-208026-T
4. Sean Teperman Consulting Corp.	31-2294107
5. 1-800 Mascots Inc.	31-2177932
6. George Fernicola	31-457619
7. D. Mady Investments Inc.	31-2281994
8. David Mady Investments (2008) Inc	31-2281991
9. D. Mady Holdings Inc.	35-2292366

Proposals

Name	Estate Number
1. Sean Teperman Consulting Corp.	31-2294107
2. D. Mady Investments Inc.	31-2281994
3. David Mady Investments (2008) Inc.	31-2281991
4. John Robert Charles Hunter	32-1886289
5. William Ian Innes	31-1877401

Schedule "B": Receivership Proceedings

Name	Court File Number
1. 2131059 Ontario Limited	CV-15-10951-00CL
2. 2380009 Ontario Limited	CV-16-011354-00CL
3. 64, 68 and 70 Reynolds Drive, Brockville, Ontario and 10, 14, 18 and 22 Salisbury Avenue, Brockville, Ontario, and 39-85 Costello Avenue, Ottawa, Ontario	17-72881
4. Branch 1-7 of The Polish Alliance of Canada and Polish Association of Toronto, Limited	CV-08-361644
5. Dang Variety Store and Gas Bar and Lucky Restaurant Inc.	C-585-16
6. 2267 Industrial Street Investments Ltd.	CV-15-4228-00

Schedule "C": CLA Proceedings

Name	Court File Number
1. 144 Park Ltd.	CV-15-10843-00CL
2. Jade-Kennedy Development Corporation	CV-15-10882-00CL

Schedule "D": Estate Trustee During Litigation Proceeding

Name	Court File Number
1. Estate of Lev Alexandr Karp	05-100/17

Schedule E: Real Property

Receivership Proceedings

- (i) With respect to the receivership proceedings of 2380009 Ontario Limited, the following properties:

MUNICIPAL ADDRESS: 2370 South Sheridan Way, Mississauga, ON
LEGAL DESCRIPTION: PT LT 33, CON 2 SDS TT , PTS 1 TO 6, 43R10160 ; EXCEPT S/T RO580849; S/T RO646570; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 1, 2, 3, PL 43R34842 AS IN PR2350267; CITY OF MISSISSAUGA
ROLL NUMBER: 05-02-0-048-14400-0000-0 3
PIN: 13429-0002 (LT)

- (ii) With respect to the receivership proceedings of 64, 68 and 70 Reynolds Drive, Brockville, Ontario and 10, 14, 18 and 22 Salisbury Avenue, Brockville, Ontario, and 39-85 Costello Avenue, Ottawa, Ontario, the following properties:

- *Brockville Property*
BLOCK F, PLAN 250, BROCKVILLE, CITY OF BROCKVILLE BEING ALL OF PIN 44175-0386 (LT)
- *Ottawa Property*
BLOCK L, PLAN 529418, NEPEAN, CITY OF OTTAWA BEING ALL OF PIN 04694-0184 (LT)

CLA Proceedings

- (i) With respect to the CLA proceeding of 144 Park Ltd., the unsold units listed below in respect of the following properties:

PIN: 22417-0135 (LT)
LRO: # 58
Property Description: Part of Lots 217, 218, 219 & 267 Plan 385, Being Part 1 on 58R- 17836; Subject to an easement as in WR666363; City of Waterloo

PIN: 22417-0134 (LT)
LRO: # 58
Property Description: Lots 2 & 3, Part of Lots 1, 4, 5, & 6 Plan 186, Being Part 2 on 58R-17836; Subject to an easement as in WR666363; City of Waterloo

144 Park Ltd.: Unsold Units

Unit	23591	0002
Parking	23591	0033
Locker	23591	0016

- (ii) With respect to the CLA proceeding of Jade-Kennedy Development Corporation, the unsold units listed below in respect of the following properties:

Jade-Kennedy Development Corporation: Unsold Phase I Commercial Units

PIN	Property Description
29759-0742 (LT)	Unit 388, Level 2, York Region Standard Condominium Plan No. 1228 and its Appurtenant interest; Subject to easements as set out in Schedule A as in YR1966697; City of Markham
29759-0744 (LT)	Unit 390, Level 2, York Region Standard Condominium Plan No. 1228 and its Appurtenant interest; Subject to easements as set out in Schedule A as in YR1966697; City of Markham
29759-0774 (LT)	Unit 25, Level A, York Region Standard Condominium Plan No. 1228 and its Appurtenant interest; Subject to easements as set out in Schedule A as in YR1966697; City of Markham
29759-0805 (LT)	Unit 56, Level A, York Region Standard Condominium Plan No. 1228 and its Appurtenant interest; Subject to easements as set out in Schedule A as in YR1966697; City of Markham
29759-0806 (LT)	Unit 57, Level A, York Region Standard Condominium Plan No. 1228 and its Appurtenant interest; Subject to easements as set out in Schedule A as in YR1966697; City of Markham
29759-08014 (LT)	Unit 65, Level A, York Region Standard Condominium Plan No. 1228 and its Appurtenant interest; Subject to easements as set out in Schedule A as in YR1966697; City of Markham

Jade-Kennedy Development Corporation: Unsold Residential Units

PIN	Property Description
29796-0429 (LT)	Unit 178, Level B, York Region Standard Condominium Plan No. 1265 and its Appurtenant interest; Subject to and together with easements as set out in Schedule A as in YR2185723; City of Markham
29796-0430 (LT)	Unit 179, Level B, York Region Standard Condominium Plan No. 1265

- 3 -

PIN	Property Description
	and its Appurtenant interest; Subject to and together with easements as set out in Schedule A as in YR2185723; City of Markham

Jade-Kennedy Development Corporation: Unsold Phase II Commercial Units

PIN	Property Description
29759-0839 (LT)	Unit 360, Level 1, York Region Standard Condominium Plan No. 1228 and its Appurtenant interest; Subject to and together with easements as set out in Schedule A as in YR1966697; City of Markham
29759-0840 (LT)	Unit 361, Level 1, York Region Standard Condominium Plan No. 1228 and its Appurtenant interest; Subject to and together with easements as set out in Schedule A as in YR1966697; City of Markham
29759-0841 (LT)	Unit 85, Level A, York Region Standard Condominium Plan No. 1228 and its Appurtenant interest; Subject to and together with easements as set out in Schedule A as in YR1966697; City of Markham

Estate Trustee During Litigation Proceeding

With respect to Lev Alexandr Karp, the following property:

PIN 5911 - 0011 LT
Description UNIT 11, LEVEL 1, SIMCOE CONDOMINIUM PLAN NO. 119; PT LT 48 CON 11 (FORMERLY TWP NOTTAWASAGA), PTS 7, 8, 9, 10, 12, 13, 14 & 15 51R18700, PTS 1 & 2 51R19269, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT171901 & LT175111;
Address COLLINGWOOD
 43 LIGHTHOUSE LANE E
 COLLINGWOOD

RSM CANADA LIMITED

1194678 ONTARIO INC.

and

Applicant

Respondent Court File No: CV-17-587715-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceeding commenced at Toronto

SUBSTITUTION ORDER

OSLER, HOSKIN & HARCOURT LLP
100 King Street West
1 First Canadian Place
Suite 6200, P.O. Box 50
Toronto ON M5X 1B8

Shawn T. Irving (LSUC No. 50035U)
Tel: 416.862.4733

Patrick Riesterer (LSUC No. 60258G)
Tel: 416.862.5947
Fax: 416.862.6666

Lawyers for the Applicant,
RSM Canada Limited

9:30 A.M.

39

H

COUNSEL SLIP

COURT FILE NO _____

DATE DEC 5, 2017

NO ON LIST 4A

1194678 Ontario Inc
~~COLLINS BARROW~~

RSM CANADA LTD v

~~(H)~~

TITLE OF
PROCEEDING

COUNSEL FOR: Shawn Irving, Osher
PLAINTIFF(S) for RSM Canada Limited
APPLICANT(S)
PETITIONER(S)

PHONE & FAX NOS
416-862-4733 (t)
416-862-6666 (f)

COUNSEL FOR:
DEFENDANT(S)
RESPONDENT(S)

PHONE & FAX NOS

December 5, 2017.

I am satisfied that
this application should be
granted on the terms of
the attached Substitution
Order.

Hainey J.

APPENDIX B

Court File No. CV15-10843-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED

AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD.
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
***CONSTRUCTION LIEN ACT*, R.S.O. 1990, c. C.30, AS AMENDED**

SIXTEENTH REPORT OF THE TRUSTEE

February 15, 2017

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Appendix E – Affidavit of Arif Dhanani sworn February 15, 2017

Appendix F – Affidavit of Sam Rappos sworn February 14, 2017

INTRODUCTION AND PURPOSE OF THE SIXTEENTH REPORT

1. Pursuant to the Order of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated January 22, 2015 (the “**Appointment Order**”), Collins Barrow Toronto Limited was appointed *Construction Lien Act* (Ontario) trustee (the “**Trustee**”) with respect to certain lands and premises owned by 144 Park Ltd. (“**144 Park**”) and known municipally as 142, 144 and 148 Park Street and 21 Allen Street West, Waterloo, Ontario, and legally described in Schedule “A” to the Appointment Order (the “**Property**”).
2. The purpose of this sixteenth report of the Trustee (the “**Sixteenth Report**”) is to:
 - a) provide the Court with: (i) a brief background on the role of Tarion Warranty Corporation (“**Tarion**”) and its process in dealing with building deficiencies; and (ii) an update on in-suite and common area deficiencies completed by the Trustee to date, and the involvement of Tarion with respect to the Project (defined below); and
 - b) request that the Court grant orders:
 - i. vesting the right, title and interest of 144 Park in residential condominium unit known as suite 706, and storage unit known as unit 35, level 2, in and to Adrienne Michelle Jacques (the “**706 Purchaser**”), free and clear of all claims and encumbrances (except for permitted encumbrances) upon delivery of a Trustee’s certificate to the purchaser;
 - ii. authorizing the Trustee to enter into and complete a transaction with Waterloo Standard Condominium Corporation 591 (the “**Condominium Corporation**”), wherein the Condominium Corporation will pay in full to the Trustee the balance of the existing mortgage over the Guest Suite (defined below) held by the Trustee and the fees and costs associated therewith in exchange for a discharge of the mortgage held by the Trustee;

- iii. approving the Sixteenth Report and the activities and conduct of the Trustee as described therein; and
- iv. approving the fees and disbursements of the Trustee and its insolvency law counsel Chaitons LLP (“**Chaitons**”) as set out in the Sixteenth Report and the fee affidavits attached as appendices hereto.

TERMS OF REFERENCE

3. In preparing this Sixteenth Report and making the comments herein, the Trustee has relied upon unaudited financial information, the books and records of 144 Park, discussions with former management and senior employees of 144 Park and information received from third-party sources (collectively, the “**Information**”). Certain of the information contained in this Sixteenth Report may refer to, or is based on, the Information. As the Information has been provided by other parties, the Trustee has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Trustee has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Generally Accepted Assurance Standards pursuant to the CPA Canada Handbook and, accordingly, the Trustee expresses no opinion or other form of assurance in respect of the Information.
4. Copies of all documents referred to in this Sixteenth Report that are not attached hereto as appendices can be found on the Trustee’s website at <http://www.collinsbarrow.com/en/toronto-ontario/toronto/144-park-ltd>, along with copies of all materials served and filed in this proceeding and Court orders and endorsements (with the exception of 138 vesting orders for sold residential units, lockers and parking spaces, and the vesting order for the Guest Suite).
5. All references to dollars in this Sixteenth Report are in Canadian currency.

BACKGROUND

6. As has been previously reported to the Court, 144 Park was the owner of a 19-storey residential condominium project containing 148 residential units and a guest suite (the “**Project**”).
7. Pursuant to the Appointment Order, the Trustee was authorized and empowered by the Court to, among other things:
 - a) act as receiver and manager of the Property;
 - b) take possession and control of the Property and any and all proceeds, receipts and disbursements arising out of or from the Property; and
 - c) complete the existing agreements of purchase and sale for the pre-sold residential units and related parking units and storage units that form part of the Property.
8. As of the date of the Trustee’s appointment, 144 Park had entered into agreements of purchase and sale with purchasers (“**144 Park Sale Agreements**”) for the sale of 129 residential units and parking and storage units to be allocated by 144 Park to the purchasers.
9. One of the sale transactions was a 144 Park Sale Agreement with a construction lien claimant, Brody Wall System Ltd., dated December 5, 2014 with respect to residential unit known as suite 1503, which was terminated by the Trustee on May 4, 2015 in accordance with the Order of The Honourable Mr. Justice McEwen dated April 29, 2015.
10. As a result, there were 128 units that were the subject of 144 Park Sale Agreements, and 20 unsold units (collectively, the “**Unsold Units**”).
11. As at the date of this Sixteenth Report, the Trustee has closed transactions in respect of 138 residential units along with 140 parking units and 139 storage units, and the Guest Suite.

TARION AND DEFICIENCIES

Introduction and General Overview

12. Tarion, formerly known as the Ontario New Home Warranty Program, was created by the Government of Ontario in 1976 to administer the *Ontario New Home Warranties Plan Act* (the “**ONHWPA**”). Its primary purpose is to protect consumers of new homes by ensuring that builders abide by the provincial legislation. As the regulator of Ontario’s new home building industry, Tarion registers new home builders and vendors, enrolls new homes for warranty coverage, investigates illegal building practices, resolves warranty disputes between builders/vendors and homeowners, and promotes high standards of construction among Ontario’s new home builders. Tarion also works with the building industry to help educate new home buyers about their warranty rights, and about how to protect and maintain their warranty.
13. At the outset of a development project, Tarion and the builder/vendor agree on a bond (the “**Bond**”) to be held in favour of Tarion as security for Tarion’s potential exposure pursuant to the ONHWPA in the event that the developer/vendor fails to meet its obligations with regard to rectifying in-suite or common area deficiencies that are warranted by Tarion. In the case of 144 Park, Tarion currently holds a bond from Aviva Insurance Company of Canada (“**Aviva**”) securing the original principal amount of \$2,980,000. In accordance with a Deposit Trust Agreement among Harris, Sheaffer LLP (“**Harris Sheaffer**”), Aviva and 144 Park, Harris, Sheaffer is holding the sum of \$2,732,170 in trust as cash collateral for Aviva’s obligations under the Bond.
14. The standards utilized by Tarion in assessing whether items are warranted are the *Construction Performance Guidelines for the Ontario Home Building Industry*. In-suite and common element deficiencies that are warranted by Tarion are referred to herein as the “**Warranted Deficiencies**”.
15. In the event that a developer/builder does not, neglects or is unable to attend to the Warranted Deficiencies, Tarion attends to them and draws on the Bond to recover: (i) Tarion’s costs to rectify the Warranted Deficiencies; (ii) an administrative charge of 15% on those costs charged by Tarion; and (iii) the harmonized sales tax on the total amount.

Once all Warranted Deficiencies are satisfied and all relevant limitation periods for claims expire, Tarion will return the Bond to Aviva whereupon Aviva will authorize the balance of the cash collateral held by Harris Sheaffer to be repaid to the builder/developer. In the case of 144 Park, the undrawn amount will be paid to the Trustee and will form part of the proceeds under the Trustee's administration which will, after deducting costs incurred by the Trustee, ultimately be distributed by the Trustee to the mortgagees.

16. It is understood in the industry that it can be significantly more economical for the developer/builder to attend to Warranted Deficiencies than to have Tarion attend to them because developers/builders have a network of trades that can attend to the Warranted Deficiencies at a lower cost than Tarion is able to and there is no administrative fee payable on those costs incurred.
17. In-suite unit deficiencies are listed on a pre-delivery inspection form that is completed by the vendor/builder and the purchaser of a suite, prior to occupancy. In-suite unit deficiencies are generally attended to first; if the purchaser is not satisfied with the repairs performed, the vendor/builder and purchaser can agree to a financial settlement to resolve the disagreement or the purchaser has the option to pay a fee and have Tarion attend to conciliate the matter (the "**Conciliation Process**"). If there are Warranted Deficiencies found by Tarion during the Conciliation Process, the fee paid by the purchaser is refunded and Tarion attends to the repair of the Warranted Deficiencies. Tarion then charges the builder/vendor for the costs incurred by Tarion to address the repair(s), plus the administrative fee charged by Tarion, and recovers those charges from the Bond.
18. In the case of common element deficiencies, during the first year after registration of the condominium's declaration (the "**Declaration**"), the condominium corporation is responsible for engaging a performance auditor to assess the common element deficiencies in the project and assemble a list of deficiencies, known as a Performance Audit Tracking Summary (the "**PATS List**"). The condominium corporation is responsible for providing the PATS List to both the developer/builder (in the case of 144 Park, to the Trustee) and Tarion. The developer/builder attends to or settles on a dollar

amount with the condominium corporation for what it believes are Warranted Deficiencies and provides its view on those items that it does not believe are warranted.

19. According to Builder Bulletin 49, issued by Tarion, the vendor/builder is afforded 18 months from the first anniversary of the registration date of the condominium project to attend to the items listed on the PATS List. Those items that are attended to by the vendor/builder to the satisfaction of the condominium corporation are removed from the PATS List. If the condominium corporation and the builder/vendor cannot agree on a settlement amount for or whether particular deficiencies are Warranted Deficiencies, the condominium corporation, the vendor/builder or Tarion can initiate the Conciliation Process to be conducted by Tarion.
20. Tarion's Conciliation Process with respect to claimed common element deficiencies consists of reviewing any items remaining on the PATS List, attending on-site to inspect the items on the PATS List and making a determination on whether remaining items on the PATS List are Warranted Deficiencies or not based on the *Construction Guidelines for the Ontario Home Building Industry*.
21. Tarion issues its decision on the various items that were reviewed by Tarion during the Conciliation Process in a warranty assessment report. If Warranted Deficiencies exist and are documented on the warranty assessment report, the vendor/builder has the option to either rectify the items within a 6-month period or settle with the condominium corporation on a monetary amount to be paid to the condominium corporation so that it may attend to addressing the Warranted Deficiencies itself. If the vendor/builder does not, neglects or is unable to attend to the Warranted Deficiencies, Tarion attends to the repair of the Warranted Deficiencies. Tarion then charges the builder/vendor for the costs incurred by Tarion to address the repair(s), plus the administrative fee charged by Tarion, and recovers those charges from the Bond accordingly.
22. Any deficiencies claimed by the condominium corporation that are not Warranted Deficiencies may be pursued by the condominium corporation as a civil matter against the vendor/builder as a breach of contract or on some other basis.

Status of Deficiencies Associated with the Project

23. As set out previously herein, the Trustee was appointed on January 22, 2015 and the Declaration with respect to the Project was registered on May 25, 2015. The PATS List for the Project was initially received from the Condominium Corporation on March 24, 2016.
24. At the outset of the Trustee's appointment, there existed various in-suite and common area deficiencies with the Project. The Trustee focused on the in-suite deficiencies as a priority to accommodate residents of the Project and then began to attend to obvious common element deficiencies that would be considered Warranted Deficiencies. The Trustee understands that all in-suite Warranted Deficiencies have been rectified.
25. The PATS List provided by the Condominium Corporation on March 24, 2016 contained 1,318 items. During the nine months since registration of the Project, the Trustee has attended to most of the items it considers to be Warranted Deficiencies. Rectification of certain items that are considered by the Trustee to be Warranted Deficiencies are ongoing and certain exterior items will need to be dealt with as the weather improves as they cannot be dealt with during the winter months.
26. The Trustee has spent significant time and financial resources to: (i) engage trades to rectify both in-suite and common element Warranted Deficiencies; (ii) directly or through its engaged trades (the "**Engaged Trades**") discuss deficiency matters with the Condominium Corporation's board of directors (the "**Board of Directors**"), property manager and performance auditor; (iii) independently and together with the Board of Directors discuss deficiency matters with Tarion; and (iv) directly or through the Engaged Trades attend various meetings in Waterloo that were called by either Tarion or the Board of Directors to discuss the deficiencies on the PATS List.
27. After consulting on the PATS List with the Engaged Trades and former management and senior employees of 144 Park, the Trustee is of the view that numerous items included on the PATS List by the Condominium Corporation do not represent Warranted Deficiencies.

28. The Trustee discussed these items with both the Board of Directors and Tarion. The Condominium Corporation's view is that the items in question are Warranted Deficiencies and it provided the Trustee with documentation in support of its position. The Trustee reviewed the supporting documentation provided by the Condominium Corporation, but maintained its view that the items in question are not Warranted Deficiencies.
29. On September 26, 2016, Tarion contacted the Trustee and the Condominium Corporation to advise that it would be conducting a Conciliation Process with respect to the remaining items on the PATS List for the Project. Tarion's detailed review of the PATS List pertaining to the Project commenced in or about December 2016 and its on-site inspections commenced on January 11, 2017. Tarion's on-site inspections are continuing as of the date of this Sixteenth Report. The Trustee expects that Tarion will issue its warranty assessment report in or about March 2017.
30. The warranty assessment report to be issued by Tarion will provide an independent third-party determination of which items on the PATS List are Warranted Deficiencies in accordance with the *Construction Guidelines for the Ontario Home Building Industry*. The Trustee will then, with respect to the Warranted Deficiencies, either: (i) attend to them; (ii) offer a monetary settlement amount to the Condominium Corporation; or (iii) make arrangements to deal with them in some combination of the foregoing two options.

SALE OF SUITE 706

31. The Unsold Units included residential condominium unit known as suite 706.
32. The Appointment Order did not authorize or empower the Trustee to market or sell the Unsold Units.
33. Pursuant to the Order of The Honourable Mr. Justice Newbould dated August 5, 2015 (the "**August 5th Order**"), the Trustee was authorized by the Court to retain and engage Mint Realty Brokerage to market any of the Unsold Units on the terms and conditions of the Mint Realty Proposal (as defined in the Trustee's third report dated July 30, 2015)

and to sell, convey, or transfer the Unsold Units or any part or parts thereof without the approval of the Court if the purchase price is within 95% of the listing price for the residential unit or the Trustee has obtained the written consent of the first mortgagee of the Property or its assignee.

34. The Trustee entered into an agreement of purchase and sale with the 706 Purchaser dated December 4, 2016 for the sale of suite 706, with a locker unit to be allocated by the Trustee.
35. The listing price for suite 706 was \$222,990 and the purchase price is \$221,500, which amounts to approximately 99% of the listing price. As a result, pursuant to the August 5th Order, the Trustee has been authorized by the Court to complete this sale transaction. However, to do so, the Trustee requires the Court to grant a vesting order for the property to be sold to the 706 Purchaser. Collectively attached hereto as **Appendix "A"** are the parcel registers for the property subject to this sale transaction.

GUEST SUITE

36. As noted above, the Project includes a guest suite. Pursuant to the 144 Park Declaration, the guest suite, known as unit 36 on level 3 (the "**Guest Suite**"), is to be used for overnight accommodation for guests of the owners and tenants of the Project.
37. As set out in the Trustee's eleventh report dated July 15, 2016 (the "**Eleventh Report**"), in accordance with the terms of the 144 Park Declaration, the Trustee requested of and obtained an order of the Court dated July 21, 2016 authorizing the Trustee to transfer the Guest Suite to the Condominium Corporation and to accept a charge/mortgage from the Condominium Corporation therefor to be registered on title to the Guest Suite (the "**Guest Suite Mortgage Approval Order**"). A copy of the Eleventh Report, without appendices, and the Guest Suite Mortgage Approval Order, are respectively attached hereto as **Appendices "B"** and **"C"**.
38. On July 22, 2016, and in accordance with the Guest Suite Mortgage Approval Order, the Trustee registered a mortgage against the Guest Suite in the amount of \$122,518.65 (the

“**Charge/Mortgage**”). A copy of the Charge/Mortgage is attached hereto as **Appendix “D”**.

39. The Charge/Mortgage has a term of eleven years and bears no interest for the first year of the term. Monthly principal payments are \$1,342.53. Thereafter, the Charge/Mortgage bears interest at a fixed rate of 4% over the Government of Canada Ten Year Bond Yield in effect on the date of registration of the 144 Park Declaration for the Project, which was May 25, 2015. The terms of the Charge/Mortgage with the Trustee are consistent with those that were to be offered by 144 Park to the Condominium Corporation as set out in the 144 Park Declaration.
40. As discussed in the Eleventh Report, one of the options considered by the Condominium Corporation was to purchase the Guest Suite outright from the Trustee without the Trustee taking back a mortgage. This was not possible at that time and the Trustee proceeded to complete the transfer-takeback transaction with the Condominium Corporation.
41. The Condominium Corporation, through its property manager (the “**Property Manager**”), has recently advised the Trustee that the Board of Directors has approved a loan, the proceeds from which will be used to pay out the existing mortgage held by the Trustee on the Guest Suite (the “**Discharge Funds**”).
42. The Property Manager has further advised that the appropriate documents are being prepared and that the Condominium Corporation is hopeful that the discharge of the current mortgage held by the Trustee can be finalized on or shortly after February 21, 2017, when the next monthly payment is due to the Trustee. The Trustee understands that the payment due on February 21, 2017 is being processed and will be sent to the Trustee as usual.
43. On February 9, 2017, counsel to the party lending the Discharge Funds to the Condominium Corporation contacted the Trustee to request a mortgage discharge statement as of February 21, 2017, the date that the next mortgage payment is due. On February 14, 2017, Harris Sheaffer provided this document to counsel for the lender.

44. The Trustee confirms that as of the date of this Sixteenth Report, the Condominium Corporation's payments to the Trustee in respect of the Charge/Mortgage are in good standing. At this time, the Trustee is seeking authorization from the Court to (i) enter into the contemplated transaction with the Condominium Corporation and (ii) discharge its mortgage over the Guest Suite upon receipt of the Discharge Funds.

FEES AND DISBURSEMENTS OF THE TRUSTEE AND ITS COUNSEL

45. Pursuant to paragraph 20 of the Appointment Order, the Trustee and its counsel are to be paid their reasonable fees and disbursements at their standard rates and charges, incurred both before and after the making of the Appointment Order. Pursuant to paragraph 21 of the Appointment Order, the Trustee and its counsel shall pass their accounts before the Court.
46. The fees and disbursements of the Trustee for the period from November 14, 2014 to September 30, 2016 were previously approved by the Court pursuant to the August 5th Order and Orders dated October 16, 2015 and November 14, 2016 (the "**November 14th Order**").
47. The total fees for the Trustee for the period from October 1, 2016 to January 31, 2017 were \$72,639.50, plus disbursements of \$235.38, plus HST of \$9,473.73, for a total of \$82,348.61. The time spent by the Trustee is more particularly described in the Affidavit of Arif Dhanani sworn February 15, 2017, which is attached hereto and marked as **Appendix "E"** and contains copies of invoices that set out the services provided during this time period.
48. The fees and disbursements of Chaitons, as insolvency counsel to the Trustee, for the period from December 15, 2014 to July 31, 2016 were previously approved by the Court pursuant to the August 5th Order and the November 14th Order.
49. The total fees of Chaitons for the period of August 1, 2016 to January 31, 2017, were \$36,789.50, plus disbursements of \$3,374.37, plus HST of \$5,087.97, for a total of \$45,251.84. The time spent by Chaitons is more particularly described in the Affidavit of Sam Rappos sworn February 14, 2017, which is attached hereto and marked as **Appendix**

“F” and contains, among other things, copies of invoices that set out the services provided during this period of time.

50. The Trustee is of the view that the fees and disbursements charged by Chaitons are fair and reasonable.

TRUSTEE’S REQUEST TO THE COURT

51. Based on the foregoing, the Trustee respectfully requests that the Court grant the orders described in paragraph 2 above.

All of which is respectfully submitted to this Court as of this 15th day of February, 2017.

COLLINS BARROW TORONTO LIMITED

in its capacity as Court-appointed Trustee of
the Property and not in its personal capacity

Per: _____



Name: Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT
Title: Senior Vice-President

APPENDIX C

Court File No. CV15-10843-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD.
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

NINETEENTH REPORT OF THE TRUSTEE

June 8, 2017

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Appendices

- Appendix A – First Report (without appendices)
- Appendix B – Second Report (without appendices)
- Appendix C – Sixteenth Report (without appendices)
- Appendix D – Unit 1707 parcel registers

INTRODUCTION AND PURPOSE OF THE NINETEENTH REPORT

1. Pursuant to the Order of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated January 22, 2015 (the “**Appointment Order**”), Collins Barrow Toronto Limited was appointed *Construction Lien Act* (Ontario) trustee (the “**Trustee**”) with respect to certain lands and premises owned by 144 Park Ltd. (“**144 Park**”) and known municipally as 142, 144 and 148 Park Street and 21 Allen Street West, Waterloo, Ontario, and legally described in Schedule “A” to the Appointment Order (the “**Property**”).
2. The purpose of this nineteenth report of the Trustee (the “**Nineteenth Report**”) is to:
 - a) provide the Court with information on a statement of claim issued by the Trustee’s insurer against various parties in relation to a flooding incident that occurred in March 2015;
 - b) provide the Court with an update on the progress of the conciliation inspection process undertaken by Tarion Warranty Corporation (“**Tarion**”) with regard to common element deficiencies claimed by Waterloo Standard Condominium Corporation 591 (the “**Condominium Corporation**”);
 - c) request that the Court grant orders:
 - i. vesting the right, title and interest of 144 Park in residential condominium unit known as suite 1707 (“**Unit 1707**”), parking unit known as unit 39, level 1, and storage unit known as unit 33, level 2, in and to Brett Garry Beswetherick (the “**Unit 1707 Purchaser**”), free and clear of all claims and encumbrances (except for permitted encumbrances) upon delivery of a Trustee’s certificate to the Unit 1707 Purchaser; and
 - ii. approving the Nineteenth Report and the activities and conduct of the Trustee as described herein.

TERMS OF REFERENCE

3. In preparing this Nineteenth Report and making the comments herein, the Trustee has relied upon unaudited financial information, the books and records of 144 Park and information received from third-party sources (collectively, the “**Information**”). Certain of the information contained in this Nineteenth Report may refer to, or is based on, the Information. As the Information has been provided by other parties, the Trustee has relied on the Information and, to the extent possible, reviewed the Information for reasonableness. However, the Trustee has not audited or otherwise attempted to verify the accuracy or completeness of the Information in a manner that would wholly or partially comply with Generally Accepted Assurance Standards pursuant to the CPA Canada Handbook and, accordingly, the Trustee expresses no opinion or other form of assurance in respect of the Information.
4. Copies of all documents referred to in this Nineteenth Report that are not attached hereto as appendices can be found on the Trustee’s website at <http://www.collinsbarrow.com/en/toronto-ontario/toronto/144-park-ltd>, along with copies of all materials served and filed in this proceeding and Court orders and endorsements (with the exception of 145 vesting orders for sold residential units, parking and storage units, and the vesting order for the guest suite known as unit 36 on level 3 (the “**Guest Suite**”)).
5. All references to dollars in this Nineteenth Report are in Canadian currency.
6. Capitalized terms not otherwise defined in the Nineteenth Report are as defined in the Appointment Order, and in the first eighteen reports of the Trustee.

BACKGROUND

7. As has been previously reported to the Court, 144 Park was the owner of a 19-storey residential condominium project containing 148 residential units and the Guest Suite.
8. Pursuant to the Appointment Order, the Trustee was authorized and empowered by the Court to, among other things:

- a) act as receiver and manager of the Property;
 - b) take possession and control of the Property and any and all proceeds, receipts and disbursements arising out of or from the Property; and
 - c) complete the existing agreements of purchase and sale for the pre-sold residential units and related parking units and storage units that form part of the Property.
9. As of the date of the Trustee's appointment, 144 Park had entered into agreements of purchase and sale with purchasers ("**144 Park Sale Agreements**") for the sale of 129 residential units and parking and storage units to be allocated by 144 Park to the purchasers.
 10. One of the sale transactions was a 144 Park Sale Agreement with a construction lien claimant, Brody Wall System Ltd., dated December 5, 2014 with respect to residential unit known as suite 1503, which was terminated by the Trustee on May 4, 2015 in accordance with the Order of The Honourable Mr. Justice McEwen dated April 29, 2015.
 11. As a result, there were 128 units that were the subject of 144 Park Sale Agreements, and 20 unsold units (collectively, the "**Unsold Units**").
 12. The Appointment Order did not authorize or empower the Trustee to market or sell the Unsold Units.
 13. Pursuant to the Order of The Honourable Mr. Justice Newbould dated August 5, 2015 (the "**August 5th Order**"), the Trustee was authorized by the Court to retain and engage Mint Realty to market any of the Unsold Units on the terms and conditions of the Mint Realty Proposal (as defined in the Third Report of the Trustee dated July 30, 2015) and to sell, convey, or transfer the Unsold Units or any part or parts thereof without the approval of the Court if the purchase price is within 95% of the listing price for the residential unit or the Trustee has obtained the written consent of the first mortgagee of the Property or its assignee.

14. As at the date of this Nineteenth Report, the Trustee has closed transactions in respect of 145 residential units along with 146 parking units and 146 storage units and the Guest Suite.

STATEMENT OF CLAIM

15. As set out in the Trustee's First Report dated April 17, 2015 (the "**First Report**"), on the evening of Friday, March 20, 2015, the Trustee was advised by personnel on site at the Property that a ball valve (the "**Ball Valve**") in residential condominium unit known as suite 502 ("**Unit 502**") had failed. The Ball Valve was attached to the building's heating, ventilation and air conditioning ("**HVAC**") system. The HVAC system at 144 Park is a closed loop system that runs on an ethylene-glycol mixture. Unit 502, at the time, was an unoccupied unit and as a result of the Ball Valve failure, the ethylene-glycol mixture from the HVAC system flooded the unit and damaged Unit 502 and various adjacent units and common areas. A copy of the First Report, without appendices, is attached hereto as **Appendix "A"**.
16. As further set out in the First Report, although the Trustee immediately contacted the HVAC installer, Nelco Mechanical Ltd. ("**Nelco**"), to repair or replace the Ball Valve, and called an emergency services provider, IBX Services, to clean up and dry out the affected areas, extensive damage had already occurred. The Trustee notified its insurer, Northbridge Insurance ("**Northbridge**") and on March 24, 2015, Northbridge, the Trustee and Northbridge's contractor, Strone Restoration Services ("**Strone**"), attended at the Property to view the damage.
17. Strone was engaged by Northbridge to rectify the damage and Strone did so over the course of the following approximately 90-120 days. The Trustee was requested by Northbridge to subrogate to Northbridge any claim the Trustee had against parties associated with the flooding incident and damages therefrom, which the Trustee agreed to. The cost to repair the damage that occurred totaled approximately \$240,000, which Northbridge paid for, less a \$50,000 deductible paid by the Trustee.

18. As set out in the Trustee's Second Report dated June 23, 2015 (the "**Second Report**"), Northbridge engaged an engineer, Robert G. McEwen & Associates Ltd. ("**McEwen**") to prepare a report (the "**McEwen Report**") and conduct a metallurgical analysis on the Ball Valve. The result of the metallurgical analysis was that the Ball Valve did not meet North American standards and failed as a result of significant dezincification of the Ball Valve. A copy of the Second Report, without appendices, is attached hereto as **Appendix "B"**.
19. After completion of McEwen's testing and reporting, Northbridge sought to recover the amounts it paid to rectify the damage at the Property from the various parties associated with the manufacture, supply, distribution and installation of the Ball Valve, including Nelco, HTS Engineering Ltd., Omega Heat Pump Inc., Sigma Convector Enclosure Corp. and Noble Trade Corporation (collectively, the "**Associated Parties**"). Northbridge retained Hughes Amys LLP ("**Hughes Amys**") as its legal counsel with regard to this matter.
20. Hughes Amys contacted the Associated Parties on behalf of Northbridge with a view to putting them on notice and moving Northbridge's claim forward; however, the Associated Parties refused to acknowledge Northbridge's claim and requested a copy of the McEwen Report, which Northbridge refused to release in the event that litigation ensued.
21. On May 19, 2016, Hughes Amys wrote to the Associated Parties through their insurers and/or legal counsel and to the property manager of the Property to advise that McEwen would be arranging a date for testing, pursuant to an examination protocol, of the Ball Valve at a third party testing facility by an independent engineer. The purpose of arranging this testing was to have the Associated Parties and property manager of the Property and their experts attend at the third party facility to view and obtain the results of the testing by an independent party of the Ball Valve.
22. The independent testing of the Ball Valve occurred on September 29, 2016 at Steel Image Inc. in the presence of experts representing the various parties with an interest in the matter. This independent testing confirmed McEwen's results. On January 30, 2017, Hughes Amys wrote to the Associated Parties to attempt to resolve the matter and advised that if

the matter was not resolved by March 1, 2017, litigation would be commenced by the Trustee.

23. A statement of claim in the Trustee's name against the Associated Parties was issued on March 16, 2017 and the Trustee has been informed by Hughes Amy that each of the Associated Parties has been served. The Trustee will update the Court on this matter as it progresses.

CONCILIATION INSPECTION

24. As set out in the Trustee's Sixteenth Report dated February 15, 2017 (the "**Sixteenth Report**"), a list of 1,318 common element deficiencies (the "**1st Year PATS List**") was provided to the Trustee and Tarion by the Condominium Corporation on March 24, 2016. The Trustee has attended to most of the items it considers to be deficiencies warranted by Tarion ("**Warranted Deficiencies**") and is of the view that numerous items included by the Condominium Corporation on the 1st Year PATS List do not represent Warranted Deficiencies.
25. As further set out in the Sixteenth Report, on September 26, 2016, Tarion contacted the Trustee and the Condominium Corporation to advise that it would be conducting a conciliation process, which included attending on-site to inspect claimed deficiencies and issuing a warranty assessment report (the "**Assessment Report**") that sets out which items are and are not warranted by Tarion. A copy of the Sixteenth Report, without appendices, is attached hereto as **Appendix "C"**.
26. Upon Tarion's issuance of the Assessment Report, the Trustee has the option of rectifying the Warranted Deficiencies or coming to a monetary settlement with the Condominium Corporation.
27. Tarion's on-site inspections concluded in or about February 2017. Tarion previously advised that the Assessment Report would be issued in or about March 2017. On April 12, 2017, Tarion advised the Trustee and the Condominium Corporation that it was experiencing some delays in delivery of the Assessment Report and that it will likely be

issued at the end of May 2017. Tarion has not yet issued the Assessment Report, but has advised that the delay primarily relates to one item on the 1st Year PATS List, which item is discussed below.

28. On the basis that the Ball Valve discussed previously herein failed and resulted in the flooding incident that occurred on March 20, 2015, the Condominium Corporation has claimed that all the ball valves in the entire building are deficient and require replacement because Nelco supplied them all. The Trustee's view was that there was no evidence or documentation setting out that the remaining ball valves in the building are deficient and Tarion agreed with this position. Tarion advised that the onus to substantiate such a claim was on the Condominium Corporation and not the Trustee's to disprove.
29. With a view to facilitating the Condominium Corporation's ability to provide such supporting evidence, the Trustee consented to allow the Condominium Corporation to remove six ball valves (the "**Sample Valves**") from various areas of the building and have them tested by an independent party.
30. The Condominium Corporation engaged Pario Engineering & Environmental Sciences ("**Pario**") to test the Sample Valves. Pario issued a report dated February 22, 2017 with the results of its testing (the "**Pario Report**"). The Trustee has reviewed the Pario Report with its general contractor and legal counsel and is of the view that the Pario Report is inconclusive and does not substantiate the Condominium Corporation's claim because it does not state that any of the Sample Valves are deficient in composition or structure.
31. Tarion has advised that it has engaged an independent party to review the results of the independent testing of the Ball Valve that occurred on September 29, 2016 in conjunction with the Pario Report in order to conclude on whether it will warrant the Condominium Corporation's claim with regard to this matter. The Trustee understands that Tarion's expert is currently reviewing the documentation and findings in relation to the Ball Valve and the Sample Valves.
32. On May 25, 2017, the Condominium Corporation sent to the Trustee a second-year common element deficiency listing consisting of 154 claimed deficiencies (the "**2nd Year PATS Listing**"). The Trustee's general contractor is currently in the process of reviewing

the 2nd Year PATS Listing with a view to providing comments thereon. The Trustee will report on 2nd Year PATS Listing as matters develop in this regard.

SALE OF UNIT 1707

33. The Unsold Units included Unit 1707, which is a residential condominium unit.
34. The Trustee entered into an agreement of purchase and sale with the Unit 1707 Purchaser dated April 26, 2017 for the sale of Unit 1707, with a parking unit and storage unit to be allocated by the Trustee.
35. The listing price for Unit 1707 was \$449,990 and the purchase price is \$430,000, which is slightly higher than 95% of the listing price. As a result, pursuant to the August 5th Order, the Trustee has been authorized by the Court to complete this sale transaction. However, to do so, the Trustee requires the Court to grant a vesting order for the property to be sold to the Unit 1707 Purchaser. Attached hereto as **Appendix "D"** are the parcel registers for the property subject to this sale transaction.

TRUSTEE'S REQUEST TO THE COURT

36. Based on the foregoing, the Trustee respectfully requests that the Court grant the orders described in paragraph 2 herein.

All of which is respectfully submitted to this Court as of this 8th day of June, 2017.

COLLINS BARROW TORONTO LIMITED
in its capacity as Court-appointed Trustee of
the Property and not in its personal capacity

Per:  _____

Name: Daniel Weisz, CPA, CA, CFF, CIRP, LIT
Title: Senior Vice-President

I have the authority to bind the corporation

APPENDIX D

Warranty Assessment Report

Owner Name(s): WATERLOO CONDOMINIUM CORPORATION 591
Enrolment Number: H1637218
Enrolment Address: 144 Park St. WATERLOO, N2L 0B6
Vendor/Builder Name: 144 Park Ltd.
Vendor/Builder Number: 39278
Warranty Start Date: May 25, 2015
Case Type/Sub-Type: CE Case
Case Number: 3234147
Inspection Date: January 11, 2017
Report Date: December 19, 2017
Attendance at Inspection:

Richard Magnussen, Board of Director-President, WSCC 591 (via phone)
Aj Mueller, Board of Director, WSCC 591
Mike Williams, Board of Director, WSCC 591
Sally Dooman, Property Manager, First Residential Property Management, WSCC 591
Paul Nasato, Cion/Coulter Engineers & Building Scientists, WSCC 591
Paul Zimmerman, CoolTeam, WSCC 591
Lloyd Holloway, General Contractor acting on behalf of the Trustee
Jeff Russell, KPH Mechanics for General Contractor
Morgan Pickles, KPH Mechanics for General Contractor
Chuck Murad, Tarion Warranty Corporation

This report indicates Tarion's assessment of the claim items submitted by the owner. The item numbers and descriptions in the report are exactly as submitted by the owner.

This report is divided into the following sections:

1. Assessment Summary
2. Warranted Items
3. Items Not Warranted
4. Items Not Assessed

Note: If there are no items in a section, that section will not appear on this report.

The warranties referred to in the report are described in Appendix "A".

1. Assessment Summary

This is only a summary. Please review the entire report to determine which items or aspects of items are covered by the warranties.

Item	Owner's Description	Tarion's Assessment
1	<p>First Year Performance Audit - PA Ref #: 1.0 Description: Furniture and equipment is missing in common areas. Location: Various common areas: - Party Room - Media Room - Lobby area. - Guest suite.</p>	Not Warranted
2	<p>First Year Performance Audit - PA Ref #: 3.0 Description: Incomplete installation and function of security cameras. Location: Throughout the building in common areas (eg. Lobby, garage, party room, gym, media room, exits, etc.).</p>	Warranted
3	<p>First Year Performance Audit - PA Ref #: 4.0 Description: Substituted materials and construction are of lower quality than design/brochures for finishes of the entrance lobby (lower ceiling, larger stairs, larger space, etc.). Location: Ground Level - Entrance vestibule and lobby.</p>	Not Warranted
4	<p>First Year Performance Audit - PA Ref #: 5.0 Description: Incomplete/missing installation of FOB access, as such the door are left unlocked creating a safety/security problem for residents. Location: Throughout the building (eg. Parking garage entrances, common areas, amenity spaces, etc.).</p>	Not Warranted
5	<p>First Year Performance Audit - PA Ref #: 6.0 Description: Missing amenities to be fully operational as per Section 4.5 of the Disclosure Statement. Location: Amenity areas including: - Theatre equipment - Party room furniture - Guest suite furniture - Terrace BBQ - Car wash bay.</p>	Not Warranted

6	<p>First Year Performance Audit - PA Ref #: 7.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level GPH - throughout the corridor</p>	Not Warranted
7	<p>First Year Performance Audit - PA Ref #: 8.0 Description: Poor installation and finish of wood baseboards. Location: Level GPH - throughout the corridor</p>	Warranted
8	<p>First Year Performance Audit - PA Ref #: 10.0 Description: Glue residue on wallpaper at seams. Location: Level GPH - throughout the corridor</p>	Warranted
9	<p>First Year Performance Audit - PA Ref #: 11.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level GPH - throughout the corridor</p>	Warranted
10	<p>First Year Performance Audit - PA Ref #: 12.0 Description: Glue residue on wood paneling. Location: Level GPH - elevator lobby.</p>	Warranted
11	<p>First Year Performance Audit - PA Ref #: 13.0 Description: Glue residue on wood trim. Location: Level GPH - Suite doors (GPH1, GPH2, GPH3, GPH4)</p>	Warranted
12	<p>First Year Performance Audit - PA Ref #: 14.0 Description: Glue residue on wood baseboards. Location: Level GPH - throughout the corridor</p>	Warranted
13	<p>First Year Performance Audit - PA Ref #: 15.0 Description: Poor finish (damaged/scratched) of suite doors and need touch-ups. Location: Level GPH - Suite doors (GPH1, GPH2, GPH3, GPH4)</p>	Warranted
14	<p>First Year Performance Audit - PA Ref #: 16.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level GPH - Suite doors (GPH1, GPH2, GPH3, GPH4)</p>	Not Warranted
15	<p>First Year Performance Audit - PA Ref #: 17.0 Description: Incomplete finish of suite door wood threshold. Location: Level GPH - Suite doors (GPH1, GPH2, GPH3, GPH4)</p>	Warranted

16	<p>First Year Performance Audit - PA Ref #: 20.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level GPH: - Stair B door. - Stair D door. - Electrical closest door. - Garbage chute door. - Suite doors (GPH1, GPH2, GPH3, GPH4).</p>	Warranted
17	<p>First Year Performance Audit - PA Ref #: 21.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level GPH - throughout the corridor</p>	Warranted
18	<p>First Year Performance Audit - PA Ref #: 22.0 Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard. Location: Level GPH - elevator lobby (east and west side).</p>	Warranted
19	<p>First Year Performance Audit - PA Ref #: 23.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level GPH - elevator lobby (4 corners).</p>	Warranted
20	<p>First Year Performance Audit - PA Ref #: 24.0 Description: Tile floor is not aligned/flush with tile baseboard and tile floor termination. Location: Level GPH - elevator lobby.</p>	Warranted
21	<p>First Year Performance Audit - PA Ref #: 29.0 Description: Detached/missing tile baseboard. Location: Level GPH - adjacent electrical closest.</p>	Warranted
22	<p>First Year Performance Audit - PA Ref #: 30.0 Description: Detached/missing wood baseboard. Location: Level GPH - adjacent Suite GPH4.</p>	Warranted
23	<p>First Year Performance Audit - PA Ref #: 31.0 Description: Poor finish of wallpaper in corners. Cut is not straight, peeling wallpaper. Location: Level GPH - adjacent Suite GPH2.</p>	Warranted
24	<p>First Year Performance Audit - PA Ref #: 32.0 Description: Incomplete/poor finish of door threshold to frame, with large open gap. Location: Level GPH - Suite GPH 2.</p>	Warranted

25	<p>First Year Performance Audit - PA Ref #: 35.0 Description: Detached/pulled away wood baseboard from wall. Location: Level GPH adjacent: - Stair D door. - Stair B door. - Suite GPH 4.</p>	Warranted
26	<p>First Year Performance Audit - PA Ref #: 36.0 Description: Incomplete finish of wall (missing wallpaper) around suite door. Location: Level GPH - Suite GPH 1.</p>	Warranted
27	<p>First Year Performance Audit - PA Ref #: 37.0 Description: Peeling wall paper. Location: Level GPH - at wood paneling terminations (east and west side).</p>	Warranted
28	<p>First Year Performance Audit - PA Ref #: 38.0 Description: Gap between double suite entry doors. Missing trim between doors. Location: Level GPH - Suite GPH1</p>	Warranted
29	<p>First Year Performance Audit - PA Ref #: 39.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level PH - throughout the corridor</p>	Not Warranted
30	<p>First Year Performance Audit - PA Ref #: 40.0 Description: Poor installation and finish of wood baseboards. Location: Level PH - throughout the corridor</p>	Warranted
31	<p>First Year Performance Audit - PA Ref #: 41.0 Description: Glue residue on wallpaper at seams. Location: Level PH - throughout the corridor</p>	Warranted
32	<p>First Year Performance Audit - PA Ref #: 42.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level PH - throughout the corridor</p>	Warranted
33	<p>First Year Performance Audit - PA Ref #: 44.0 Description: Glue residue on wood trim. Location: Level PH - Suite doors (PH1, PH2, PH3, PH4, PH5, PH6, PH7).</p>	Warranted
34	<p>First Year Performance Audit - PA Ref #: 45.0 Description: Glue residue on wood baseboards. Location: Level PH - throughout the corridor</p>	Warranted

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|----|---|---------------|
| 35 | <p>First Year Performance Audit - PA Ref #: 46.0
Description: Poor finish (damaged/scratched) of suite doors.
Location: Level PH - Suite doors (PH1, PH2, PH3, PH4, PH5, PH6, PH7).</p> | Warranted |
| 36 | <p>First Year Performance Audit - PA Ref #: 47.0
Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.
Location: Level PH - Suite doors (PH1, PH2, PH3, PH4, PH5, PH6, PH7).</p> | Not Warranted |
| 37 | <p>First Year Performance Audit - PA Ref #: 48.0
Description: Incomplete finish of suite door wood threshold.
Location: Level PH - Suite doors (PH1, PH2, PH3, PH4, PH5, PH6, PH7).</p> | Warranted |
| 38 | <p>First Year Performance Audit - PA Ref #: 51.0
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Level PH:
- Stair B door.
- Stair D door.
- Electrical closest door.
- Garbage chute door.
- Suite doors (PH1, PH2, PH3, PH4, PH5, PH6, PH7).</p> | Warranted |
| 39 | <p>First Year Performance Audit - PA Ref #: 52.0
Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.
Location: Level PH - throughout the corridor</p> | Warranted |
| 40 | <p>First Year Performance Audit - PA Ref #: 53.0
Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard.
Location: Level PH - elevator lobby (east and west side).</p> | Not Warranted |
| 41 | <p>First Year Performance Audit - PA Ref #: 54.0
Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.
Location: Level PH - elevator lobby (4 corners).</p> | Warranted |
| 42 | <p>First Year Performance Audit - PA Ref #: 58.0
Description: Loose/detached drywall, creating a crack in the drywall and wallpaper.
Location: Level PH adjacent:
- electrical closest.
- Suite PH6.</p> | Warranted |

43	<p>First Year Performance Audit - PA Ref #: 64.0 Description: Detached/pulled away wood baseboard from wall. Location: Level PH adjacent: - Stair D door. - Stair B door. - Suite PH3, PH5.</p>	Warranted
44	<p>First Year Performance Audit - PA Ref #: 65.0 Description: Scratched/damaged suite door. Location: Level PH - Suite PH4.</p>	Warranted
45	<p>First Year Performance Audit - PA Ref #: 67.0 Description: Large gap between fire hose cabinet frame and wall. Location: Level PH - adjacent Suite PH4.</p>	Warranted
46	<p>First Year Performance Audit - PA Ref #: 68.0 Description: Wall paper is cut higher than the baseboard, leaving a gap. Location: Level PH - adjacent Suite PH 1, PH2.</p>	Warranted
47	<p>First Year Performance Audit - PA Ref #: 69.0 Description: Wall is not straight/square/wavy. Location: Level PH - wall opposite Suite PH2.</p>	Not Warranted
48	<p>First Year Performance Audit - PA Ref #: 70.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level PH - elevator doors.</p>	Warranted
49	<p>First Year Performance Audit - PA Ref #: 71.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 17 - throughout the corridor</p>	Not Warranted
50	<p>First Year Performance Audit - PA Ref #: 72.0 Description: Poor installation and finish of wood baseboards. Location: Level 17 - throughout the corridor</p>	Warranted
51	<p>First Year Performance Audit - PA Ref #: 73.0 Description: Glue residue on wallpaper at seams. Location: Level 17 - throughout the corridor</p>	Warranted
52	<p>First Year Performance Audit - PA Ref #: 74.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level 17 - throughout the corridor</p>	Warranted

53	<p>First Year Performance Audit - PA Ref #: 76.0 Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled. Location: Level 17 - throughout the corridor</p>	Not Warranted
54	<p>First Year Performance Audit - PA Ref #: 77.0 Description: Glue residue on wood trim. Location: Level 17 - Suite doors (1701, 1702, 1703, 1704, 1705, 1706, 1707).</p>	Warranted
55	<p>First Year Performance Audit - PA Ref #: 78.0 Description: Glue residue on wood baseboards. Location: Level 17 - throughout the corridor</p>	Warranted
56	<p>First Year Performance Audit - PA Ref #: 79.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 17 - Suite doors (1701, 1702, 1703, 1704, 1705, 1706, 1707).</p>	Not Warranted
57	<p>First Year Performance Audit - PA Ref #: 81.0 Description: Incomplete finish of suite door wood threshold. Location: Level 17 - Suite doors (1701, 1702, 1703, 1704, 1705, 1706, 1707).</p>	Warranted
58	<p>First Year Performance Audit - PA Ref #: 84.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 17: - Stair B door. - Stair D door. - Electrical closest door. - Garbage chute door. - Suite doors (1701, 1702, 1703, 1704, 1705, 1706, 1707).</p>	Warranted
59	<p>First Year Performance Audit - PA Ref #: 85.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level 17 - throughout the corridor</p>	Warranted
60	<p>First Year Performance Audit - PA Ref #: 86.0 Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard. Location: Level 17 - elevator lobby (east and west side).</p>	Not Warranted
61	<p>First Year Performance Audit - PA Ref #: 87.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 17 - elevator lobby (4 corners).</p>	Warranted

62	<p>First Year Performance Audit - PA Ref #: 94.0 Description: Detached/pulled away wood baseboard from wall. Location: Level 17 - adjacent Stair D.</p>	Warranted
63	<p>First Year Performance Audit - PA Ref #: 96.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 17 - elevator doors.</p>	Warranted
64	<p>First Year Performance Audit - PA Ref #: 97.0 Description: Large open gap between tile floor and bottom of elevator door frame. Location: Level 17 - elevator doors.</p>	Warranted
65	<p>First Year Performance Audit - PA Ref #: 98.0 Description: Peeling wall paper Location: Level 17 - adjacent the following locations: - Suite doors 1701, 1702, 1703, 1704, 1705, 1706, 1707. - Stair D.</p>	Warranted
66	<p>First Year Performance Audit - PA Ref #: 99.0 Description: Construction debris (plaster, paint) on wood baseboard. Location: Level 17 - between Suite 1702&1703.</p>	Warranted
67	<p>First Year Performance Audit - PA Ref #: 101.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 16 - throughout the corridor</p>	Not Warranted
68	<p>First Year Performance Audit - PA Ref #: 102.0 Description: Poor installation and finish of wood baseboards. Location: Level 16 - throughout the corridor</p>	Warranted
69	<p>First Year Performance Audit - PA Ref #: 103.0 Description: Glue residue on wallpaper at seams. Location: Level 16 - throughout the corridor</p>	Warranted
70	<p>First Year Performance Audit - PA Ref #: 104.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level 16 - throughout the corridor</p>	Warranted
71	<p>First Year Performance Audit - PA Ref #: 106.0 Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled. Location: Level 16 - throughout the corridor</p>	Warranted

72	<p>First Year Performance Audit - PA Ref #: 107.0 Description: Glue residue on wood trim. Location: Level 16 - Suite doors (1601, 1602, 1603, 1604, 1605, 1606, 1607).</p>	Warranted
73	<p>First Year Performance Audit - PA Ref #: 108.0 Description: Glue residue on wood baseboards. Location: Level 16 - throughout the corridor</p>	Warranted
74	<p>First Year Performance Audit - PA Ref #: 109.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 16 - Suite doors (1601, 1602, 1603, 1604, 1605, 1606, 1607).</p>	Not Warranted
75	<p>First Year Performance Audit - PA Ref #: 110.0 Description: Door frames are bent/warped. Location: Level 16 - Suite doors 1603, 1605.</p>	Warranted
76	<p>First Year Performance Audit - PA Ref #: 111.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 16 - Suite doors (1601, 1602, 1603, 1604, 1605, 1606, 1607).</p>	Not Warranted
77	<p>First Year Performance Audit - PA Ref #: 112.0 Description: Incomplete finish of suite door wood threshold. Location: Level 16 - Suite doors (1601, 1602, 1603, 1604, 1605, 1606, 1607).</p>	Warranted
78	<p>First Year Performance Audit - PA Ref #: 115.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 16: - Stair B door. - Stair D door. - Electrical closet door. - Garbage chute door. - Suite doors (1601, 1602, 1603, 1604, 1605, 1606, 1607).</p>	Warranted
79	<p>First Year Performance Audit - PA Ref #: 116.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level 16 - throughout the corridor</p>	Warranted
80	<p>First Year Performance Audit - PA Ref #: 117.0 Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard. Location: Level 16 - elevator lobby (east and west side).</p>	Not Warranted

81	<p>First Year Performance Audit - PA Ref #: 118.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 16 - elevator lobby (4 corners).</p>	Warranted
82	<p>First Year Performance Audit - PA Ref #: 126.0 Description: Detached/pulled away wood baseboard from wall. Location: Level 16 - adjacent: - Stair D. - Suite 1601, 1606, 1607.</p>	Warranted
83	<p>First Year Performance Audit - PA Ref #: 128.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 16 - elevator doors.</p>	Warranted
84	<p>First Year Performance Audit - PA Ref #: 129.0 Description: Peeling wall paper Location: Level 16 - adjacent the following locations: - Suite doors 1601, 1602, 1603, 1604, 1605, 1606, 1607. - Stair D.</p>	Warranted
85	<p>First Year Performance Audit - PA Ref #: 130.0 Description: Construction debris (plaster, paint) on wood baseboard. Location: Level 16 - adjacent: - Stair B & Stair D. - Suite 1604, 1607.</p>	Warranted
86	<p>First Year Performance Audit - PA Ref #: 133.0 Description: Walls are not aligned/straight, as such the section of wood baseboard is large on one side. Location: Level 16 - west side of elevator lobby.</p>	Warranted
87	<p>First Year Performance Audit - PA Ref #: 134.0 Description: Wall is bowed/wavy and not straight/square. Location: Level 16 - wall opposite Suite 1606.</p>	Not Warranted
88	<p>First Year Performance Audit - PA Ref #: 135.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 15 - throughout the corridor</p>	Not Warranted
89	<p>First Year Performance Audit - PA Ref #: 136.0 Description: Poor installation and finish of wood baseboards. Location: Level 15 - throughout the corridor</p>	Warranted
90	<p>First Year Performance Audit - PA Ref #: 137.0 Description: Poor installation and finish of carpet. Location: Level 15 - throughout the corridor</p>	Not Warranted

91	<p>First Year Performance Audit - PA Ref #: 138.0 Description: Glue residue on wallpaper at seams. Location: Level 15 - throughout the corridor</p>	Warranted
92	<p>First Year Performance Audit - PA Ref #: 139.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level 15 - throughout the corridor</p>	Warranted
93	<p>First Year Performance Audit - PA Ref #: 141.0 Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled. Location: Level 15 - throughout the corridor</p>	Warranted
94	<p>First Year Performance Audit - PA Ref #: 142.0 Description: Glue residue on wood trim. Location: Level 15 - Suite doors (1501, 1502, 1503, 1504, 1505, 1506, 1507).</p>	Warranted
95	<p>First Year Performance Audit - PA Ref #: 143.0 Description: Glue residue on wood baseboards. Location: Level 15 - throughout the corridor</p>	Warranted
96	<p>First Year Performance Audit - PA Ref #: 144.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 15 - Suite doors (1501, 1502, 1503, 1504, 1505, 1506, 1507).</p>	Warranted
97	<p>First Year Performance Audit - PA Ref #: 145.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 15 - Suite doors (1501, 1502, 1503, 1504, 1505, 1506, 1507).</p>	Not Warranted
98	<p>First Year Performance Audit - PA Ref #: 146.0 Description: Incomplete finish of suite door wood threshold. Location: Level 15 - Suite doors (1501, 1502, 1503, 1504, 1505, 1506, 1507).</p>	Warranted
99	<p>First Year Performance Audit - PA Ref #: 149.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 15: - Stair B door. - Stair D door. - Electrical closest door. - Garbage chute door. - Suite doors (1501, 1502, 1503, 1504, 1505, 1506, 1507).</p>	Warranted

100	<p>First Year Performance Audit - PA Ref #: 150.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level 15 - throughout the corridor</p>	Warranted
101	<p>First Year Performance Audit - PA Ref #: 151.0 Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard. Location: Level 15 - elevator lobby (east and west side).</p>	Not Warranted
102	<p>First Year Performance Audit - PA Ref #: 152.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 15 - elevator lobby (4 corners).</p>	Warranted
103	<p>First Year Performance Audit - PA Ref #: 158.0 Description: Detached/pulled away wood baseboard from wall. Location: Level 15 - adjacent stair D.</p>	Warranted
104	<p>First Year Performance Audit - PA Ref #: 159.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 15 - elevator doors.</p>	Warranted
105	<p>First Year Performance Audit - PA Ref #: 160.0 Description: Peeling wall paper Location: Level 15 - adjacent the following locations: - Suite doors 1501, 1502, 1503, 1504, 1505, 1506, 1507. - Elevator doors. - Make-up air grill.</p>	Warranted
106	<p>First Year Performance Audit - PA Ref #: 167.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 14 - throughout the corridor</p>	Not Warranted
107	<p>First Year Performance Audit - PA Ref #: 168.0 Description: Poor installation and finish of wood baseboards. Location: Level 14 - throughout the corridor</p>	Warranted
108	<p>First Year Performance Audit - PA Ref #: 169.0 Description: Poor installation and finish of carpet. Poor installation and finish of carpet. Location: Level 14 - throughout the corridor</p>	Warranted
109	<p>First Year Performance Audit - PA Ref #: 170.0 Description: Glue residue on wallpaper at seams. Location: Level 14 - throughout the corridor</p>	Warranted

110	<p>First Year Performance Audit - PA Ref #: 171.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level 14 - throughout the corridor</p>	Warranted
111	<p>First Year Performance Audit - PA Ref #: 173.0 Description: Glue residue on wood trim. Location: Level 14 - Suite doors (1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410).</p>	Warranted
112	<p>First Year Performance Audit - PA Ref #: 174.0 Description: Glue residue on wood baseboards. Location: Level 14 - throughout the corridor</p>	Warranted
113	<p>First Year Performance Audit - PA Ref #: 175.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 14 - Suite doors (1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410).</p>	Not Warranted
114	<p>First Year Performance Audit - PA Ref #: 176.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 14 - Suite doors (1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410).</p>	Not Warranted
115	<p>First Year Performance Audit - PA Ref #: 177.0 Description: Incomplete finish of suite door wood threshold. Location: Level 14 - Suite doors (1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410).</p>	Warranted
116	<p>First Year Performance Audit - PA Ref #: 180.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 14: - Stair B door. - Stair D door. - Electrical closet door. - Garbage chute door. - Suite doors (1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410).</p>	Warranted
117	<p>First Year Performance Audit - PA Ref #: 181.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level 14 - throughout the corridor</p>	Warranted

118	<p>First Year Performance Audit - PA Ref #: 182.0 Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard. Location: Level 14 - elevator lobby (east and west side).</p>	Not Warranted
119	<p>First Year Performance Audit - PA Ref #: 183.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 14 - elevator lobby (4 corners).</p>	Warranted
120	<p>First Year Performance Audit - PA Ref #: 190.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 14 - elevator doors.</p>	Warranted
121	<p>First Year Performance Audit - PA Ref #: 191.0 Description: Peeling wall paper Location: Level 14 - adjacent the following locations: - Suite doors 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410.</p>	Warranted
122	<p>First Year Performance Audit - PA Ref #: 196.0 Description: Incomplete/missing wallpaper around suite door. Location: Level 14 - Suite 1408.</p>	Warranted
123	<p>First Year Performance Audit - PA Ref #: 200.0 Description: Large gap between drywall ceiling to drop ceiling tile frame. Location: Level 14 - between Suite 1403&1404.</p>	Warranted
124	<p>First Year Performance Audit - PA Ref #: 202.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 13 - throughout the corridor</p>	Not Warranted
125	<p>First Year Performance Audit - PA Ref #: 203.0 Description: Poor installation and finish of wood baseboards. Location: Level 13 - throughout the corridor</p>	Warranted
126	<p>First Year Performance Audit - PA Ref #: 204.0 Description: Poor installation and finish of carpet. Location: Level 13 - throughout the corridor</p>	Warranted
127	<p>First Year Performance Audit - PA Ref #: 205.0 Description: Glue residue on wallpaper at seams. Location: Level 13 - throughout the corridor</p>	Warranted

128	<p>First Year Performance Audit - PA Ref #: 206.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level 13 - throughout the corridor</p>	Warranted
129	<p>First Year Performance Audit - PA Ref #: 208.0 Description: Glue residue on wood trim. Location: Level 13 - Suite doors (1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310).</p>	Warranted
130	<p>First Year Performance Audit - PA Ref #: 209.0 Description: Glue residue on wood baseboards. Location: Level 13 - throughout the corridor</p>	Warranted
131	<p>First Year Performance Audit - PA Ref #: 210.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 13 - Suite doors (1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310).</p>	Warranted
132	<p>First Year Performance Audit - PA Ref #: 211.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 13 - Suite doors (1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310).</p>	Not Warranted
133	<p>First Year Performance Audit - PA Ref #: 212.0 Description: Incomplete finish of suite door wood threshold. Location: Level 13 - Suite doors (1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310).</p>	Warranted
134	<p>First Year Performance Audit - PA Ref #: 215.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 13: - Stair B door. - Stair D door. - Electrical closest door. - Garbage chute door. - Suite doors (1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310).</p>	Warranted
135	<p>First Year Performance Audit - PA Ref #: 216.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level 13 - throughout the corridor</p>	Warranted

136	<p>First Year Performance Audit - PA Ref #: 218.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 13 - elevator lobby (4 corners).</p>	Warranted
137	<p>First Year Performance Audit - PA Ref #: 227.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 13 - elevator doors.</p>	Warranted
138	<p>First Year Performance Audit - PA Ref #: 228.0 Description: Peeling wall paper Location: Level 13 - adjacent the following locations: - Suite doors 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310.</p>	Warranted
139	<p>First Year Performance Audit - PA Ref #: 234.0 Description: Large gap between fire hose cabinet frame and wall. Location: Level 13 - adjacent Suite 1309.</p>	Warranted
140	<p>First Year Performance Audit - PA Ref #: 235.0 Description: Detached/pulled away wood baseboard from wall. Location: Level 13 - adjacent Suite 1306.</p>	Warranted
141	<p>First Year Performance Audit - PA Ref #: 237.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 12 - throughout the corridor</p>	Not Warranted
142	<p>First Year Performance Audit - PA Ref #: 238.0 Description: Poor installation and finish of wood baseboards. Location: Level 12 - throughout the corridor</p>	Warranted
143	<p>First Year Performance Audit - PA Ref #: 239.0 Description: Poor installation and finish of carpet. Location: Level 12 - throughout the corridor</p>	Warranted
144	<p>First Year Performance Audit - PA Ref #: 240.0 Description: Glue residue on wallpaper at seams. Location: Level 12 - throughout the corridor</p>	Warranted
145	<p>First Year Performance Audit - PA Ref #: 241.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level 12 - throughout the corridor</p>	Warranted

146	<p>First Year Performance Audit - PA Ref #: 243.0 Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled. Location: Level 12 - throughout the corridor</p>	Warranted
147	<p>First Year Performance Audit - PA Ref #: 244.0 Description: Glue residue on wood trim. Location: Level 12 - Suite doors (1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210).</p>	Warranted
148	<p>First Year Performance Audit - PA Ref #: 245.0 Description: Glue residue on wood baseboards. Location: Level 12 - throughout the corridor</p>	Warranted
149	<p>First Year Performance Audit - PA Ref #: 246.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 12 - Suite doors (1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210).</p>	Warranted
150	<p>First Year Performance Audit - PA Ref #: 247.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 12 - Suite doors (1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210).</p>	Not Warranted
151	<p>First Year Performance Audit - PA Ref #: 248.0 Description: Incomplete finish of suite door wood threshold. Location: Level 12 - Suite doors (1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210).</p>	Warranted
152	<p>First Year Performance Audit - PA Ref #: 251.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 12: - Stair B door. - Stair D door. - Electrical closest door. - Garbage chute door. - Suite doors (1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210).</p>	Warranted
153	<p>First Year Performance Audit - PA Ref #: 252.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level 12 - throughout the corridor</p>	Warranted

154	<p>First Year Performance Audit - PA Ref #: 254.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 12 - elevator lobby (4 corners).</p>	Warranted
155	<p>First Year Performance Audit - PA Ref #: 261.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 12 - elevator doors.</p>	Warranted
156	<p>First Year Performance Audit - PA Ref #: 262.0 Description: Large open gap between tile floor and bottom of elevator door frame. Location: Level 12 - elevator doors.</p>	Warranted
157	<p>First Year Performance Audit - PA Ref #: 263.0 Description: Peeling wall paper Location: Level 12 - adjacent the following locations: - Suite doors 1201, 1202, 1205, 1206, 1207, 1208, 1209, 1210.</p>	Warranted
158	<p>First Year Performance Audit - PA Ref #: 270.0 Description: Crooked/misaligned carpet. Location: Level 12 - along the length of the corridor adjacent Suite 1201, 1202, 1203, 1204, 1205, 1206.</p>	Warranted
159	<p>First Year Performance Audit - PA Ref #: 272.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 11 - throughout the corridor</p>	Not Warranted
160	<p>First Year Performance Audit - PA Ref #: 273.0 Description: Poor installation and finish of wood baseboards. Location: Level 11 - throughout the corridor</p>	Warranted
161	<p>First Year Performance Audit - PA Ref #: 274.0 Description: Poor installation and finish of carpet. Location: Level 11 - throughout the corridor</p>	Warranted
162	<p>First Year Performance Audit - PA Ref #: 275.0 Description: Glue residue on wallpaper at seams. Location: Level 11 - throughout the corridor</p>	Warranted
163	<p>First Year Performance Audit - PA Ref #: 276.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level 11 - throughout the corridor</p>	Warranted

164	<p>First Year Performance Audit - PA Ref #: 278.0 Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled. Location: Level 11 - throughout the corridor</p>	Warranted
165	<p>First Year Performance Audit - PA Ref #: 279.0 Description: Glue residue on wood trim. Location: Level 11 - Suite doors (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110).</p>	Warranted
166	<p>First Year Performance Audit - PA Ref #: 280.0 Description: Glue residue on wood baseboards. Location: Level 11 - throughout the corridor</p>	Warranted
167	<p>First Year Performance Audit - PA Ref #: 281.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 11 - Suite doors (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110).</p>	Warranted
168	<p>First Year Performance Audit - PA Ref #: 282.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 11 - Suite doors (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110).</p>	Not Warranted
169	<p>First Year Performance Audit - PA Ref #: 283.0 Description: Incomplete finish of suite door wood threshold. Location: Level 11 - Suite doors (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110).</p>	Warranted
170	<p>First Year Performance Audit - PA Ref #: 286.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 11: - Stair B door. - Stair D door. - Electrical closest door. - Garbage chute door. - Suite doors (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110).</p>	Warranted
171	<p>First Year Performance Audit - PA Ref #: 287.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level 11 - throughout the corridor</p>	Warranted

172	<p>First Year Performance Audit - PA Ref #: 289.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 11 - elevator lobby (4 corners).</p>	Warranted
173	<p>First Year Performance Audit - PA Ref #: 295.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 11 - elevator doors.</p>	Warranted
174	<p>First Year Performance Audit - PA Ref #: 296.0 Description: Peeling wall paper Location: Level 11 - adjacent the following locations: - Suite doors 1101, 1102, 1103, 1105, 1106, 1107, 1108, 1109, 1110.</p>	Not Assessed
175	<p>First Year Performance Audit - PA Ref #: 300.0 Description: Detached/missing wood baseboard. Location: Level 11 - adjacent Suite 1106.</p>	Warranted
176	<p>First Year Performance Audit - PA Ref #: 302.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 10 - throughout the corridor</p>	Not Warranted
177	<p>First Year Performance Audit - PA Ref #: 303.0 Description: Poor installation and finish of wood baseboards. Location: Level 10 - throughout the corridor</p>	Warranted
178	<p>First Year Performance Audit - PA Ref #: 304.0 Description: Poor installation and finish of carpet. Location: Level 10 - throughout the corridor</p>	Warranted
179	<p>First Year Performance Audit - PA Ref #: 305.0 Description: Glue residue on wallpaper at seams. Location: Level 10 - throughout the corridor</p>	Warranted
180	<p>First Year Performance Audit - PA Ref #: 308.0 Description: Glue residue on wood trim. Location: Level 10 - Suite doors (1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010).</p>	Warranted
181	<p>First Year Performance Audit - PA Ref #: 309.0 Description: Glue residue on wood baseboards. Location: Level 10 - throughout the corridor</p>	Warranted
182	<p>First Year Performance Audit - PA Ref #: 310.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 10 - Suite doors (1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010).</p>	Warranted

183	<p>First Year Performance Audit - PA Ref #: 311.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 10 - Suite doors (1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010).</p>	Not Warranted
184	<p>First Year Performance Audit - PA Ref #: 312.0 Description: Incomplete finish of suite door wood threshold. Location: Level 10 - Suite doors (1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010).</p>	Warranted
185	<p>First Year Performance Audit - PA Ref #: 314.0 Description: Bent/warped door. Location: Level 10 - garbage chute room, Stair B, Stair D.</p>	Warranted
186	<p>First Year Performance Audit - PA Ref #: 315.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 10: - Suite doors (1002, 1007).</p>	Warranted
187	<p>First Year Performance Audit - PA Ref #: 316.0 Description: Incomplete/missing caulking along the top of door frames. Location: Level 10: - Suite doors (1001, 1003, 1004, 1005, 1006, 1008, 1009, 1010).</p>	Warranted
188	<p>First Year Performance Audit - PA Ref #: 318.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 10 - elevator lobby (4 corners).</p>	Warranted
189	<p>First Year Performance Audit - PA Ref #: 322.0 Description: Door does not close/latch and door is warped. Location: Level 10 - garbage chute room.</p>	Not Warranted
190	<p>First Year Performance Audit - PA Ref #: 326.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 10 - top of elevator doors.</p>	Warranted
191	<p>First Year Performance Audit - PA Ref #: 327.0 Description: Large open gap between tile floor and bottom of elevator door frame. Location: Level 10 - elevator doors.</p>	Warranted

192	<p>First Year Performance Audit - PA Ref #: 335.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 9 - throughout the corridor</p>	Not Warranted
193	<p>First Year Performance Audit - PA Ref #: 336.0 Description: Poor installation and finish of wood baseboards. Location: Level 9 - throughout the corridor</p>	Warranted
194	<p>First Year Performance Audit - PA Ref #: 337.0 Description: Poor installation and finish of carpet. Location: Level 9 - throughout the corridor</p>	Not Warranted
195	<p>First Year Performance Audit - PA Ref #: 338.0 Description: Glue residue on wallpaper at seams. Location: Level 9 - throughout the corridor</p>	Warranted
196	<p>First Year Performance Audit - PA Ref #: 340.0 Description: Glue residue on wood trim. Location: Level 9 - Suite doors (901, 902, 903, 904, 905, 906, 907, 908, 909, 910).</p>	Warranted
197	<p>First Year Performance Audit - PA Ref #: 341.0 Description: Glue residue on wood baseboards. Location: Level 9 - throughout the corridor</p>	Warranted
198	<p>First Year Performance Audit - PA Ref #: 342.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 9 - Suite doors (901, 902, 903, 904, 905, 906, 907, 908, 909, 910).</p>	Warranted
199	<p>First Year Performance Audit - PA Ref #: 343.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 9 - Suite doors (901, 902, 903, 904, 905, 906, 907, 908, 909, 910).</p>	Not Warranted
200	<p>First Year Performance Audit - PA Ref #: 344.0 Description: Incomplete finish of suite door wood threshold. Location: Level 9 - Suite doors (901, 902, 903, 904, 905, 906, 907, 908, 909, 910).</p>	Warranted
201	<p>First Year Performance Audit - PA Ref #: 347.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 9: - Suite doors (903, 906, 907, 910).</p>	Warranted

202	<p>First Year Performance Audit - PA Ref #: 348.0 Description: Incomplete/missing caulking along the top of door frames. Location: Level 9: - Suite doors (901, 902, 904, 905, 908, 909).</p>	Warranted
203	<p>First Year Performance Audit - PA Ref #: 349.0 Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard. Location: Level 9 - elevator lobby (east and west side).</p>	Not Warranted
204	<p>First Year Performance Audit - PA Ref #: 350.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 9 - elevator lobby (4 corners).</p>	Warranted
205	<p>First Year Performance Audit - PA Ref #: 356.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 9 - top of elevator doors.</p>	Warranted
206	<p>First Year Performance Audit - PA Ref #: 360.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 8 - throughout the corridor</p>	Not Warranted
207	<p>First Year Performance Audit - PA Ref #: 361.0 Description: Poor installation and finish of wood baseboards. Location: Level 8 - throughout the corridor</p>	Warranted
208	<p>First Year Performance Audit - PA Ref #: 362.0 Description: Poor installation and finish of carpet. Location: Level 8 - throughout the corridor</p>	Not Warranted
209	<p>First Year Performance Audit - PA Ref #: 363.0 Description: Glue residue on wallpaper at seams. Location: Level 8 - throughout the corridor</p>	Warranted
210	<p>First Year Performance Audit - PA Ref #: 364.0 Description: Incomplete/poor finish of drywall ceiling paint (blotchy finish). Location: Level 8 - throughout the corridor</p>	Warranted
211	<p>First Year Performance Audit - PA Ref #: 365.0 Description: Incomplete caulking of ceiling to wall corner. Some sections have been caulked. Location: Level 8 - throughout the corridor</p>	Warranted

212	<p>First Year Performance Audit - PA Ref #: 366.0 Description: Glue residue on wood trim. Location: Level 8 - Suite doors (801, 802, 803, 804, 805, 806, 807, 808, 809, 810).</p>	Warranted
213	<p>First Year Performance Audit - PA Ref #: 367.0 Description: Glue residue on wood baseboards. Location: Level 8 - throughout the corridor</p>	Warranted
214	<p>First Year Performance Audit - PA Ref #: 368.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 8 - Suite doors (801, 802, 803, 804, 805, 806, 807, 808, 809, 810).</p>	Warranted
215	<p>First Year Performance Audit - PA Ref #: 369.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 8 - Suite doors (801, 802, 803, 804, 805, 806, 807, 808, 809, 810).</p>	Not Warranted
216	<p>First Year Performance Audit - PA Ref #: 370.0 Description: Incomplete finish of suite door wood threshold. Location: Level 8 - Suite doors (801, 802, 803, 804, 805, 806, 807, 808, 809, 810).</p>	Warranted
217	<p>First Year Performance Audit - PA Ref #: 373.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 8: - Suite doors (807, 810).</p>	Warranted
218	<p>First Year Performance Audit - PA Ref #: 374.0 Description: Incomplete/missing caulking along the top of door frames. Location: Level 8: - Suite doors (801, 802, 803, 804, 805, 806, 808, 809).</p>	Warranted
219	<p>First Year Performance Audit - PA Ref #: 376.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 8 - elevator lobby (4 corners).</p>	Warranted
220	<p>First Year Performance Audit - PA Ref #: 382.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 8 - top of elevator doors.</p>	Warranted

221	<p>First Year Performance Audit - PA Ref #: 384.0 Description: Detached/pulled away wood baseboard from wall. Location: Level 8 - adjacent Suite 801.</p>	Not Warranted
222	<p>First Year Performance Audit - PA Ref #: 386.0 Description: Peeling wall paper. Location: Level 8 - adjacent: - Suite 801. - Stair B.</p>	Warranted
223	<p>First Year Performance Audit - PA Ref #: 389.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 7 - throughout the corridor</p>	Not Warranted
224	<p>First Year Performance Audit - PA Ref #: 390.0 Description: Poor installation and finish of wood baseboards. Location: Level 7 - throughout the corridor</p>	Warranted
225	<p>First Year Performance Audit - PA Ref #: 391.0 Description: Poor installation and finish of carpet. Location: Level 7 - throughout the corridor</p>	Warranted
226	<p>First Year Performance Audit - PA Ref #: 392.0 Description: Glue residue on wallpaper at seams. Location: Level 7 - throughout the corridor</p>	Warranted
227	<p>First Year Performance Audit - PA Ref #: 394.0 Description: Incomplete caulking of ceiling to wall corner. Some sections have been caulked. Location: Level 7 - throughout the corridor</p>	Warranted
228	<p>First Year Performance Audit - PA Ref #: 395.0 Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled. Location: Level 7 - throughout the corridor</p>	Warranted
229	<p>First Year Performance Audit - PA Ref #: 396.0 Description: Glue residue on wood trim. Location: Level 7 - Suite doors (701, 702, 703, 704, 705, 706, 707, 708, 709, 710).</p>	Warranted
230	<p>First Year Performance Audit - PA Ref #: 397.0 Description: Glue residue on wood baseboards. Location: Level 7 - throughout the corridor</p>	Warranted
231	<p>First Year Performance Audit - PA Ref #: 398.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 7 - Suite doors (701, 702, 703, 704, 705, 706, 707, 708, 709, 710).</p>	Warranted

232	<p>First Year Performance Audit - PA Ref #: 399.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 7 - Suite doors (701, 702, 703, 704, 705, 706, 707, 708, 709, 710).</p>	Not Warranted
233	<p>First Year Performance Audit - PA Ref #: 400.0 Description: Incomplete finish of suite door wood threshold. Location: Level 7 - Suite doors (701, 702, 703, 704, 705, 706, 707, 708, 709, 710).</p>	Warranted
234	<p>First Year Performance Audit - PA Ref #: 403.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 7: - Suite doors (702, 710).</p>	Warranted
235	<p>First Year Performance Audit - PA Ref #: 404.0 Description: Incomplete/missing caulking along the top of door frames. Location: Level 7: - Suite doors (701, 703, 704, 705, 706, 707, 708, 709).</p>	Warranted
236	<p>First Year Performance Audit - PA Ref #: 406.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 7 - elevator lobby (4 corners).</p>	Not Warranted
237	<p>First Year Performance Audit - PA Ref #: 415.0 Description: Large open gap between tile floor and bottom of elevator door frame. Location: Level 7 - elevator doors.</p>	Warranted
238	<p>First Year Performance Audit - PA Ref #: 418.0 Description: Peeling wall paper. Location: Level 7 - adjacent Suite 702, 704, 705, 707, 709, 710, elevator door and elevator lobby.</p>	Warranted
239	<p>First Year Performance Audit - PA Ref #: 421.0 Description: Bowed suite door threshold. Location: Level 7 - Suite 710.</p>	Warranted
240	<p>First Year Performance Audit - PA Ref #: 424.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 6 - throughout the corridor</p>	Not Warranted
241	<p>First Year Performance Audit - PA Ref #: 425.0 Description: Poor installation and finish of wood baseboards. Location: Level 6 - throughout the corridor</p>	Warranted

242	<p>First Year Performance Audit - PA Ref #: 426.0 Description: Poor installation and finish of carpet. Location: Level 6 - throughout the corridor</p>	Warranted
243	<p>First Year Performance Audit - PA Ref #: 427.0 Description: Glue residue on wallpaper at seams. Location: Level 6 - throughout the corridor</p>	Warranted
244	<p>First Year Performance Audit - PA Ref #: 429.0 Description: Incomplete caulking of ceiling to wall corner. Some sections have been caulked. Location: Level 6 - throughout the corridor</p>	Warranted
245	<p>First Year Performance Audit - PA Ref #: 430.0 Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled. Location: Level 6 - throughout the corridor</p>	Not Warranted
246	<p>First Year Performance Audit - PA Ref #: 431.0 Description: Glue residue on wood trim. Location: Level 6 - Suite doors (601, 602, 603, 604, 605, 606, 607, 608, 609, 610).</p>	Warranted
247	<p>First Year Performance Audit - PA Ref #: 432.0 Description: Glue residue on wood baseboards. Location: Level 6 - throughout the corridor</p>	Warranted
248	<p>First Year Performance Audit - PA Ref #: 433.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 6 - Suite doors (601, 602, 603, 604, 605, 606, 607, 608, 609, 610).</p>	Warranted
249	<p>First Year Performance Audit - PA Ref #: 434.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 6 - Suite doors (601, 602, 603, 604, 605, 606, 607, 608, 609, 610).</p>	Not Warranted
250	<p>First Year Performance Audit - PA Ref #: 435.0 Description: Incomplete finish of suite door wood threshold. Location: Level 6 - Suite doors (601, 602, 603, 604, 605, 606, 607, 608, 609, 610).</p>	Warranted
251	<p>First Year Performance Audit - PA Ref #: 437.0 Description: Bent/warped door. Location: Level 6 - garbage chute room, Stair B, Stair D.</p>	Warranted

252	<p>First Year Performance Audit - PA Ref #: 438.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 6: - Suite doors (606, 607, 610).</p>	Warranted
253	<p>First Year Performance Audit - PA Ref #: 439.0 Description: Incomplete/missing caulking along the top of door frames. Location: Level 6: - Suite doors (601, 602, 603, 604, 605, 608, 609).</p>	Warranted
254	<p>First Year Performance Audit - PA Ref #: 440.0 Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard. Location: Level 6 - elevator lobby (east and west side).</p>	Not Warranted
255	<p>First Year Performance Audit - PA Ref #: 441.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 6 - elevator lobby (4 corners).</p>	Warranted
256	<p>First Year Performance Audit - PA Ref #: 445.0 Description: Poor finish of elevator floor tile to garbage chute room floor tile. Transition between different tiles can be seen from elevator lobby. Location: Level 6 - garbage chute room.</p>	Not Warranted
257	<p>First Year Performance Audit - PA Ref #: 450.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 6 - top of elevator doors.</p>	Warranted
258	<p>First Year Performance Audit - PA Ref #: 451.0 Description: Peeling wall paper. Location: Level 6 - adjacent: - Suite 601, 602, 603, 604, 607, 608, 609. - Elevator doors.</p>	Warranted
259	<p>First Year Performance Audit - PA Ref #: 453.0 Description: Dented/marked wallpaper. Location: Level 6 - adjacent Suite 604.</p>	Not Warranted
260	<p>First Year Performance Audit - PA Ref #: 454.0 Description: Entrance door trim is scratched. Location: Level 6 - Suite 604.</p>	Not Warranted

261	<p>First Year Performance Audit - PA Ref #: 455.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 5 - throughout the corridor</p>	Not Warranted
262	<p>First Year Performance Audit - PA Ref #: 456.0 Description: Poor installation and finish of wood baseboards. Location: Level 5 - throughout the corridor</p>	Warranted
263	<p>First Year Performance Audit - PA Ref #: 457.0 Description: Poor installation and finish of carpet. Location: Level 5 - throughout the corridor</p>	Not Warranted
264	<p>First Year Performance Audit - PA Ref #: 458.0 Description: Glue residue on wallpaper at seams. Location: Level 5 - throughout the corridor</p>	Warranted
265	<p>First Year Performance Audit - PA Ref #: 459.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level 5 - throughout the corridor</p>	Warranted
266	<p>First Year Performance Audit - PA Ref #: 461.0 Description: Incomplete caulking of ceiling to wall corner. Some sections have been caulked. Location: Level 5 - throughout the corridor</p>	Warranted
267	<p>First Year Performance Audit - PA Ref #: 462.0 Description: Incomplete caulking at perimeter of suite door wood trim. Some sections have been caulked. Location: Level 5 - throughout the corridor</p>	Warranted
268	<p>First Year Performance Audit - PA Ref #: 463.0 Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled. Location: Level 5 - throughout the corridor</p>	Not Warranted
269	<p>First Year Performance Audit - PA Ref #: 464.0 Description: Glue residue on wood trim. Location: Level 5 - Suite doors (501, 502, 503, 504, 505, 506, 507, 508, 509, 510).</p>	Warranted
270	<p>First Year Performance Audit - PA Ref #: 465.0 Description: Glue residue on wood baseboards. Location: Level 5 - throughout the corridor</p>	Warranted
271	<p>First Year Performance Audit - PA Ref #: 466.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 5 - Suite doors (501, 502, 503, 504, 505, 506, 507, 508, 509, 510).</p>	Warranted

272	<p>First Year Performance Audit - PA Ref #: 467.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 5 - Suite doors (501, 502, 503, 504, 505, 506, 507, 508, 509, 510).</p>	Not Warranted
273	<p>First Year Performance Audit - PA Ref #: 468.0 Description: Incomplete finish of suite door wood threshold. Location: Level 5 - Suite doors (501, 502, 503, 504, 505, 506, 507, 508, 509, 510).</p>	Warranted
274	<p>First Year Performance Audit - PA Ref #: 471.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 5: - Suite doors (502, 507, 510).</p>	Warranted
275	<p>First Year Performance Audit - PA Ref #: 472.0 Description: Incomplete/missing caulking along the top of door frames. Location: Level 5: - Suite doors (501, 503, 504, 505, 506, 508, 509).</p>	Warranted
276	<p>First Year Performance Audit - PA Ref #: 473.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level 5 - throughout the corridor</p>	Warranted
277	<p>First Year Performance Audit - PA Ref #: 475.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 5 - elevator lobby (4 corners).</p>	Warranted
278	<p>First Year Performance Audit - PA Ref #: 483.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 5 - elevator doors.</p>	Not Warranted
279	<p>First Year Performance Audit - PA Ref #: 484.0 Description: Peeling wall paper. Location: Level 5 - adjacent: - Suite 501, 503, 505, 506, 507, 509, 510. - Bulkhead in elevator lobby. - Stair D.</p>	Warranted

280	<p>First Year Performance Audit - PA Ref #: 489.0 Description: Detached/pulled away wood baseboard from wall. Location: Level 5 - adjacent Stair D.</p>	Warranted
281	<p>First Year Performance Audit - PA Ref #: 490.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 4 - throughout the corridor</p>	Not Warranted
282	<p>First Year Performance Audit - PA Ref #: 491.0 Description: Poor installation and finish of wood baseboards. Location: Level 4 - throughout the corridor</p>	Warranted
283	<p>First Year Performance Audit - PA Ref #: 492.0 Description: Poor installation and finish of carpet. Location: Level 4 - throughout the corridor</p>	Warranted
284	<p>First Year Performance Audit - PA Ref #: 493.0 Description: Glue residue on wallpaper at seams. Location: Level 4 - throughout the corridor</p>	Warranted
285	<p>First Year Performance Audit - PA Ref #: 494.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level 4 - throughout the corridor</p>	Warranted
286	<p>First Year Performance Audit - PA Ref #: 497.0 Description: Glue residue on wood trim. Location: Level 4 - Suite doors (401, 402, 403, 404, 405, 406, 407, 408, 409).</p>	Warranted
287	<p>First Year Performance Audit - PA Ref #: 498.0 Description: Glue residue on wood baseboards. Location: Level 4 - throughout the corridor</p>	Warranted
288	<p>First Year Performance Audit - PA Ref #: 499.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Level 4 - Suite doors (401, 402, 403, 404, 405, 406, 407, 408, 409).</p>	Warranted
289	<p>First Year Performance Audit - PA Ref #: 500.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Level 4 - Suite doors (401, 402, 403, 404, 405, 406, 407, 408, 409).</p>	Not Warranted
290	<p>First Year Performance Audit - PA Ref #: 501.0 Description: Incomplete finish of suite door wood threshold. Location: Level 4 - Suite doors (401, 402, 403, 404, 405, 406, 407, 408, 409).</p>	Warranted

291	<p>First Year Performance Audit - PA Ref #: 504.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 4: - Stair B door. - Stair D door. - Electrical closest door. - Garbage chute door. - Party Room door. - Suite doors (401, 402, 403, 404, 405, 406, 407, 408, 409).</p>	Warranted
292	<p>First Year Performance Audit - PA Ref #: 505.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level 4 - throughout the corridor</p>	Warranted
293	<p>First Year Performance Audit - PA Ref #: 506.0 Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard. Location: Level 4 - elevator lobby (east and west side).</p>	Not Warranted
294	<p>First Year Performance Audit - PA Ref #: 507.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 4 - elevator lobby (4 corners).</p>	Warranted
295	<p>First Year Performance Audit - PA Ref #: 518.0 Description: Construction debris (paint, stain) on door frames. Location: Level 4 - elevator doors, Suite 408.</p>	Not Warranted
296	<p>First Year Performance Audit - PA Ref #: 520.0 Description: Construction debris (paint, stain) on wallpaper from wood paneling. Location: Level 4 - elevator doors.</p>	Not Warranted
297	<p>First Year Performance Audit - PA Ref #: 521.0 Description: Peeling wall paper. Location: Level 4 - adjacent: - Suite 401, 404, 407, 408, 409. - Party room door. - At wood paneling termination.</p>	Warranted

298	<p>First Year Performance Audit - PA Ref #: 522.0 Description: Detached/pulled away wood baseboard from wall. Location: Level 4 - adjacent: - Suite 401, 404, 405, 407, 408, 409. - Stair B and D.</p>	Warranted
299	<p>First Year Performance Audit - PA Ref #: 526.0 Description: Incomplete/poor finish of transition between wood paneling and wallpaper. Location: Level 4 - elevator lobby.</p>	Warranted
300	<p>First Year Performance Audit - PA Ref #: 528.0 Description: Incomplete/missing audio/visual system, including but not limited to: CD player, audio equipment, wall control panel, etc. (refer to invoice of original supplier for detail equipment list) Location: Level 4 - Party Room.</p>	Not Warranted
301	<p>First Year Performance Audit - PA Ref #: 529.0 Description: Incomplete/poor finish of wood floor to door threshold, with gap exposing concrete slab. Location: Level 4 - Party Room - corridor door.</p>	Not Warranted
302	<p>First Year Performance Audit - PA Ref #: 531.0 Description: Separation/open wood floor joints. Location: Level 4 - Party Room - kitchen doorway.</p>	Not Warranted
303	<p>First Year Performance Audit - PA Ref #: 533.0 Description: Incomplete/poor finish of the back of the sink with exposed piping that are visible. Location: Level 4 - Party Room - bathroom.</p>	Not Assessed
304	<p>First Year Performance Audit - PA Ref #: 535.0 Description: Incomplete/poor installation of wall tile around plumbing under the vanity. Location: Level 4 - Party Room - bathroom.</p>	Warranted
305	<p>First Year Performance Audit - PA Ref #: 540.0 Description: Missing/detached metal trim in wood paneling. Location: Level 4 - Party Room - northeast area of party room.</p>	Not Warranted
306	<p>First Year Performance Audit - PA Ref #: 541.0 Description: Incomplete/poor termination of conduit through wood paneling. Location: Level 4 - Party Room - northeast area of party room.</p>	Not Warranted

307	<p>First Year Performance Audit - PA Ref #: 542.0 Description: Incomplete/missing installation of equipment, with loose/unused conduit and electrical box. Missing fireplace. Location: Level 4 - Party Room - northeast area of party room.</p>	Not Warranted
308	<p>First Year Performance Audit - PA Ref #: 544.0 Description: Incomplete/poor finish of window stool, with missing caulking and open joints. Location: Level 4 - Party Room - at both windows.</p>	Not Warranted
309	<p>First Year Performance Audit - PA Ref #: 546.0 Description: Loose/detached ceiling fire sprinkler cover. Location: Level 4 - Party Room - adjacent patio door and south window.</p>	Not Warranted
310	<p>First Year Performance Audit - PA Ref #: 562.0 Description: Incomplete/missing installation of ceiling light fixture above island. Location: Level 4 - Party Room - kitchen area.</p>	Not Warranted
311	<p>First Year Performance Audit - PA Ref #: 569.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 3 - throughout the corridor</p>	Not Warranted
312	<p>First Year Performance Audit - PA Ref #: 571.0 Description: Poor installation and finish of wood baseboards. Location: Level 3 - throughout the corridor</p>	Warranted
313	<p>First Year Performance Audit - PA Ref #: 573.0 Description: Glue residue on wallpaper at seams. Location: Level 3 - throughout the corridor</p>	Warranted
314	<p>First Year Performance Audit - PA Ref #: 574.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level 3 - throughout the corridor</p>	Warranted
315	<p>First Year Performance Audit - PA Ref #: 576.0 Description: Glue residue on wood baseboards. Location: Level 3 - throughout the corridor</p>	Warranted

316	<p>First Year Performance Audit - PA Ref #: 580.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 3: - Stair B door. - Stair D door. - Electrical closest door. - Garbage chute door. - Guest Suite door. - Media room door. - Gym door. - Janitor room.</p>	Warranted
317	<p>First Year Performance Audit - PA Ref #: 581.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level 3 - throughout the corridor</p>	Warranted
318	<p>First Year Performance Audit - PA Ref #: 583.0 Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard. Location: Level 3 - Adjacent locker room door.</p>	Not Warranted
319	<p>First Year Performance Audit - PA Ref #: 595.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 3 - elevator doors.</p>	Warranted
320	<p>First Year Performance Audit - PA Ref #: 598.0 Description: Large open gap between tile floor and bottom of elevator door frame. Location: Level 3 - elevator doors.</p>	Warranted
321	<p>First Year Performance Audit - PA Ref #: 599.0 Description: Peeling wall paper. Location: Level 3 - adjacent: - Guest Suite. - Media room door. - Gym door.</p>	Warranted
322	<p>First Year Performance Audit - PA Ref #: 603.0 Description: Poor finish/location of drum drip piping, and is easily accessible to public and could be tampered with. Location: Level 3 - elevator lobby.</p>	Not Warranted

323	<p>First Year Performance Audit - PA Ref #: 607.0 Description: Incomplete/poor finish and location of electrical box above door. Location: Level 3 - media room door.</p>	Warranted
324	<p>First Year Performance Audit - PA Ref #: 609.0 Description: Incomplete/poor finish of door frame. Location: Level 3 - media room and gym room doors.</p>	Warranted
325	<p>First Year Performance Audit - PA Ref #: 613.0 Description: Incomplete/poor finish of wall paint. Location: Level 3 - media room.</p>	Not Warranted
326	<p>First Year Performance Audit - PA Ref #: 614.0 Description: Incomplete/missing installation of wall sound isolation panels, with only wall clips on wall. Location: Level 3 - media room.</p>	Not Warranted
327	<p>First Year Performance Audit - PA Ref #: 615.0 Description: Missing equipment, electrical, panels, plates, outlets, systems. Location: Level 3 - media room - throughout.</p>	Not Warranted
328	<p>First Year Performance Audit - PA Ref #: 616.0 Description: Incomplete/missing home theatre system, including but not limited to: projector, sound equipment, screen, controls, audio/visual playing devices, AVR, in wall controls, HDTV box, Blu-ray player etc. (refer to invoice of original supplier for detail equipment list) Location: Level 3 - media room.</p>	Not Warranted
329	<p>First Year Performance Audit - PA Ref #: 621.00 Description: Incomplete/missing audio system, including but not limited to: iPod, iPod wall mount, audio equipment, etc. (refer to invoice of original supplier for detail equipment list) Location: Level 3 - gym room.</p>	Not Warranted
330	<p>First Year Performance Audit - PA Ref #: 625.0 Description: Opening in tiled wall with exposed piping, missing access cover panel. Location: Level 3 - gym room - male change room (below vanity).</p>	Not Warranted
331	<p>First Year Performance Audit - PA Ref #: 627.0 Description: Incomplete paint finish on drywall. Location: Level 3 - gym room - adjacent gym room door.</p>	Not Warranted
332	<p>First Year Performance Audit - PA Ref #: 628.0 Description: Crooked outlet covers. Location: Level 3 - gym room - northeast corner.</p>	Not Warranted

333	<p>First Year Performance Audit - PA Ref #: 629.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Level 2 - throughout the corridor</p>	Not Warranted
334	<p>First Year Performance Audit - PA Ref #: 632.0 Description: Glue residue on wallpaper at seams. Location: Level 2 - throughout the corridor</p>	Warranted
335	<p>First Year Performance Audit - PA Ref #: 633.0 Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards. Location: Level 2 - throughout the corridor</p>	Warranted
336	<p>First Year Performance Audit - PA Ref #: 638.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Level 2: - Stair B door. - Stair D door. - Electrical closet door. - Locker room doors.</p>	Warranted
337	<p>First Year Performance Audit - PA Ref #: 639.0 Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates. Location: Level 2 - throughout the corridor</p>	Warranted
338	<p>First Year Performance Audit - PA Ref #: 647.0 Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed). Location: Level 2 - elevator doors.</p>	Warranted
339	<p>First Year Performance Audit - PA Ref #: 648.0 Description: Peeling wall paper. Location: Level 2 - adjacent: - Stair D. - Locker room doors. - Elevator lobby.</p>	Warranted
340	<p>First Year Performance Audit - PA Ref #: 653.0 Description: Incomplete finish/construction of wall (paint, wallpaper, etc.) Location: Level 2 - adjacent north locker room door.</p>	Warranted

341	<p>First Year Performance Audit - PA Ref #: 654.0 Description: Incomplete/poor finish of wallpaper around key FOB panel. Location: Level 2 - adjacent south locker room door.</p>	Warranted
342	<p>First Year Performance Audit - PA Ref #: 659.0 Description: Incomplete/missing pipe trap drip, with sewer smell coming from floor drain. Location: Level 2 - locker room - adjacent locker 71.</p>	Not Warranted
343	<p>First Year Performance Audit - PA Ref #: 660.0 Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint. Location: Ground Level - throughout the corridor</p>	Not Warranted
344	<p>First Year Performance Audit - PA Ref #: 661.0 Description: Poor installation and finish of wood baseboards. Location: Ground Level - throughout the corridor</p>	Warranted
345	<p>First Year Performance Audit - PA Ref #: 662.0 Description: Poor installation and finish of carpet. Location: Ground Level - throughout the corridor</p>	Not Warranted
346	<p>First Year Performance Audit - PA Ref #: 663.0 Description: Incomplete/missing installation of crown molding. Location: Ground Level - lobby.</p>	Not Warranted
347	<p>First Year Performance Audit - PA Ref #: 666.0 Description: Incomplete/missing building signage at from entrance. Temporary paper sign is currently in place. Location: Ground Level - main entrance vestibule.</p>	Not Warranted
348	<p>First Year Performance Audit - PA Ref #: 667.0 Description: Exterior doors are affected by high winds, resulting is doors being whipped open with the window causing damaged/warped doors. Windshield installed are not adequate. This causes a safety problem for people opening the door. Location: Ground Level - main entrance vestibule.</p>	Warranted
349	<p>First Year Performance Audit - PA Ref #: 671.0 Description: Incomplete/poor finish of ceiling to window frame, creating a gap. Location: Ground Level - main entrance vestibule.</p>	Warranted
350	<p>First Year Performance Audit - PA Ref #: 672.0 Description: Bent/damaged window frame corner. Location: Ground Level - lobby - adjacent entrance vestibule.</p>	Warranted

351	<p>First Year Performance Audit - PA Ref #: 673.0 Description: Incomplete/poor finish of tile to window frame, creating a gap. Location: Ground Level - lobby - adjacent entrance vestibule.</p>	Warranted
352	<p>First Year Performance Audit - PA Ref #: 682.0 Description: Lobby stairs do not meeting requirements of the Ontario Building Code 2006 (OBC 2006 - 3.4.6.8) and the architectural design drawings. Location: Ground Level - lobby.</p>	Warranted
353	<p>First Year Performance Audit - PA Ref #: 685.0 Description: Railing baseplates are misaligned and not straight/square. Location: Ground Level - lobby stair railings.</p>	Not Warranted
354	<p>First Year Performance Audit - PA Ref #: 686.0 Description: Railings are not equal distant on steps. Location: Ground Level - lobby stair railings.</p>	Not Warranted
355	<p>First Year Performance Audit - PA Ref #: 687.0 Description: Missing bolts are several baseplate locations. Location: Ground Level - lobby stair railings.</p>	Warranted
356	<p>First Year Performance Audit - PA Ref #: 689.0 Description: Railing posts are not plumb - adjacent concierge desk. Location: Ground Level - lobby stair railings.</p>	Warranted
357	<p>First Year Performance Audit - PA Ref #: 690.0 Description: Incomplete/poor finish of tile floor edging along the length of the railings. Location: Ground Level - lobby stairs</p>	Warranted
358	<p>First Year Performance Audit - PA Ref #: 691.0 Description: Incomplete/missing installation of wood doors, temporary metal doors currently in place. Location: Ground Level - lobby area.</p>	Not Warranted
359	<p>First Year Performance Audit - PA Ref #: 693.0 Description: Incomplete finish of drywall and wallpaper within concierge desk area. Location: Ground Level - lobby.</p>	Warranted
360	<p>First Year Performance Audit - PA Ref #: 694.0 Description: Cracked floor tile. Location: Ground Level - lobby (top of stairs).</p>	Warranted

361	<p>First Year Performance Audit - PA Ref #: 700.0 Description: Incomplete/poor finish/termination of wood paneling to wallpaper, with peeling wallpaper and paint/stain debris on wallpaper. Location: Ground Level - lobby area.</p>	Not Warranted
362	<p>First Year Performance Audit - PA Ref #: 701.0 Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper). Location: Ground Level - lobby: - South corridor door. - Stair B door. - Office door. - Washroom door. - Electrical closet door. - North corridor door. - Fire hose cabinet.</p>	Not Warranted
363	<p>First Year Performance Audit - PA Ref #: 702.0 Description: Cracked drywall ceiling. Location: Ground Level - lobby area with coffered ceiling.</p>	Not Warranted
364	<p>First Year Performance Audit - PA Ref #: 703.0 Description: Incomplete/missing audio system, including but not limited to: audio equipment, etc. (refer to invoice of original supplier for detail equipment list) Location: Ground Level - lobby area.</p>	Not Warranted
365	<p>First Year Performance Audit - PA Ref #: 704.0 Description: Construction debris (paint, stain) on ceiling from wood paneling. Location: Ground Level - lobby area.</p>	Not Warranted
366	<p>First Year Performance Audit - PA Ref #: 706.0 Description: Debonded metal trim in wood paneling. Location: Ground Level - lobby area (south side).</p>	Not Warranted
367	<p>First Year Performance Audit - PA Ref #: 707.0 Description: Walls are not aligned/straight/square, noticeable in the return of the wood baseboard and alignment with tiles. Location: Ground Level - lobby area leading to elevator lobby hallway.</p>	Not Warranted
368	<p>First Year Performance Audit - PA Ref #: 713.0 Description: Bent/damaged door. Location: Ground Level - electrical closet.</p>	Not Warranted

369	<p>First Year Performance Audit - PA Ref #: 714.0 Description: Door frame and door is damage and incomplete paint finish. Location: Ground Level - North corridor door.</p>	Warranted
370	<p>First Year Performance Audit - PA Ref #: 721.0 Description: Incomplete/missing accessibility button controls for entrance/exit doors. Location: Ground Level - North corridor door, South corridor door, parking garage doors.</p>	Not Warranted
371	<p>First Year Performance Audit - PA Ref #: 722.0 Description: Poor finish (damaged/scratched) of suite doors. Location: Ground Level: - North corridor adjacent units TH5, TH6, TH7, TH8. - South corridor adjacent Units TH1, TH2, TH3, TH4.</p>	Warranted
372	<p>First Year Performance Audit - PA Ref #: 723.0 Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors. Location: Ground Level: - North corridor adjacent units TH5, TH6, TH7, TH8. - South corridor adjacent Units TH1, TH2, TH3, TH4.</p>	Not Warranted
373	<p>First Year Performance Audit - PA Ref #: 724.0 Description: Incomplete finish of suite door wood threshold. Location: Ground Level: - North corridor adjacent units TH5, TH6, TH7, TH8. - South corridor adjacent Units TH1, TH2, TH3, TH4.</p>	Warranted
374	<p>First Year Performance Audit - PA Ref #: 725.0 Description: Detached/pulled away wood baseboard from wall. Location: Ground Level: - North corridor adjacent units TH5, TH6, TH7, TH8. - South corridor adjacent Units TH1, TH2, TH3, TH4.</p>	Warranted
375	<p>First Year Performance Audit - PA Ref #: 728 Description: Incomplete/missing wall finishes (wallpaper, paint). Location: Ground Level - throughout: - North corridor units TH5, TH6, TH7, TH8. - South corridor units TH1, TH2, TH3, TH4.</p>	Not Warranted
376	<p>First Year Performance Audit - PA Ref #: 730.0 Description: Construction debris (paint, plaster, dirt, glue residue) on wood baseboard. Location: Ground Level - throughout: - North corridor units TH5, TH6, TH7, TH8. - South corridor units TH1, TH2, TH3, TH4.</p>	Warranted

377	<p>First Year Performance Audit - PA Ref #: 735.0 Description: Incomplete wood trim of suite door. Location: Ground Level - south corridor Unit TH2.</p>	Warranted
378	<p>First Year Performance Audit - PA Ref #: 740.0 Description: Detached/missing insulation along ceiling. Location: Ground Level - garbage room, near overhead door.</p>	Warranted
379	<p>First Year Performance Audit - PA Ref #: 744.0 Description: Incomplete finish of exhaust fan (currently taped). Location: Ground Level - locker room adjacent Unit TH5.</p>	Not Warranted
380	<p>First Year Performance Audit - PA Ref #: 745.0 Description: Incomplete/poor paint finish on door and frame. Location: Ground Level - north corridor: - Garage vestibule doors (x2). - Locker room door adjacent Unit TH5.</p>	Warranted
381	<p>First Year Performance Audit - PA Ref #: 748.0 Description: Cut out section of drywall drop ceiling. Location: Ground Level - north corridor - near garage vestibule.</p>	Not Warranted
382	<p>First Year Performance Audit - PA Ref #: 749.0 Description: Crooked installation of fire hose cabinet. Location: Ground Level - north corridor - adjacent TH5 and TH8.</p>	Warranted
383	<p>First Year Performance Audit - PA Ref #: 751.0 Description: Lift installed in lobby is industrial looking and does not fit a luxury building. Location: Ground Level - lobby.</p>	Not Warranted
384	<p>First Year Performance Audit - PA Ref #: 752.0 Description: Exit doors do not open properly and pose a safety issue in the event of an emergency. Location: Ground Level - adjacent garage entrance overhead door: - Door leading from garage to stairwell - Door leading form stairwell to exterior.</p>	Not Warranted
385	<p>First Year Performance Audit - PA Ref #: 762.0 Description: Incomplete/poor finish of sloped metal roof to stucco wall at top edge. Unprotected opening can allow for water penetration Location: Mechanical penthouse roof, top corners adjacent make-up air unit and cooling tower.</p>	Warranted

386	<p>First Year Performance Audit - PA Ref #: 763.0 Description: Deteriorated/debonded stucco finish on wall. Location: - Northwest corner of mechanical penthouse near make-up air unit. - Northeast corner of mechanical penthouse near cooling tower.</p>	Warranted
387	<p>First Year Performance Audit - PA Ref #: 766.0 Description: Damaged/hole in stucco wall. Location: Southeast side of mechanical penthouse.</p>	Warranted
388	<p>First Year Performance Audit - PA Ref #: 768.0 Description: Incomplete/poor finish of top edge of block wall enclosure. With open top edge and holes of concrete blocks, where the steel framed roof sits on the wall enclosure. Location: Along wall enclosure around cooling tower, generator, make-up air unit.</p>	Warranted
389	<p>First Year Performance Audit - PA Ref #: 770.0 Description: Drop in re-director insert were not found on-site and appear to have been sealed by the balcony concrete. Location: Suite PH6 - anchor #39, 94, 95, 96.</p>	Not Warranted
390	<p>First Year Performance Audit - PA Ref #: 771.0 Description: Drop in re-director insert were not found on-site and appear to have been sealed by the balcony concrete. Location: Suite PH7 - anchor #25, 97, 98, 99.</p>	Not Warranted
391	<p>First Year Performance Audit - PA Ref #: 772.0 Description: Drop in re-director insert were not found on-site and appear to have been sealed by the balcony concrete. Location: Suite PH1 - anchor #100, 101, 102, 103.</p>	Not Warranted
392	<p>First Year Performance Audit - PA Ref #: 776.0 Description: Discoloured/staining and inconsistent colour of precast panels on exterior wall cladding throughout the building. Location: North elevation levels 4 to 19.</p>	Not Warranted
393	<p>First Year Performance Audit - PA Ref #: 777.0 Description: Construction cleaning not completed on balconies, terraces, windows, walls, etc. Location: North elevation, typical throughout.</p>	Warranted
394	<p>First Year Performance Audit - PA Ref #: 778.0 Description: Cracked/delaminated stucco cornice. Location: North Elevation - above Suite TH06 terrace.</p>	Not Warranted
395	<p>First Year Performance Audit - PA Ref #: 779.0 Description: Incomplete/poor finish of paint patches on slab soffit. Location: North Elevation - Suite 407.</p>	Warranted

396	<p>First Year Performance Audit - PA Ref #: 781.0 Description: Balcony divider panels are not installed in the correct location, creating different sizes of balcony area for each unit that vary from the drawings. Location: North Elevation - 06&07 Suites levels 4 to 14.</p>	Warranted
397	<p>First Year Performance Audit - PA Ref #: 782.0 Description: Incomplete/missing installation of metal flashing at curb below window wall, with exposed waterproofing to UV rays and deterioration. Location: North Elevation - adjacent Siamese connection.</p>	Not Warranted
398	<p>First Year Performance Audit - PA Ref #: 783.0 Description: Incomplete/missing installation of metal flashing at curb below brick wall, with exposed waterproofing to UV rays and deterioration. Location: North Elevation - adjacent steps to Stairwell A exit door (northwest corner).</p>	Not Warranted
399	<p>First Year Performance Audit - PA Ref #: 786.0 Description: Construction debris (mortar, concrete splatter) on brick wall and concrete porch slab. Location: North Elevation - Exterior porch of Suite TH05, TH06, TH07, TH08.</p>	Not Warranted
400	<p>First Year Performance Audit - PA Ref #: 791.0 Description: Incomplete/missing electrical outlet. Location: North Elevation - Exterior porch of Suite TH05, TH06, TH07.</p>	Not Warranted
401	<p>First Year Performance Audit - PA Ref #: 792.0 Description: Damaged stucco finish adjacent entrance door (top right corner). Location: North Elevation - Suite TH05.</p>	Warranted
402	<p>First Year Performance Audit - PA Ref #: 793.0 Description: Chipped/delaminated corner of precast window header detail. Location: North Elevation - Suite TH06, 2nd floor window.</p>	Warranted
403	<p>First Year Performance Audit - PA Ref #: 794.0 Description: Chipped/delaminated corner of precast window sill detail. Location: North Elevation - Suite TH06, 2nd floor window.</p>	Warranted
404	<p>First Year Performance Audit - PA Ref #: 795.0 Description: Chipped/delaminated corner of precast window sill detail. Location: North Elevation - Suite TH08, ground floor.</p>	Warranted

405	<p>First Year Performance Audit - PA Ref #: 796.0 Description: Incomplete/missing door bell. Location: North Elevation - Exterior porch of Suite TH06, TH07.</p>	Warranted
406	<p>First Year Performance Audit - PA Ref #: 797.0 Description: Incomplete/missing caulking at vertical joint in brick wall. Location: North Elevation - adjacent entrance porch of Suite TH06.</p>	Not Warranted
407	<p>First Year Performance Audit - PA Ref #: 801.0 Description: Incomplete/missing handrail on concrete steps. Use of temporary wood handrail is not acceptable. Location: North Elevation - west access steps.</p>	Warranted
408	<p>First Year Performance Audit - PA Ref #: 803.0 Description: Discoloured/staining and inconsistent colour of precast panels on exterior wall cladding throughout the building. Location: East elevation levels 4 to 19.</p>	Not Warranted
409	<p>First Year Performance Audit - PA Ref #: 804.0 Description: Construction cleaning not completed on balconies, terraces, windows, walls, etc. Location: East elevation, typical throughout.</p>	Not Warranted
410	<p>First Year Performance Audit - PA Ref #: 805 Description: Incomplete construction of exterior wall, with temporary block wall clad in denis glass sheathing. Edge of sheathing is open and not finished leaving it open to moisture penetration. Missing caulking at all wall penetration. Exposed blueskin membrane to UV rays and unprotected. Location: East Elevation - Levels 1 to 3 of entire elevation.</p>	Not Warranted
411	<p>First Year Performance Audit - PA Ref #: 806.0 Description: Incomplete/missing brick cladding along the end wall of the townhouse unit, as indicated on the drawings. Location: East Elevation - Side of TH08, levels 1 to 3.</p>	Not Warranted
412	<p>First Year Performance Audit - PA Ref #: 807.0 Description: Discoloured/staining and inconsistent colour of precast panels on exterior wall cladding throughout the building. Location: South elevation levels 4 to 19.</p>	Not Warranted
413	<p>First Year Performance Audit - PA Ref #: 808.0 Description: Construction cleaning not completed on balconies, terraces, windows, walls, etc. Location: South elevation, typical throughout.</p>	Not Warranted

414	<p>First Year Performance Audit - PA Ref #: 809.0 Description: Incomplete construction of exterior wall, with temporary block wall clad in denis glass sheathing. Edge of sheathing is open and not finished leaving it open to moisture penetration. Missing caulking at all wall penetration. Exposed blueskin membrane to UV rays and unprotected. Location: South Elevation - Levels 1 to 3 of entire elevation.</p>	Not Warranted
415	<p>First Year Performance Audit - PA Ref #: 810.0 Description: Discoloured/staining and inconsistent colour of precast panels on exterior wall cladding throughout the building. Location: West elevation levels 4 to 19.</p>	Not Warranted
416	<p>First Year Performance Audit - PA Ref #: 811.0 Description: Construction cleaning not completed on balconies, terraces, windows, walls, etc. Location: West elevation, typical throughout.</p>	Warranted
417	<p>First Year Performance Audit - PA Ref #: 812.0 Description: Incomplete/missing drip edge on balcony soffit. Location: West Elevation - Suite 804.</p>	Not Warranted
418	<p>First Year Performance Audit - PA Ref #: 815.0 Description: Missing/detached railing baseplate cover. Location: West Elevation - Entrance porch of Suite TH01.</p>	Warranted
419	<p>First Year Performance Audit - PA Ref #: 816.0 Description: Missing/detached railing post cap. Location: West Elevation - Entrance porch of Suite TH01.</p>	Warranted
420	<p>First Year Performance Audit - PA Ref #: 818.0 Description: Chipped/delaminated corner of precast window header detail. Location: West Elevation - Suite TH01 - 3rd floor window.</p>	Warranted
421	<p>First Year Performance Audit - PA Ref #: 819.0 Description: Construction debris (mortar, concrete splatter) on brick wall and concrete porch slab. Location: West Elevation - Entrance porch of Suite TH01, TH02, TH03, TH04.</p>	Not Warranted
422	<p>First Year Performance Audit - PA Ref #: 821.0 Description: Open/cracked mortar joint in block wall below brick. Location: West Elevation - Exterior wall between Suite TH02 & TH03.</p>	Not Warranted

423	<p>First Year Performance Audit - PA Ref #: 824.0 Description: Incomplete/missing installation of metal flashing at curb below window wall, with exposed waterproofing to UV rays and deterioration. Location: West Elevation - West window wall of lobby.</p>	Not Warranted
424	<p>First Year Performance Audit - PA Ref #: 825.0 Description: Discoloured/staining and inconsistent colour of precast panels on column. Location: West Elevation - Adjacent main entrance to building.</p>	Not Warranted
425	<p>First Year Performance Audit - PA Ref #: 826.0 Description: Damaged door frame (on inside of unit). Location: Suite 104.</p>	Not Assessed
426	<p>First Year Performance Audit - PA Ref #: 827.0 Description: Missing/detached top rail piece of railing. Location: Suite TH4 - 3rd floor flat roof.</p>	Not Warranted
427	<p>First Year Performance Audit - PA Ref #: 828.0 Description: Construction debris/material (wood) on flat roof. Location: Suite TH4 - 3rd floor flat roof.</p>	Not Warranted
428	<p>First Year Performance Audit - PA Ref #: 829.0 Description: Loose/detached drain cover. Location: Suite TH4 - 3rd floor flat roof.</p>	Not Warranted
429	<p>First Year Performance Audit - PA Ref #: 830.0 Description: Open mitre corner joint on top rail of railing. Location: Suite TH4 - 3rd floor flat roof.</p>	Not Warranted
430	<p>First Year Performance Audit - PA Ref #: 831.0 Description: Debonded/cracked stucco finish. Location: Suite TH4 - top left corner of sliding door on terrace.</p>	Warranted
431	<p>First Year Performance Audit - PA Ref #: 832.0 Description: Construction debris (staining) on precast panels. Location: Suite TH4 - north side of terrace.</p>	Not Warranted
432	<p>First Year Performance Audit - PA Ref #: 833.0 Description: Incomplete/missing caulking at light fixture, exposed mesh reinforcing. Location: Suite TH4 - terrace.</p>	Not Warranted
433	<p>First Year Performance Audit - PA Ref #: 834.0 Description: Debonded/cracked caulking at metal flashing to stucco joint. Location: Suite TH4 - terrace.</p>	Not Warranted

434	First Year Performance Audit - PA Ref #: 835.0 Description: Incomplete/poor paint patch on soffit. Location: Suite 407 - terrace.	Warranted
435	First Year Performance Audit - PA Ref #: 836.0 Description: Sliding door frame is bent/dented. Location: Suite 406.	Not Warranted
436	First Year Performance Audit - PA Ref #: 837.0 Description: Construction debris (staining) on stucco. Location: Suite 406.	Not Warranted
437	First Year Performance Audit - PA Ref #: 838.0 Description: Poor finish of soffit at unused hole for divider panel. Location: Suite 406.	Not Warranted
438	First Year Performance Audit - PA Ref #: 839.0 Description: Scratched top rail of railing. Location: Suite 406.	Warranted
439	First Year Performance Audit - PA Ref #: 840.0 Description: Pitted/divets in concrete slab surface. Location: Suite 704.	Warranted
440	First Year Performance Audit - PA Ref #: 842.0 Description: Construction debris on balcony slab surface. Location: Suite 1008.	Not Warranted
441	First Year Performance Audit - PA Ref #: 843.0 Description: Incomplete/poor finish of metal flashing to precast panel, with open joint. Location: Suite 1008 (both side of sliding door).	Not Warranted
442	First Year Performance Audit - PA Ref #: 844.0 Description: Missing bolt in railing baseplate. Location: Suite 1008 and typical at all balcony units on 08 drop.	Not Warranted
443	First Year Performance Audit - PA Ref #: 845.0 Description: Poor finish of soffit at unused hole for divider panel. Location: Suite 1103	Not Warranted
444	First Year Performance Audit - PA Ref #: 846.0 Description: Poor finish of soffit at unused hole for divider panel. Location: Suite 1106.	Not Warranted

445	<p>First Year Performance Audit - PA Ref #: 848.0 Description: Poor installation/finish of wood sill trim for balcony door. Location: Suite 1106.</p>	Warranted
446	<p>First Year Performance Audit - PA Ref #: 849 Description: Bent/dented/warped sliding door track, making operation of sliding door difficult. Location: Suite 1106.</p>	Not Warranted
447	<p>First Year Performance Audit - PA Ref #: 850 Description: Incomplete/missing caulking at sides of sliding door. Location: Suite 1106 (both sides).</p>	Not Warranted
448	<p>First Year Performance Audit - PA Ref #: 851.0 Description: Open joint in top rail of railing. Location: Suite 1106 (near divider panel).</p>	Not Warranted
449	<p>First Year Performance Audit - PA Ref #: 852.0 Description: Construction debris on top rail of railing. Location: Suite 1106.</p>	Warranted
450	<p>First Year Performance Audit - PA Ref #: 853.0 Description: Construction debris on slab surface (blotchy, staining, rust stains, etc.) Location: Suite 1106.</p>	Warranted
451	<p>First Year Performance Audit - PA Ref #: 858.0 Description: Chipped/delaminated corner of precast panel. Location: Suite 1201.</p>	Not Warranted
452	<p>First Year Performance Audit - PA Ref #: 859.0 Description: Water leakage at window (north bedroom). Location: Suite 1603.</p>	Not Warranted
453	<p>First Year Performance Audit - PA Ref #: 861.0 Description: Failed insulated glazing units. Location: Suite 1603 (kitchen).</p>	Not Warranted
454	<p>First Year Performance Audit - PA Ref #: 862.0 Description: Glazing tape for insulated glazing unit is displaced/squeezing out. Location: Suite 1603 (kitchen).</p>	Warranted
455	<p>First Year Performance Audit - PA Ref #: 863.0 Description: Window latch catch latch when opening and does not operate properly. Location: Suite 1603 (kitchen).</p>	Warranted

456	<p>First Year Performance Audit - PA Ref #: 864.0 Description: Loose/detached railing glass insert holder. Location: Suite 1603 (northeast side of balcony).</p>	Warranted
457	<p>First Year Performance Audit - PA Ref #: 865.0 Description: Poor finish of stucco at patches, inconsistent color, texture. Location: Suite 1603, balcony area.</p>	Not Warranted
458	<p>First Year Performance Audit - PA Ref #: 867.0 Description: Construction debris (wood) on balcony slab edge. Location: Suite 1603 (on slab above near column).</p>	Not Warranted
459	<p>First Year Performance Audit - PA Ref #: 869.0 Description: Rubber seal of sliding door is bulged. Location: Suite 1603.</p>	Warranted
460	<p>First Year Performance Audit - PA Ref #: 870.0 Description: Suite entrance door frame is twisted and door does not close/seal properly. Location: Suite 1603.</p>	Not Assessed
461	<p>First Year Performance Audit - PA Ref #: 883.0 Description: Construction debris on window frame. Location: Suite GPH1 (northwest terrace).</p>	Warranted
462	<p>First Year Performance Audit - PA Ref #: 884.0 Description: Light fixture is not flush with precast panel and missing caulking, electrical box is exposed. Location: - Suite GPH1 (northwest terrace). - Suite GPH1 (northeast balcony). - Suite GPH1 (west terrace). - Suite GPH1 (west balcony). - Suite GPH1 (northeast balcony).</p>	Warranted
463	<p>First Year Performance Audit - PA Ref #: 886.0 Description: Loose/detached sliding screen door. Location: Suite GPH1 (northwest terrace).</p>	Not Warranted
464	<p>First Year Performance Audit - PA Ref #: 888.0 Description: Missing/detached spandrel panel. Location: Suite GPH2 (northeast terrace).</p>	Warranted
465	<p>First Year Performance Audit - PA Ref #: 892.0 Description: Incomplete/poor finish of precast coping stone edge near corner of window wall. Location: Suite GPH1 (northwest terrace).</p>	Warranted
466	<p>First Year Performance Audit - PA Ref #: 895.0 Description: Missing/detached top rail piece of railing. Location: Suite GPH4 (southwest terrace).</p>	Not Warranted

467	<p>First Year Performance Audit - PA Ref #: 896.0 Description: Incomplete/missing exterior electrical outlet, with unused/exposed conduit. Location: Suite GPH4 (southwest terrace).</p>	Not Warranted
468	<p>First Year Performance Audit - PA Ref #: 897.0 Description: Incomplete/missing exterior electrical outlet, with unused/exposed conduit. Location: Suite GPH3 (north side of terrace).</p>	Warranted
469	<p>First Year Performance Audit - PA Ref #: 898.0 Description: Construction debris on window frame. Location: Suite GPH3 (north side of terrace).</p>	Warranted
470	<p>First Year Performance Audit - PA Ref #: 899.0 Description: Missing railing piece. Location: Suite 906.</p>	Not Warranted
471	<p>First Year Performance Audit - PA Ref #: 900.0 Description: Misaligned concrete sidewalk to precast concrete steps. Location: Unit TH5 & TH6.</p>	Warranted
472	<p>First Year Performance Audit - PA Ref #: 903.0 Description: Damaged/dented overhead door. Location: Parking garage overhead door.</p>	Not Warranted
473	<p>First Year Performance Audit - PA Ref #: 906.0 Description: Incomplete/missing intercom/enterphone/keypad system into the garage. Location: Concrete pad at entrance driveway to parking garage.</p>	Not Warranted
474	<p>First Year Performance Audit - PA Ref #: 907.0 Description: Deteriorated/spalled corner of brick precast panel and poor finish of caulked corner joint. Location: Loading dock area.</p>	Warranted
475	<p>First Year Performance Audit - PA Ref #: 908.0 Description: Poor brick wall patch, with mortar joint and brick colours that don't match. Location: Adjacent loading dock area.</p>	Warranted
476	<p>First Year Performance Audit - PA Ref #: 909.0 Description: Cracked and settled asphalt paving. Location: At entrance driveway from Park Street.</p>	Not Warranted
477	<p>First Year Performance Audit - PA Ref #: 910.0 Description: Loose lamp standard light fixture to base. Location: Adjacent entrance driveway from Park Street.</p>	Warranted

478	<p>First Year Performance Audit - PA Ref #: 913.0 Description: Irrigation system does not function and missing commissioning report. Location: Ground level landscape irrigation system.</p>	Not Warranted
479	<p>First Year Performance Audit - PA Ref #: 914.0 Description: Active/signs of water leakage through soffit. Location: Level P3 - Near exhaust staff adjacent Stall 1.</p>	Warranted
480	<p>First Year Performance Audit - PA Ref #: 918.0 Description: Cracked/open drywall taping. Location: Level P3 - Exterior wall adjacent Stall 29, 35.</p>	Not Warranted
481	<p>First Year Performance Audit - PA Ref #: 919.0 Description: Inadequate slope in slab to drain, resulting in ponding/standing water around the drain. Drain is not the low spot. Location: Level P3 - In drive aisle adjacent Stall 4.</p>	Warranted
482	<p>First Year Performance Audit - PA Ref #: 921.0 Description: Missing accessible bottom/operators for doors. Location: Level P3 - Garage vestibule adjacent Stall 9.</p>	Not Warranted
483	<p>First Year Performance Audit - PA Ref #: 923.0 Description: Missing accessible bottom/operators for doors. Location: Level P3 - Garage vestibule adjacent Stall 8.</p>	Not Warranted
484	<p>First Year Performance Audit - PA Ref #: 940.0 Description: Water leakage on drywall drop ceiling, with staining, peeling tape, rusted studs, etc. Location: Level P3 - Adjacent Stall 10&11.</p>	Not Warranted
485	<p>First Year Performance Audit - PA Ref #: 945.0 Description: Poor installation of door frame, with the door frame sitting higher than the slab creating a large gap between bottom of frame and slab. Location: Level P3 - Locker room door adjacent Stall 13.</p>	Warranted
486	<p>First Year Performance Audit - PA Ref #: 946.0 Description: Poor installation of door frame, with the door frame sitting higher than the slab creating a large gap between bottom of frame and slab. Location: Level P3 - Garage vestibule door adjacent Stall 8.</p>	Warranted
487	<p>First Year Performance Audit - PA Ref #: 953.0 Description: Incomplete/poor finish of wall, with missing paint, missing seal at top of wall to slab and walls/columns. Location: Level P3 - Exterior wall adjacent Stall 28, 29, 30, 31, 32, 33, 34, 35, 54, 55, 56.</p>	Not Warranted

488	<p>First Year Performance Audit - PA Ref #: 960.0 Description: Water leakage at HVAC duct penetrations in slab. With water damaged drywall enclosure, rusted studs. Drywall should not be installed near the slab and has resulted in water leakage below. Location: Level P2 - Adjacent Stall 10, 13.</p>	Not Warranted
489	<p>First Year Performance Audit - PA Ref #: 961.0 Description: Cracked/open drywall taping. Location: Level P2 - Exterior wall adjacent Stall 20, 21, 22, 23, 24, 25, 118.</p>	Not Warranted
490	<p>First Year Performance Audit - PA Ref #: 962.0 Description: Inadequate slope in slab to drain, resulting in ponding/standing water around the drain. Drain is not the low spot. Location: Level P2 - Adjacent Stall 9 (in drive aisle and parking stall).</p>	Not Warranted
491	<p>First Year Performance Audit - PA Ref #: 963.0 Description: Inadequate slope in slab to drain, resulting in ponding/standing water around the drain. Drain is not the low spot. Location: Level P2 - Adjacent to the vestibule stairs and ramp near Stall 7.</p>	Warranted
492	<p>First Year Performance Audit - PA Ref #: 965.0 Description: Missing accessible button/operators for doors. Location: Level P2 - Garage vestibule adjacent Stall 7.</p>	Not Warranted
493	<p>First Year Performance Audit - PA Ref #: 967.0 Description: Incomplete/missing paint finish floor. Location: Level P2 - On ramp and stairs adjacent Stall 7.</p>	Not Warranted
494	<p>First Year Performance Audit - PA Ref #: 978.0 Description: Incomplete/poor finish of wall, with missing paint, missing seal at top of wall to slab and walls/columns. Location: Level P2 - Exterior wall adjacent Stall 18, 19, 20, 21, 22, 23, 24, 25, 116, 117, 118.</p>	Not Warranted
495	<p>First Year Performance Audit - PA Ref #: 982.0 Description: Peeling/flaking paint on slab soffit (near walls and columns). Location: Level P2 - Adjacent Stalls 10, 11, 12, 13, 14, 15, 16.</p>	Not Warranted
496	<p>First Year Performance Audit - PA Ref #: 985.0 Description: No access to area due to construction hoarding. Location: Level P2 - Area adjacent Stall 9.</p>	Not Warranted

497	<p>First Year Performance Audit - PA Ref #: 989.0 Description: Water leakage at HVAC duct penetrations in slab. With water damaged drywall enclosure, rusted studs. Drywall should not be installed near the slab and has resulted in water leakage below. Location: Level P1 - Adjacent Stall 39, 42.</p>	Not Warranted
498	<p>First Year Performance Audit - PA Ref #: 994.0 Description: Inadequate slope in slab to drain, resulting in ponding/standing water near exit door, causing water leakage into stairwell A and water damage to door frame and walls. Location: Level P1 - Adjacent Stall 13 - leading to garage vestibule.</p>	Warranted
499	<p>First Year Performance Audit - PA Ref #: 997.0 Description: Inadequate slope in slab to drain, resulting in ponding/standing water around the drain. Drain is not the low spot. Location: Level P1 - Stall 40.</p>	Warranted
500	<p>First Year Performance Audit - PA Ref #: 999.0 Description: Missing accessible button/operators for doors. Location: Level P1 - Garage vestibule entrance near the main lobby.</p>	Not Warranted
501	<p>First Year Performance Audit - PA Ref #: 1000.0 Description: Incomplete/missing paint finish floor. Location: Level P1 - Within garage vestibule entrance near the main lobby.</p>	Warranted
502	<p>First Year Performance Audit - PA Ref #: 1002.0 Description: Construction debris and materials left in parking stalls. Location: Level P1 - Stalls 39, 40.</p>	Warranted
503	<p>First Year Performance Audit - PA Ref #: 1007.0 Description: Incomplete/poor finish of wall, with missing paint, missing seal at top of wall to slab and walls/columns. Location: Level P1 - Exterior wall adjacent Stall 14, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38.</p>	Not Warranted
504	<p>First Year Performance Audit - PA Ref #: 1014.0 Description: Incomplete wall construction, with temporary plywood in placed. The building envelope is incomplete, with a latch of insulation, vapour/moisture barrier, seal, etc. Location: Level P1 - Adjacent Stall 14.</p>	Not Warranted

505	<p>First Year Performance Audit - PA Ref #: 1015.0 Description: Incomplete wall construction with opening in concrete wall. Location: Level P1 - Adjacent Stall 38.</p>	Warranted
506	<p>First Year Performance Audit - PA Ref #: 1016.0 Description: Water leakage above parking garage entrance overhead door, with note rusting above door on metal plate. The door springs were rusted and replaced to maintain access into garage. Location: Level P1 - Parking garage entrance overhead door.</p>	Not Warranted
507	<p>First Year Performance Audit - PA Ref #: 1020.0 Description: Rusted exterior door frame. Location: Level P1 - Stairwell C.</p>	Not Warranted
508	<p>First Year Performance Audit - PA Ref #: 1021.0 Description: Active/signs of water leakage through soffit. Location: Level UG1 - Along trench drain adjacent Stall 1 & 44.</p>	Warranted
509	<p>First Year Performance Audit - PA Ref #: 1022.0 Description: Active/signs of water leakage through soffit. Location: Level UG1 - Adjacent Stalls 54&55.</p>	Not Warranted
510	<p>First Year Performance Audit - PA Ref #: 1023.0 Description: Active/signs of water leakage through soffit. Location: Level UG1 - Adjacent Stalls 31&32.</p>	Warranted
511	<p>First Year Performance Audit - PA Ref #: 1024.0 Description: Active/signs of water leakage through soffit. Location: Level UG1 - Adjacent Stalls 41&42.</p>	Not Warranted
512	<p>First Year Performance Audit - PA Ref #: 1025.0 Description: Active/signs of water leakage through soffit and foundation wall. Location: Level UG1 - Adjacent stall 6&7.</p>	Warranted
513	<p>First Year Performance Audit - PA Ref #: 1026.0 Description: Active/signs of water leakage through soffit and foundation wall. Location: Level UG1 - Adjacent Stalls 7, 8, 9.</p>	Not Warranted
514	<p>First Year Performance Audit - PA Ref #: 1027.0 Description: Active/signs of water leakage through soffit and foundation wall. Location: Level UG1 - Adjacent Stalls 10.</p>	Not Warranted
515	<p>First Year Performance Audit - PA Ref #: 1028.0 Description: Active/signs of water leakage through soffit and foundation wall. Location: Level UG1 - Adjacent Stalls 13.</p>	Warranted

516	First Year Performance Audit - PA Ref #: 1029.0 Description: Active/signs of water leakage through soffit and foundation wall. Location: Level UG1 - Adjacent Stalls 14.	Warranted
517	First Year Performance Audit - PA Ref #: 1030.0 Description: Active/signs of water leakage through soffit and foundation wall. Location: Level UG1 - Adjacent Stalls 20.	Not Warranted
518	First Year Performance Audit - PA Ref #: 1031.0 Description: Active/signs of water leakage through soffit and foundation wall. Location: Level UG1 - Adjacent Stalls 21.	Warranted
519	First Year Performance Audit - PA Ref #: 1032.0 Description: Active/signs of water leakage through soffit and foundation wall. Location: Level UG1 - Adjacent Stalls 22.	Not Warranted
520	First Year Performance Audit - PA Ref #: 1033.0 Description: Active/signs of water leakage through soffit and foundation wall. Location: Level UG1 - Adjacent Stalls 23.	Not Warranted
521	First Year Performance Audit - PA Ref #: 1034.0 Description: Active/signs of water leakage through soffit and foundation wall. Location: Level UG1 - Adjacent Stalls 24.	Warranted
522	First Year Performance Audit - PA Ref #: 1035.0 Description: Active/signs of water leakage through soffit and foundation wall. Location: Level UG1 - Adjacent Stalls 36&37.	Not Warranted
523	First Year Performance Audit - PA Ref #: 1036.0 Description: Active water leakage on drywall drop ceiling, with staining, peeling tape, rusted studs, etc. Location: Level UG1 - Adjacent Stalls 48&49.	Not Warranted
524	First Year Performance Audit - PA Ref #: 1037.0 Description: Active/signs of water leakage through foundation wall. Location: Level UG1 - Adjacent Stall 11.	Warranted
525	First Year Performance Audit - PA Ref #: 1038.0 Description: Active/signs of water leakage through foundation wall. Location: Level UG1 - Adjacent Stall 12.	Warranted

526	<p>First Year Performance Audit - PA Ref #: 1039.0 Description: Active/signs of water leakage through foundation wall. Location: Level UG1 - Within Stairwell A.</p>	Not Warranted
527	<p>First Year Performance Audit - PA Ref #: 1040.0 Description: Active/signs of water leakage through foundation wall. Location: Level UG1 - Adjacent Stalls 98&99.</p>	Not Warranted
528	<p>First Year Performance Audit - PA Ref #: 1046.0 Description: Rusted drain pipe. Location: Level UG1 - Along trench drain adjacent Stall 1 & 44.</p>	Warranted
529	<p>First Year Performance Audit - PA Ref #: 1054.0 Description: Construction debris and materials left storage room. Location: Level UG1 - Storage Room adjacent Stall 63.</p>	Not Warranted
530	<p>First Year Performance Audit - PA Ref #: 1067.0 Description: Missing railing at stairs, creating a tripping/fall hazard. Location: Level UG1 - Within mechanical room adjacent Stall 30.</p>	Not Warranted
531	<p>First Year Performance Audit - PA Ref #: 1070.0 Description: Crooked electrical outlet cover. Location: Level UG1 - Elevator lobby.</p>	Not Warranted
532	<p>First Year Performance Audit - PA Ref #: 1071.0 Description: Incomplete/poor finish of elevator door frames. Location: Level UG1 - Elevator lobby.</p>	Warranted
533	<p>First Year Performance Audit - PA Ref #: 1072.0 Description: Deficiencies relating to the elevator equipment within the building have been labelled within the Elevator Performance Audit Report. Please refer to Appendix F for the report. Location: Elevators 1, 2 and Lift</p>	Warranted
534	<p>First Year Performance Audit - PA Ref #: 1073.0 Description: Issues with over current. Location: Elevators 1, 2.</p>	Not Warranted
535	<p>First Year Performance Audit - PA Ref #: 1074.0 Description: Issues with tapehead. Location: Elevators 1, 2.</p>	Not Warranted
536	<p>First Year Performance Audit - PA Ref #: 1075.0 Description: Issues with hall lock. Location: Elevators 1, 2.</p>	Not Warranted

537	<p>First Year Performance Audit - PA Ref #: 1076.0 Description: Loose gibs on various hall doors. Location: Elevators 1, 2.</p>	Not Warranted
538	<p>First Year Performance Audit - PA Ref #: 1077.0 Description: Issues with door bumpers coming off slam post and sticking to doors. Location: Elevators 1, 2.</p>	Not Warranted
539	<p>First Year Performance Audit - PA Ref #: 1079.0 Description: There is a trouble/alarm on the fire panel indicating low temperature in the sprinkler room. The temperature in the sprinkler room needs to be adjusted to address the trouble/alarm. Or the sensor in the sprinkler room needs to be replaced if faulty. Location: Sprinkler room low temperature alarm.</p>	Warranted
540	<p>First Year Performance Audit - PA Ref #: 1081.0 Description: Speakers have low volume. Location: Suite 1207 (x2 speakers).</p>	Not Assessed
541	<p>First Year Performance Audit - PA Ref #: 1082.0 Description: Smoke/CO alarm combo is not functioning. Location: Suite 1604 (by bathroom).</p>	Not Assessed
542	<p>First Year Performance Audit - PA Ref #: 1083.0 Description: Smoke alarm is not functioning. Location: Suite 1009, 1303.</p>	Not Assessed

- 543 First Year Performance Audit - PA Ref #: 1086.0 Not Warranted
Description: Each piece of documentation not submitted (but typically received from the developer/contractors) and; therefore, not reviewed is considered to be a deficiency. The outstanding documentation should be delivered for review.
Location: a) Mechanical Specifications.
b) Electrical Specifications.
c) Mechanical and electrical systems Operating and Maintenance Manuals.
d) Mechanical Contractors Warranty.
e) Commissioning reports for domestic water booster pump set, boilers, make up air unit, and Generator Set.
f) Fire alarm verification certificate.
g) Letter from Electrical Safety Authority stating that all has been inspected and is acceptable.
h) Commissioning reports for heat pump system, fire pump, and other major systems.
i) Generator test and verification certificate.
j) Sprinkler contractors' test certificate and sprinkler systems hydraulic calculations.
k) Hydrostatic test certificates.
l) Thermographic scan report for electrical supply and distribution systems.
m) Air balancing report for ventilation equipment. Water balancing report for heat pump system.
- 544 First Year Performance Audit - PA Ref #: 1089.0 Not Warranted
Description: The Developer should submit a formal TSSA Fuel Inspection Report indicating that the entire Emergency Generator system has been accepted and passed including the fuel supply systems and piping. The TSSA report should also indicate any accepted variances that were allowed. A Fuel Suppliers report is not acceptable, even with a TSSA stamp affixed to it.
Location: Generator.
- 545 First Year Performance Audit - PA Ref #: 1090.0 Not Warranted
Description: The maintenance contractor (Total Power) reported that a leak was noted above the muffler in the ceiling cover the generator. Where the muffler has come out of its enclosure, causing leaks resulting in rusting/corrosion of generator spark plugs and piston heads in one cylinder.
Location: Generator.

- 546 First Year Performance Audit - PA Ref #: 1092.0 Warranted
Description: According to the maintenance contractor, fluid cooler is 100 % plugged after draining the sump strainer. According to the maintenance contractor there is a 1/2" layer of calcium in the bottom of the sump, calcium on the float, and on the fluid cooler coils. The bottom of the sump strainer, the float, and the fluid cooler coils should be cleaned and the calcium removed from the interior of the cooling tower. In addition, water treatment for the fluid coolers water should be installed and tested to verify proper operating results.
Location: Roof - fluid cooler.
- 547 First Year Performance Audit - PA Ref #: 1093.0 Warranted
Description: According to the maintenance contractor, fluid cooler has a leak in the sump. After the sump is cleaned, the leakage point or method of leakage should be investigated. The sump leak should be repaired including sump replacement if necessary.
Location: Roof - fluid cooler.
- 548 First Year Performance Audit - PA Ref #: 1094.0 Not Warranted
Description: According to the maintenance contractor, Fluid cooler control panel's hood open indicator light did not light when the hood dampers were 100% open. The control panel indicator light may have failed. The operation of the control panel should be tested and any component found to be defective should be replaced.
Location: Roof - fluid cooler.
- 549 First Year Performance Audit - PA Ref #: 1097.0 Warranted
Description: There are no neutralizers on any of the condensate lines from the heating boilers. The heating boiler condensate lines run directly to the floor drain. This practice is against local codes and will harm the sanitary lines. A neutralizer should be installed on each heating boiler condensate line
Location: Penthouse boiler room.
- 550 First Year Performance Audit - PA Ref #: 1098.0 Warranted
Description: There are no testing ports on the heating boiler exhaust vents. ULC/CSA approved exhaust vent components with fitted combustion testing ports should be installed on the heating boiler exhaust vents.
Location: Penthouse boiler room.

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| 551 | <p>First Year Performance Audit - PA Ref #: 1099.0
 Description: The pressure and temperature relief valves of all the heating boilers discharge to the floor. The pressure and temperature relief valves should discharge to glycol receptacles or back to the glycol feed system.
 Location: Penthouse boiler room.</p> | Warranted |
| 552 | <p>First Year Performance Audit - PA Ref #: 1100.0
 Description: There appears to be gaps around the exhaust vents for the heating boilers where the boiler vents penetrate the exterior wall. Each exhaust vent wall penetration should have a rated wall fitting.
 Location: Penthouse boiler room.</p> | Not Warranted |
| 553 | <p>First Year Performance Audit - PA Ref #: 1105.0
 Description: The cooling loop pumps (PH-3) are both in operation and on "hand" the position on their respective control panel. These pumps are typically in the "auto" position on their respective control panels. The reason for having both pumps running at the same time should be stated.
 Location: Penthouse boiler room.</p> | Not Warranted |
| 554 | <p>First Year Performance Audit - PA Ref #: 1107.0
 Description: The cooling loop pumps (PH-3) are mounted on a cracked housekeeping pad. The housekeeping pad should be repaired or replaced.
 Location: Penthouse boiler room.</p> | Not Warranted |
| 555 | <p>First Year Performance Audit - PA Ref #: 1108.0
 Description: The 2 ft. panel in front of the main heating boilers has a bad light on the sump pan according to the maintenance contractor. This bad light should be replaced.
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 Location: Penthouse boiler room.</p> | Not Warranted |
| 556 | <p>First Year Performance Audit - PA Ref #: 1110.0
 Description: There are no neutralizers on any of the condensate lines from the domestic hot water boilers. The domestic hot water boiler condensate lines run directly to the floor drain. This practice is against local codes and will harm the sanitary lines. A neutralizer should be installed on each domestic hot water boiler condensate line.
 Location: Penthouse boiler room.</p> | Warranted |
| 557 | <p>First Year Performance Audit - PA Ref #: 1126.0
 Description: According to the maintenance contractor, the large exhaust fan does not seem to be controllable.
 Location: Fourth floor party room.</p> | Not Warranted |

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| 558 | <p>First Year Performance Audit - PA Ref #: 1143.0
 Description: According to the maintenance contractor, the Leonard temperature blending valves do not seem to be working properly. The mixing valves should be tested. Any components found deficient should be repaired or replaced.
 Location: Third floor mechanical room (Mechanical B3)</p> | Not Warranted |
| 559 | <p>First Year Performance Audit - PA Ref #: 1160.0
 Description: According to the maintenance contractor, the 'Engineered Air' ceiling mounted unit heater is missing a temperature control knob. The knob for the heating control of the unit should be replaced.
 Location: Level 1, stairwell A.</p> | Not Warranted |
| 560 | <p>First Year Performance Audit - PA Ref #: 1164.0
 Description: According to the maintenance contractor, the intake dampers near the front roll-up door do not fully close. The operation of the intake dampers should be inspected and tested. Any components found to be defective should be replaced.
 Location: Ground floor level of the parking garage area</p> | Warranted |
| 561 | <p>First Year Performance Audit - PA Ref #: 1168.0
 Description: According to the mechanical maintenance contractor, the sanitary sump pump control panel door will not close and there is no lock on the panel guard. This panel should be repaired and have a lock on the panel guard.
 Location: Underground parking level</p> | Not Warranted |
| 562 | <p>First Year Performance Audit - PA Ref #: 1169.0
 Description: According to the maintenance contractor, pump #2 of the sanitary sump pump set (near parking spot #54) is overloading. The submerged sanitary pumps should be inspected and components found defective should be replaced.
 Location: Underground parking level</p> | Not Warranted |
| 563 | <p>First Year Performance Audit - PA Ref #: 1170.0
 Description: According to the maintenance contractor, at least one of the bolts for exhaust fan #9's cage/cover cannot be removed for service. The fan mounting or safety cage/cover of the fan should be fixed to allow proper maintenance access, and any components found defective should be replaced.
 Location: Underground parking level</p> | Not Warranted |

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| 564 | <p>First Year Performance Audit - PA Ref #: 1173.0
Description: Distribution panel XRC has a questionable Amperage rating of 40 A and the Voltage in not given. Developer to verify rating of panel and change lamacoid tag as required.
Location: Cable room of the underground parking level</p> | Not Warranted |
| 565 | <p>First Year Performance Audit - PA Ref #: 1175.0
Description: The pressure gauge associated with pump PH-6 is cracked. This pressure gauge should be replaced.
Location: Mechanical room B of the underground parking level</p> | Not Warranted |
| 566 | <p>First Year Performance Audit - PA Ref #: 1176.0
Description: According to the maintenance contractor, the coil of AHU-2 is "3/4 blocked or matted with debris". The coil of AHU-2 should be cleaned and the debris removed.
Location: Mechanical room B of the underground parking level</p> | Warranted |
| 567 | <p>First Year Performance Audit - PA Ref #: 1177.0
Description: according to the maintenance contractor, AHU-2 has trouble keeping a consistent temperature in the Conditioned space during cooling season due to temperature set point and compressor staging. The cooling performance of AHU-2 should be monitored and any proگرامing or equipment adjustments to maintain the desired space temperature should be undertaken.
Location: Mechanical room B of the underground parking level</p> | Not Warranted |
| 568 | <p>First Year Performance Audit - PA Ref #: 1178.0
Description: According to the maintenance contractor, the unit heater does not have a thermostat. A thermostat should be connected to the unit heater.
Location: Mechanical room B of the underground parking level</p> | Not Warranted |
| 569 | <p>First Year Performance Audit - PA Ref #: 1179.0
Description: According to the maintenance contractor, the hydronic heating supply valve to AHU-2 is shut off. The hydronic heating supply line for the unit heater should be opened.
Location: Mechanical room B of the underground parking level</p> | Not Warranted |

570	<p>First Year Performance Audit - PA Ref #: 1180.0 Description: According to the maintenance contractor, the hydronic unit heater has no thermostat. The hydronic unit heater should have a thermostat installed. Location: Mechanical room B of the underground parking level</p>	Not Warranted
571	<p>First Year Performance Audit - PA Ref #: 1181.0 Description: According to the maintenance contractor, the properties for the glycol that is supplied to AHU-2 is not known. Developer to supply maintenance contractor and management with all useful glycol properties including MSDS sheets. Location: Mechanical room B of the underground parking level</p>	Not Warranted
572	<p>First Year Performance Audit - PA Ref #: 1189.0 Description: According to the maintenance contractor, the carbon monoxide (CO) sensor does not appear to be operating properly - the green LED is not lit. The sensor should be tested and recalibrated. If found to be defective then it should be replaced. Location: P1 level near parking spot #26</p>	Warranted
573	<p>First Year Performance Audit - PA Ref #: 1190.0 Description: According to the maintenance contractor, the intake dampers are not closing properly. The intake dampers should be inspected and tested. If found to be defective then they should be replaced. Location: P1 level near parking spot #19</p>	Warranted
574	<p>First Year Performance Audit - PA Ref #: 1191.0 Description: According to the maintenance contractor, exhaust fan #11 is not working and has no power. The exhaust fan #11 should be connected to electrical power and activated by a switch. Location: P1 level locker room C</p>	Not Warranted
575	<p>First Year Performance Audit - PA Ref #: 1192.0 Description: According to the maintenance contractor, the intake dampers do not close fully. The damper operation should be tested. Any components found to be defective then it should be replaced. Location: P1 level near parking spot #5</p>	Warranted
578	<p>First Year Performance Audit - PA Ref #: 1242.0 Description: Unit owner reported issues with sound transmission between units and common area. Location: Suite 104, 704, 906, 908, 1008, 1101, 1301, 1402, 1505, 1603, 1605, 1705, 1804.</p>	Not Warranted

579	<p>First Year Performance Audit - PA Ref #: 1244.0 Description: Unit owner reported issues with sound transmission between unit and drainage piping. Location: Suite 104.</p>	Not Warranted
580	<p>First Year Performance Audit - PA Ref #: 1247.0 Description: Unit owner reported issues with water flow. Location: Suite 104.</p>	Not Warranted
581	<p>First Year Performance Audit - PA Ref #: 1248.0 Description: Unit owner reported issues with heated water. Location: Suite 104, 1008, 1705.</p>	Not Warranted
582	<p>First Year Performance Audit - PA Ref #: 1250.0 Description: Unit owner reported damaged steps. Location: Suite 104.</p>	Not Warranted
583	<p>First Year Performance Audit - PA Ref #: 1251.0 Description: Unit owner reported issues with balcony quality. Location: Suite 108.</p>	Not Warranted
584	<p>First Year Performance Audit - PA Ref #: 1252.0 Description: Unit owner reported issues with concrete finish/quality on landing and steps. Location: Suite 108.</p>	Not Warranted
585	<p>First Year Performance Audit - PA Ref #: 1253.0 Description: Unit owner reported issues with separation between wall and patio tiles. Location: Suite 405.</p>	Not Warranted
586	<p>First Year Performance Audit - PA Ref #: 1254.0 Description: Unit owner reported that heat pump unit is noisy. Location: Suite 405.</p>	Not Warranted
587	<p>First Year Performance Audit - PA Ref #: 1255.0 Description: Unit owner reported water leakage at bedroom window. Location: Suite 406.</p>	Not Warranted
588	<p>First Year Performance Audit - PA Ref #: 1256.0 Description: Unit owner reported water leakage at southwest living room window. Location: Suite 605.</p>	Not Warranted
589	<p>First Year Performance Audit - PA Ref #: 1258.0 Description: Unit owner reported water leakage at entrance door to unit. Location: Suite 1406.</p>	Not Warranted

590	<p>First Year Performance Audit - PA Ref #: 1264.0 Description: Unit owner reported sliding door is not sealed. Location: Suite 406.</p>	Not Warranted
591	<p>First Year Performance Audit - PA Ref #: 1265.0 Description: Unit owner reported that balcony floor is sloped towards the unit. Location: Suite 406.</p>	Not Warranted
592	<p>First Year Performance Audit - PA Ref #: 1266.0 Description: Unit owner reported window is etched/scratched from construction. Location: Suite 505, 605, 608, 1104, 1106.</p>	Warranted
593	<p>First Year Performance Audit - PA Ref #: 1269.0 Description: Unit owner reported draft from front door. Location: Suite 601</p>	Not Warranted
594	<p>First Year Performance Audit - PA Ref #: 1271.0 Description: Unit owner reported failed seals on window glazing units. Location: Suite 509 (sliding door transom), 510 (3 windows), 906 (bedroom window), 1008 (1 window), 1103, 1104, 1108 (sliding door), 1210 (bedroom window), 1601 (dining room window), 1603 (both bedrooms), 1705 (living room window).</p>	Warranted
595	<p>First Year Performance Audit - PA Ref #: 1272.0 Description: Unit owner reported issues with electrical outlets on balcony. Location: Suite 510.</p>	Not Warranted
596	<p>First Year Performance Audit - PA Ref #: 1273.0 Description: Unit owner reported issues with balcony slab finish. Location: Suite 605, 1104, 1201, 1206, 1210, 1601, 1603, 1701, 1704, 1705, 1706, 1804.</p>	Warranted
597	<p>First Year Performance Audit - PA Ref #: 1274.0 Description: Unit owner reported issues with balcony ceiling finish. Location: Suite 704, 1201, 1210, 1502, 1601, 1701, 1704, 1705, 1706.</p>	Not Warranted
598	<p>First Year Performance Audit - PA Ref #: 1275.0 Description: Unit owner reported issues with cracks in balcony slab. Location: Suite 704, 1502, 1701.</p>	Not Warranted

599	<p>First Year Performance Audit - PA Ref #: 1277.0 Description: Unit owner reported damaged/chipped/scratched window. Location: Suite 705 (second bedroom), 908, 1106, 1210, 1301, 1402, 1601, 1701.</p>	Warranted
600	<p>First Year Performance Audit - PA Ref #: 1278.0 Description: Unit owner reported ponding water around parking stall. Location: Suite 705 (stall 8), 1201 (stall A63/A64).</p>	Warranted
601	<p>First Year Performance Audit - PA Ref #: 1279.0 Description: Unit owner reported condensation in bedroom and balcony doors. Location: Suite 906.</p>	Not Warranted
602	<p>First Year Performance Audit - PA Ref #: 1281.0 Description: Unit owner reported issues with air leakage at balcony doors. Location: Suite 1101.</p>	Not Warranted
603	<p>First Year Performance Audit - PA Ref #: 1282.0 Description: Unit owner reported that there are extra holes drilled on balcony railing and missing end caps. Location: Suite 1006</p>	Not Warranted
604	<p>First Year Performance Audit - PA Ref #: 1283.0 Description: Unit owner reported missing balcony screen door. Location: Suite 1006</p>	Not Warranted
605	<p>First Year Performance Audit - PA Ref #: 1284.0 Description: Unit owner reported issues with air leakage at window. Location: Suite 1601, GPH1.</p>	Warranted
606	<p>First Year Performance Audit - PA Ref #: 1285.0 Description: Unit owner reported issues with balcony sliding door track. Location: Suite 1103, 1704.</p>	Not Warranted
607	<p>First Year Performance Audit - PA Ref #: 1287.0 Description: Unit owner reported damaged/scratched balcony door. Location: Suite 1106, 1201, 1505, 1701, 1704, GPH1.</p>	Warranted
608	<p>First Year Performance Audit - PA Ref #: 1288.0 Description: Unit owner reported odour transfer between units and common area. Location: Suite 1106.</p>	Not Warranted

609	<p>First Year Performance Audit - PA Ref #: 1289.0 Description: Unit owner reported that window frames and balcony door frames are not fitted properly. Location: Suite 1106.</p>	Not Warranted
610	<p>First Year Performance Audit - PA Ref #: 1290.0 Description: Unit owner reported poor caulking installation. Location: Suite 1106.</p>	Not Warranted
611	<p>First Year Performance Audit - PA Ref #: 1291.0 Description: Unit owner reported crack on inside pane of bedroom window. Location: Suite 1106.</p>	Not Warranted
612	<p>First Year Performance Audit - PA Ref #: 1292.0 Description: Unit owner reported missing caulking around lower flashing on balcony. Location: Suite 1108.</p>	Not Warranted
613	<p>First Year Performance Audit - PA Ref #: 1294.0 Description: Unit owner reported damage to exterior wall. Location: Suite 1206.</p>	Not Warranted
614	<p>First Year Performance Audit - PA Ref #: 1295.0 Description: Unit owner reported missing railing cap. Location: Suite 1206.</p>	Not Warranted
615	<p>First Year Performance Audit - PA Ref #: 1296.0 Description: Unit owner reported window lock does not function properly. Location: Suite 1210, 1701.</p>	Warranted
616	<p>First Year Performance Audit - PA Ref #: 1297.0 Description: Unit owner reported balcony door lock does not function properly. Location: Suite 1210, 1601.</p>	Not Warranted
617	<p>First Year Performance Audit - PA Ref #: 1298.0 Description: Unit owner reported missing balcony railing parts. Location: Suite 1406.</p>	Not Warranted
618	<p>First Year Performance Audit - PA Ref #: 1299.0 Description: Unit owner reported window sealant is expanding, detached. Location: Suite 1505.</p>	Not Warranted
619	<p>First Year Performance Audit - PA Ref #: 1301.0 Description: Unit owner reported support column in balcony has discoloured and turned brown. Location: Suite 1603, 1701.</p>	Not Warranted

620	<p>First Year Performance Audit - PA Ref #: 1302.0 Description: Unit owner reported poor mitred joints in railing an loose screws. Location: Suite 1603, 1704.</p>	Warranted
621	<p>First Year Performance Audit - PA Ref #: 1303.0 Description: Unit owner reported issues with window closure latches with missing parts. Location: Suite 1605, 1804.</p>	Warranted
622	<p>First Year Performance Audit - PA Ref #: 1304.0 Description: Unit owner reported crack in ceiling of living room. Location: Suite 1605.</p>	Not Warranted
623	<p>First Year Performance Audit - PA Ref #: 1305.0 Description: Unit owner reported construction debris on railings. Location: Suite 1701.</p>	Not Warranted
624	<p>First Year Performance Audit - PA Ref #: 1306.0 Description: Unit owner reported blotchy marks on stucco finish. Location: Suite 1701.</p>	Not Warranted
625	<p>First Year Performance Audit - PA Ref #: 1307.0 Description: Unit owner reported damaged/scratched balcony railing. Location: Suite 1704.</p>	Not Warranted
626	<p>First Year Performance Audit - PA Ref #: 1308.0 Description: Unit owner reported issues with caulking at balcony doors. Location: Suite 1704.</p>	Not Warranted
627	<p>First Year Performance Audit - PA Ref #: 1309.0 Description: Unit owner reported issues with operation of balcony doors. Location: Suite 1705, 1706.</p>	Not Warranted
628	<p>First Year Performance Audit - PA Ref #: 1310.0 Description: Unit owner reported issues with heating/cooling unit. Location: Suite 1705.</p>	Not Warranted
629	<p>First Year Performance Audit - PA Ref #: 1311.0 Description: Unit owner reported that the electrical outlet on the balcony does not work. Location: Suite 1801.</p>	Not Warranted

630	<p>First Year Performance Audit - PA Ref #: 1312.0 Description: Unit owner reported missing screens for balcony door and 3 windows. Location: Suite GPH1.</p>	Warranted
631	<p>First Year Performance Audit - PA Ref #: 1313.0 Description: Unit owner reported missing caulking at window sills. Location: Suite GPH1.</p>	Not Warranted
632	<p>First Year Performance Audit - PA Ref #: 1316.0 Description: Unit owner reported poor cover of tar paper on terrace. Location: Suite GPH1.</p>	Not Warranted
633	<p>First Year Performance Audit - PA Ref #: 1317.0 Description: Unit owner reported damaged concrete piece of precast moulding. Location: Suite GPH1.</p>	Warranted
634	<p>First Year Performance Audit - PA Ref #: 1318.0 Description: Unit owner reported sound transmission from above units mimicking the sound of a bowling ball dropped down an alley. Location: Suite 704, 14th, 16th, 17th floor units.</p>	Not Warranted
635	<p>First Year Performance Audit - PA Ref #: 1319.0 Description: - Incomplete finish/missing waterproofing on concrete slab. - Poor use of plywood as edge restraint for paving stone. - Railings do not match typical system used throughout the building (i.e. prefinished aluminum, with glass panels, etc.) - Surface rusting of railings throughout. Location: 4th floor terrace - along the entire east perimeter</p>	Not Warranted
636	<p>First Year Performance Audit - PA Ref #: 1322.0 Description: Unfinished/used plywood boxes fastened to terrace. Use and purposed unknown. Location: 4th floor terrace - adjacent Stairwell A.</p>	Not Warranted
637	<p>First Year Performance Audit - PA Ref #: 1323.0 Description: Pitted/deteriorated concrete slab at stairwell landing. Location: 4th floor terrace - Stairwell A.</p>	Warranted
638	<p>First Year Performance Audit - PA Ref #: 1324.0 Description: Pitted/deteriorated concrete slab at stairwell landing. Location: 4th floor terrace - Stairwell C.</p>	Not Warranted

639	<p>First Year Performance Audit - PA Ref #: 1325.0 Description: Surface rusting of stairwell handrail and brackets. Location: 4th floor terrace - Stairwell A.</p>	Warranted
640	<p>First Year Performance Audit - PA Ref #: 1326.0 Description: Surface rusting of stairwell handrail and brackets. Location: 4th floor terrace - Stairwell C.</p>	Warranted
641	<p>First Year Performance Audit - PA Ref #: 1327.0 Description: Missing metal flashing on concrete curb around fence post. Location: 4th floor terrace - between terrace of Unit 408/409.</p>	Warranted
642	<p>First Year Performance Audit - PA Ref #: 1328.0 Description: Missing metal flashing on concrete curb around fence post. Location: 4th floor terrace - terrace of Unit 409.</p>	Warranted
643	<p>First Year Performance Audit - PA Ref #: 1329.0 Description: Missing metal flashing on concrete curb around fence post. Location: 4th floor terrace -terrace of Unit 401.</p>	Warranted
644	<p>First Year Performance Audit - PA Ref #: 1330.0 Description: Missing metal flashing on concrete curb around fence post. Location: 4th floor terrace -terrace of Unit 402.</p>	Warranted
645	<p>First Year Performance Audit - PA Ref #: 1339.0 Description: Loose/shaky divider fence. Location: 4th floor terrace - between terrace of Unit 401/402.</p>	Not Warranted
646	<p>First Year Performance Audit - PA Ref #: 1341.0 Description: Incomplete/poor installation of pavers. Location: 4th floor terrace - southwest corner.</p>	Warranted
647	<p>First Year Performance Audit - PA Ref #: 1342.0 Description: Holes within coping stone of piers with exposed rebar. Location: 4th floor terrace - southwest corner.</p>	Warranted
648	<p>First Year Performance Audit - PA Ref #: 1343.0 Description: Missing custom precast concrete shell for 2 built in BBQ and missing 2 BBQ, as per landscape drawings. Location: 4th floor terrace - common amenity area.</p>	Not Warranted

649	<p>First Year Performance Audit - PA Ref #: 1345.0 Description: Missing decorative wood fence/privacy screen along south perimeter of entrance driveway, as per landscape drawings. Location: Ground level - entrance driveway area.</p>	Not Warranted
650	<p>First Year Performance Audit - PA Ref #: 1346.0 Description: Incomplete/missing landscaping along the south perimeter of the entrance driveway and around electrical transformer. Location: Ground level - entrance driveway area.</p>	Not Warranted
651	<p>First Year Performance Audit - PA Ref #: 1353.0 Description: Missing bollard to protect gas lines. Location: Ground level - adjacent driveway area.</p>	Not Warranted
652	<p>First Year Performance Audit - PA Ref #: 1356.0 Description: Loose bollard light fixture. Location: Ground level - adjacent townhouse units 5, 6.</p>	Warranted
653	<p>First Year Performance Audit - PA Ref #: 1359.0 Description: Honeycombing of balcony slab edge. Location: East elevation - Suite 1109.</p>	Not Warranted
654	<p>First Year Performance Audit - PA Ref #: 1360.0 Description: Honeycombing of balcony slab edge. Location: East elevation - Suite 810.</p>	Not Warranted
655	<p>First Year Performance Audit - PA Ref #: 1361.0 Description: Honeycombing of balcony slab edge. Location: South elevation - Suite 510.</p>	Not Warranted
656	<p>First Year Performance Audit - PA Ref #: 1362.0 Description: Balcony slab drip edge is not continuous to precast panel. Location: South elevation - Suite 401.</p>	Not Warranted
657	<p>First Year Performance Audit - PA Ref #: 1363.0 Description: Delamination/chipped precast panel corner. Location: South elevation - Suite 602 window adjacent balcony.</p>	Warranted
658	<p>First Year Performance Audit - PA Ref #: 1366.0 Description: Suite doors do not close automatically due to high air pressure in corridors, effecting fire safety. Location: Typically throughout building of suite entrance doors.</p>	Not Warranted
659	<p>First Year Performance Audit - PA Ref #: 1368.0 Description: Unit owner reported failed seal of bottom right corner kitchen window. Location: Suite 505.</p>	Not Warranted

660	<p>First Year Performance Audit - PA Ref #: 1369.0 Description: Unit owner reported gap in seal around balcony door. Location: Suite 506.</p>	Not Warranted
661	<p>First Year Performance Audit - PA Ref #: 1370.0 Description: Unit owner reported failed seal of upper right window in kitchen. Location: Suite 1605.</p>	Warranted
662	<p>First Year Performance Audit - PA Ref #: 1371.0 Description: Unit owner reported cracked window in 2nd bedroom. Location: Suite 1605.</p>	Warranted
663	<p>First Year Performance Audit - PA Ref #: 1372.0 Description: Unit owner reported missing light on terrace. Location: Suite 1702.</p>	Warranted
664	<p>First Year Performance Audit - PA Ref #: 1373.0 Description: Unit owner reported suite door has large gap around it. Location: Suite 1806.</p>	Not Warranted
665	<p>First Year Performance Audit - PA Ref #: 1383.0 Description: Party room door from corridor is damaged and chip bottom of door. Location: Level 4 - party room.</p>	Warranted
666	<p>First Year Performance Audit - PA Ref #: 1385.0 Description: Missing sprinkler head cover. Location: Ground level - management office closet.</p>	Warranted
667	<p>First Year Performance Audit - PA Ref #: 1388.0 Description: Graffiti and shoe print carved into concrete of concrete block. Location: Rooftop.</p>	Not Warranted
668	<p>First Year Performance Audit - PA Ref #: 1389.0 Description: Fire phone has not annunciation or communication between master phone and this phone. Location: Level 2 parking stair A.</p>	Warranted
669	<p>First Year Performance Audit - PA Ref #: 1398.0 Description: Mechanical contractor reported solids build up in cooling tower side wall and covering all components inside. The nozzles on top are also plugged with solids. There is no flow to add chemicals to the system. The pan needs to be fixed to the bottom of the fluid cooler. Location: Cooling tower.</p>	Warranted

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| 670 | <p>First Year Performance Audit - PA Ref #: 1399.0
 Description: Maintenance contractor report that the fire annunciator CO system trouble is always beeping. That's because their alert set point is same as control point of the parking fans. They need a lower control point for fans control, and should give a higher point for trouble alerting.
 Location: Fire Annunciator and CO system.</p> | Warranted |
| 671 | <p>First Year Performance Audit - PA Ref #: 1411.0
 Description: Landscape and electrical drawings are "for Permit" but not As-Builts. Missing as-built drawings.
 Location: Building Documentation.</p> | Not Warranted |
| 672 | <p>First Year Performance Audit - PA Ref #: 1412.0
 Description: Maintenance Contractor indicated that the valves are not holding and unable to remove the valves. There butterfly valves located on the 4th and Penthouse levels. The valves were shutoff and after the removal of 5 gallons of glycol the pressure was still high with no sign of backing off. This would indicate the valves were not holding and why we were unable to remove the valves. Typically a hose bib would be installed on the riser to allow for draining the system but currently we would have to do it through a unit on the 4th floor, which is not practical with the possibility of flooding, damage, etc.</p> <p>We should bring the building down after a thorough investigation on the valves and rectify the situation properly and ensure all valves are functioning as designed or replace if not.</p> <p>Location: Ball Valves</p> | Not Warranted |
| 673 | <p>First Year Performance Audit - PA Ref #: 1413.0
 Description: Maintenance Contractor indicated that due to the way the recirculation pump is piped for the upper floors (13-18 we are assuming) air is being trapped in the system and constantly appearing and needing to be bled off.
 Location: DHW Loop – Air in System</p> | Not Warranted |
| 674 | <p>First Year Performance Audit - PA Ref #: 1414.0
 Description: Maintenance contractor indicated the current sensor is in the elbow, which is immediately after the unit. We have moved the sensor from the heel of the elbow to have it hang into the middle of the duct to relieve some of the temperature issues but an averaging sensor system should be installed which would average the temperature down the shaft after it has mixed.
 Location: Common Corridor Air Temperature - Temperature Sensing</p> | Warranted |

- 675 First Year Performance Audit - PA Ref #: 1415.0 Not Warranted
Description: Maintenance Contractor indicated there are currently no turning vanes on the system that allow the air to mix and flow efficiently.
Location: Common Corridor Air Temperature - Turning Vanes

2. Warranted Items

The following items are covered by the warranties and the vendor must resolve them.

- 2 First Year Performance Audit - PA Ref #: 3.0**
Description: Incomplete installation and function of security cameras.
Location: Throughout the building in common areas (eg. Lobby, garage, party room, gym, media room, exits, etc.).
- WSCC 591 indicated that there were 4 disconnected installed security cameras, two located in elevators and two located in the underground garage. For security and safety reasons, WSCC 591 had to fix the security cameras to put them back in operation. Invoice will be provided.
- This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.
- 7 First Year Performance Audit - PA Ref #: 8.0**
Description: Poor installation and finish of wood baseboards.
Location: Level GPH - throughout the corridor
- Observation showed missing baseboard pieces at right hand side of unit GPH 14 and poorly finished, not installed properly at end transitions at many locations and pulling off from wall many a few locations.
- This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.
- 8 First Year Performance Audit - PA Ref #: 10.0**
Description: Glue residue on wallpaper at seams.
Location: Level GPH - throughout the corridor
- Observation showed glue residue on wallpaper at seams at multiple locations.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 9 First Year Performance Audit - PA Ref #: 11.0**
Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.
Location: Level GPH - throughout the corridor
- Observation showed peeling of wallpaper, not cut straight at baseboard and poorly finished at many locations.
- This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.
- 10 First Year Performance Audit - PA Ref #: 12.0**
Description: Glue residue on wood paneling.
Location: Level GPH - elevator lobby.
- Observation showed glue residue on wood paneling around elevator lobby at GPH level.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 11 First Year Performance Audit - PA Ref #: 13.0**
Description: Glue residue on wood trim.
Location: Level GPH - Suite doors (GPH1, GPH2, GPH3, GPH4)
- Observation showed glue residue on wood trim of suite doors of GPH1, GPH2, GPH3 and GPH4.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 12 First Year Performance Audit - PA Ref #: 14.0**
Description: Glue residue on wood baseboards.
Location: Level GPH - throughout the corridor
- Observation showed glue residue on wood baseboards at many locations.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 13 First Year Performance Audit - PA Ref #: 15.0**
Description: Poor finish (damaged/scratched) of suite doors and need touch-ups.
Location: Level GPH - Suite doors (GPH1, GPH2, GPH3, GPH4)
- Scratches were observed on the suite doors of units GPH2 and GPH4.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 15 First Year Performance Audit - PA Ref #: 17.0**
Description: Incomplete finish of suite door wood threshold.
Location: Level GPH - Suite doors (GPH1, GPH2, GPH3, GPH4)

Observations showed that the suite door wood threshold of suites of suites GPH1, GPH2, GPH3, and GPH4 is not finished.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

16 First Year Performance Audit - PA Ref #: 20.0

Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).

Location: Level GPH:

- Stair B door.
- Stair D door.
- Electrical closest door.
- Garbage chute door.
- Suite doors (GPH1, GPH2, GPH3, GPH4).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at all mentioned locations at GPH level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

17 First Year Performance Audit - PA Ref #: 21.0

Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.

Location: Level GPH - throughout the corridor

Poor finished wallpaper termination and missing caulking at wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates was observed at the corridor of GPH level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

18 First Year Performance Audit - PA Ref #: 22.0

Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard.

Location: Level GPH - elevator lobby (east and west side).

The tile metal trim was observed damaged and carpet not flushes with the tile, difference measured 12-14 to 16 mm at east and west sides of the elevator lobby at GPH level. Section 12.1 of the Construction Performance Guidelines (CPG) indicates that an abrupt change in height where different floor finishes abut is acceptable provided the transition is suitably eased, and the use of transition strips do not constitute a tripping hazard. However, in this particular case the tile transition appeared damaged because it is higher than normal.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

19 First Year Performance Audit - PA Ref #: 23.0

Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.

Location: Level GPH - elevator lobby (4 corners).

The termination/transition between wood baseboard to tile baseboard at four corners at the elevator lobby was observed poorly installed and gaps measured between 10 to 14 mm.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

20 First Year Performance Audit - PA Ref #: 24.0

Description: Tile floor is not aligned/flush with tile baseboard and tile floor termination.

Location: Level GPH - elevator lobby.

Tile floor observed not aligned with tile baseboard and tile floor termination by 1-2 cm at elevator lobby at GPH level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

21 First Year Performance Audit - PA Ref #: 29.0

Description: Detached/missing tile baseboard.

Location: Level GPH - adjacent electrical closet.

A tile baseboard observed missing adjacent electrical closet at GPH level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

22 First Year Performance Audit - PA Ref #: 30.0

Description: Detached/missing wood baseboard.

Location: Level GPH - adjacent Suite GPH4.

A wood baseboard observed missing adjacent suite GPH4 at GPH level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

23 First Year Performance Audit - PA Ref #: 31.0

Description: Poor finish of wallpaper in corners. Cut is not straight, peeling wallpaper.

Location: Level GPH - adjacent Suite GPH2.

Poor wallpaper finishes observed, not straight cut and peeling on the wood trim side adjacent suite GPH2.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 24 First Year Performance Audit - PA Ref #: 32.0**
Description: Incomplete/poor finish of door threshold to frame, with large open gap.
Location: Level GPH - Suite GPH 2.

A 5 mm gap observed on each side of threshold to frame at suite GPH2.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 25 First Year Performance Audit - PA Ref #: 35.0**
Description: Detached/pulled away wood baseboard from wall.
Location: Level GPH adjacent:
- Stair D door.
- Stair B door.
- Suite GPH 4.

A detached/pulled away wood baseboard from wall was observed adjacent stair D, stair B and suite GPH 4 doors.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 26 First Year Performance Audit - PA Ref #: 36.0**
Description: Incomplete finish of wall (missing wallpaper) around suite door.
Location: Level GPH - Suite GPH 1.

Wallpaper was observed missing around suite door of GPH1

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 27 First Year Performance Audit - PA Ref #: 37.0**
Description: Peeling wall paper.
Location: Level GPH - at wood paneling terminations (east and west side).

Peeling wallpaper observed at wood paneling terminations at east and west side of elevator panels.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 28 First Year Performance Audit - PA Ref #: 38.0**
Description: Gap between double suite entry doors. Missing trim between doors.
Location: Level GPH - Suite GPH1

Missing wood trim was observed at the suite entry door of suite GPH1 creating a 7-8 mm gap that you could see through.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

30 First Year Performance Audit - PA Ref #: 40.0

Description: Poor installation and finish of wood baseboards.

Location: Level PH - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finish work is poor throughout the corridor of PH level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

31 First Year Performance Audit - PA Ref #: 41.0

Description: Glue residue on wallpaper at seams.

Location: Level PH - throughout the corridor

Observation showed glue residue on wallpaper at seams at many locations and at termination to suite doors throughout the corridor of PH level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

32 First Year Performance Audit - PA Ref #: 42.0

Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.

Location: Level PH - throughout the corridor

Observation showed poor finish (not cut straight and peeling) of wallpaper at baseboards at many locations throughout the corridor of PH level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

33 First Year Performance Audit - PA Ref #: 44.0

Description: Glue residue on wood trim.

Location: Level PH - Suite doors (PH1, PH2, PH3, PH4, PH5, PH6, PH7).

Observation showed glue residue left on wood trim located at suite doors at PH level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

34 First Year Performance Audit - PA Ref #: 45.0

Description: Glue residue on wood baseboards.

Location: Level PH - throughout the corridor

Observation showed glue residue left on wood baseboards at many locations throughout the corridor of PH level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

35 First Year Performance Audit - PA Ref #: 46.0

Description: Poor finish (damaged/scratched) of suite doors.

Location: Level PH - Suite doors (PH1, PH2, PH3, PH4, PH5, PH6, PH7).

Observation showed scratches only on the doors of suites PH1 and PH4.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

37 First Year Performance Audit - PA Ref #: 48.0

Description: Incomplete finish of suite door wood threshold.

Location: Level PH - Suite doors (PH1, PH2, PH3, PH4, PH5, PH6, PH7).

Observation showed that wood threshold of all suite doors at PH level are not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

38 First Year Performance Audit - PA Ref #: 51.0

Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).

Location: Level PH:

- Stair B door.
- Stair D door.
- Electrical closest door.
- Garbage chute door.
- Suite doors (PH1, PH2, PH3, PH4, PH5, PH6, PH7).

Observation showed poor finishes of wallpaper to door frame perimeter i.e. loose/peeling/missing caulking at all identified door locations.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

39 First Year Performance Audit - PA Ref #: 52.0

Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.

Location: Level PH - throughout the corridor

Observation showed that wallpaper is poorly terminated and peeling to all identified locations.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

41 First Year Performance Audit - PA Ref #: 54.0

Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.

Location: Level PH - elevator lobby (4 corners).

Observation showed poor finishes of wood baseboard to tile baseboard termination with gaps measured 10 mm to 14 mm at four corners of elevator lobby of PH level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

42 First Year Performance Audit - PA Ref #: 58.0

Description: Loose/detached drywall, creating a crack in the drywall and wallpaper.

Location: Level PH adjacent:

- electrical closet.
- Suite PH6.

Observation showed not a standard drywall/wallpaper seam that was clearly cut by a knife and loose/detached adjacent to electrical closet at the suite PH6 at PH level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

43 First Year Performance Audit - PA Ref #: 64.0

Description: Detached/pulled away wood baseboard from wall.

Location: Level PH adjacent:

- Stair D door.
- Stair B door.
- Suite PH3, PH5.

Observation showed detached/pulled away baseboard from wall adjacent stair D, stair B and suite PH3, PH5 doors at PH level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

44 First Year Performance Audit - PA Ref #: 65.0

Description: Scratched/damaged suite door.

Location: Level PH - Suite PH4.

Duplicate of item # 35, PA # 46 related to a scratch observed on door of suite PH4.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

45 First Year Performance Audit - PA Ref #: 67.0

Description: Large gap between fire hose cabinet frame and wall.

Location: Level PH - adjacent Suite PH4.

Gap measured 6 mm between fire hose cabinet frame and wall on both sides.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

46 First Year Performance Audit - PA Ref #: 68.0

Description: Wall paper is cut higher than the baseboard, leaving a gap.

Location: Level PH - adjacent Suite PH 1, PH2.

Wall paper observed cut higher than the baseboard upper level leaving a gap adjacent suite PH1 and PH2 at level PH.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

48 First Year Performance Audit - PA Ref #: 70.0

Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).

Location: Level PH - elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

50 First Year Performance Audit - PA Ref #: 72.0

Description: Poor installation and finish of wood baseboards.

Location: Level 17 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finish work is poor throughout the corridor of the 17th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

51 First Year Performance Audit - PA Ref #: 73.0

Description: Glue residue on wallpaper at seams.

Location: Level 17 - throughout the corridor

Observation showed glue residue on wallpaper at seams at all locations throughout the corridor of level 17.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

52 First Year Performance Audit - PA Ref #: 74.0

Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.

Location: Level 17 - throughout the corridor

Observation showed poor finishes (not cut straight and peeling) of wallpaper at baseboards at majority of locations throughout the corridor of level 17.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

54 First Year Performance Audit - PA Ref #: 77.0

Description: Glue residue on wood trim.

Location: Level 17 - Suite doors (1701, 1702, 1703, 1704, 1705, 1706, 1707).

Observation showed glue residue on wood trim of suite doors 1701, 1702, 1703, 1704, 1705, 1706, and 1707.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 55 First Year Performance Audit - PA Ref #: 78.0**
Description: Glue residue on wood baseboards.
Location: Level 17 - throughout the corridor

Observation showed glue residue left on wood baseboards at many locations throughout the corridor of level 17.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 57 First Year Performance Audit - PA Ref #: 81.0**
Description: Incomplete finish of suite door wood threshold.
Location: Level 17 - Suite doors (1701, 1702, 1703, 1704, 1705, 1706, 1707).

Observations showed that the suite door wood threshold of suites 1701, 1702, 1703, 1704, 1705, 1706, and 1707 is not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 58 First Year Performance Audit - PA Ref #: 84.0**
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Level 17:
 - Stair B door.
 - Stair D door.
 - Electrical closest door.
 - Garbage chute door.
 - Suite doors (1701, 1702, 1703, 1704, 1705, 1706, 1707).

Observation showed poor finishes of wallpaper to door frame perimeter i.e. loose/peeling and no caulking at all identified locations at level 17.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 59 First Year Performance Audit - PA Ref #: 85.0**
Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.
Location: Level 17 - throughout the corridor

Observation showed poor finishes of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates at all locations i.e. loose/peeling and no caulking at all identified locations at level 17.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 61 First Year Performance Audit - PA Ref #: 87.0**
Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.
Location: Level 17 - elevator lobby (4 corners).

The termination/transition between wood baseboard to tile baseboard at four corners at the elevator lobby was observed poorly installed and gaps measured between 8 to 10 to 14 mm.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 62 First Year Performance Audit - PA Ref #: 94.0**
Description: Detached/pulled away wood baseboard from wall.
Location: Level 17 - adjacent Stair D.

Observation showed wood baseboard pieces were pulled away from wall adjacent stair D at level 17.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 63 First Year Performance Audit - PA Ref #: 96.0**
Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).
Location: Level 17 - elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 64 First Year Performance Audit - PA Ref #: 97.0**
Description: Large open gap between tile floor and bottom of elevator door frame.
Location: Level 17 - elevator doors.

Observation showed large open gaps between tile floor and bottom of elevator door frame of level 17 measured from 7 mm to 15 mm.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 65 First Year Performance Audit - PA Ref #: 98.0**
Description: Peeling wall paper
Location: Level 17 - adjacent the following locations:
 - Suite doors 1701, 1702, 1703, 1704, 1705, 1706, 1707.
 - Stair D.

Peeling wallpaper observed adjacent suite doors 1701, 1702, 1703, 1704, 1705, 1706, 1707.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 66 First Year Performance Audit - PA Ref #: 99.0**
Description: Construction debris (plaster, paint) on wood baseboard.
Location: Level 17 - between Suite 1702&1703.

Paint residues observed between suite 1702 and 1703 and 1706.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 68 First Year Performance Audit - PA Ref #: 102.0**
Description: Poor installation and finish of wood baseboards.
Location: Level 16 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finishes is poor throughout the corridor of the 16th level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 69 First Year Performance Audit - PA Ref #: 103.0**
Description: Glue residue on wallpaper at seams.
Location: Level 16 - throughout the corridor

Observation showed glue residue on wallpaper at seams at many locations throughout the corridor of level 16.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 70 First Year Performance Audit - PA Ref #: 104.0**
Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.
Location: Level 16 - throughout the corridor

Observation showed poor finishes (not cut straight and peeling) of wallpaper at baseboards at majority of locations throughout the corridor of level 16.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 71 First Year Performance Audit - PA Ref #: 106.0**
Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled.
Location: Level 16 - throughout the corridor

Observation showed a drywall machine edge is not filled at one location at wall to ceiling joint above the door of unit 1606.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

72 First Year Performance Audit - PA Ref #: 107.0

Description: Glue residue on wood trim.

Location: Level 16 - Suite doors (1601, 1602, 1603, 1604, 1605, 1606, 1607).

Observation showed glue residue on wood trim of suite doors 1601, 1602, 1603, 1604, 1605, 1606, and 1607.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

73 First Year Performance Audit - PA Ref #: 108.0

Description: Glue residue on wood baseboards.

Location: Level 16 - throughout the corridor

Observation showed glue residue left on wood baseboards at many locations throughout the corridor of level 16.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

75 First Year Performance Audit - PA Ref #: 110.0

Description: Door frames are bent/warped.

Location: Level 16 - Suite doors 1603, 1605.

Suite door of unit 1603 measurement indicated that the door to frame gap difference from top to bottom is approximately 8mm. The suite door of unit 1605 was observed bent at the bottom and the threshold was damaged. Homeowner advised that the door/threshold was damaged by the builder.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

77 First Year Performance Audit - PA Ref #: 112.0

Description: Incomplete finish of suite door wood threshold.

Location: Level 16 - Suite doors (1601, 1602, 1603, 1604, 1605, 1606, 1607).

Observation showed that all suite door threshold of units 1601, 1602, 1603, 1604, 1605, 1606 and 1607 are not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

78 First Year Performance Audit - PA Ref #: 115.0

Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).

Location: Level 16:

- Stair B door.
- Stair D door.
- Electrical closest door.
- Garbage chute door.
- Suite doors (1601, 1602, 1603, 1604, 1605, 1606, 1607).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at all mentioned locations at level 16.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

79 First Year Performance Audit - PA Ref #: 116.0

Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.

Location: Level 16 - throughout the corridor

Poor finished wallpaper termination and missing caulking at wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates was observed at the corridor of level 16.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

81 First Year Performance Audit - PA Ref #: 118.0

Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.

Location: Level 16 - elevator lobby (4 corners).

The termination/transition between wood baseboard to tile baseboard at four corners at the elevator lobby was observed poorly installed/finished and gaps measured between 12 to 16 mm.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

82 First Year Performance Audit - PA Ref #: 126.0

Description: Detached/pulled away wood baseboard from wall.

Location: Level 16 - adjacent:

- Stair D.
- Suite 1601, 1606, 1607.

A detached/pulled away wood baseboard from wall was observed adjacent stair D, and Suite 1601, 1606, 1607 doors.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

83 First Year Performance Audit - PA Ref #: 128.0

Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).

Location: Level 16 - elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

84 First Year Performance Audit - PA Ref #: 129.0

Description: Peeling wall paper

Location: Level 16 - adjacent the following locations:

- Suite doors 1601, 1602, 1603, 1604, 1605, 1606, 1607.
- Stair D.

Peeling wallpaper observed adjacent suite doors 1601, 1602, 1603, 1604, 1605, 1606, 1607 and Stair D door.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

85 First Year Performance Audit - PA Ref #: 130.0

Description: Construction debris (plaster, paint) on wood baseboard.

Location: Level 16 - adjacent:

- Stair B & Stair D.
- Suite 1604, 1607.

Paint residues observed on wood baseboards at the identified locations.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

86 First Year Performance Audit - PA Ref #: 133.0

Description: Walls are not aligned/straight, as such the section of wood baseboard is large on one side.

Location: Level 16 - west side of elevator lobby.

Observation showed that the walls at east and west side of the corridor at level 16 are not aligned with each other, which showed clearly at the wood baseboard.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

89 First Year Performance Audit - PA Ref #: 136.0

Description: Poor installation and finish of wood baseboards.

Location: Level 15 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finish work is poor throughout the corridor of the 15th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

91 First Year Performance Audit - PA Ref #: 138.0

Description: Glue residue on wallpaper at seams.

Location: Level 15 - throughout the corridor

Observation showed glue residue on wallpaper at seams at many locations throughout the corridor of level 15.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 92 First Year Performance Audit - PA Ref #: 139.0**
Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.
Location: Level 15 - throughout the corridor

Observation showed poor finishes (not cut straight and peeling) of wallpaper at baseboards at majority of locations throughout the corridor of level 15.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 93 First Year Performance Audit - PA Ref #: 141.0**
Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled.
Location: Level 15 - throughout the corridor

Observation showed a drywall machine edge is not filled at locations at wall to ceiling joint above unit door 1506 and between 1506/1502 and 1503.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 94 First Year Performance Audit - PA Ref #: 142.0**
Description: Glue residue on wood trim.
Location: Level 15 - Suite doors (1501, 1502, 1503, 1504, 1505, 1506, 1507).

Observation showed glue residue on wood trim of suite doors 1501, 1502, 1503, 1504, 1505, 1506, and 1507.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 95 First Year Performance Audit - PA Ref #: 143.0**
Description: Glue residue on wood baseboards.
Location: Level 15 - throughout the corridor

Glue residue was observed on majority of wood baseboards throughout the corridor of level 15.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 96 First Year Performance Audit - PA Ref #: 144.0**
Description: Poor finish (damaged/scratched) of suite doors.
Location: Level 15 - Suite doors (1501, 1502, 1503, 1504, 1505, 1506, 1507).

WSSC 591 advised that only the doors of suite # 1506 and 1505 have issues.

Observation showed a minor and small scratch at suite 1506 door. (not warranted)
 Damages/dents and delamination were observed at the right hand side and on the middle of swing door at suite #1505 door. (warranted)

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

98 First Year Performance Audit - PA Ref #: 146.0

Description: Incomplete finish of suite door wood threshold.

Location: Level 15 - Suite doors (1501, 1502, 1503, 1504, 1505, 1506, 1507).

Observations showed that the suite door wood threshold of suites 1501, 1502, 1503, 1504, 1505, 1506, and 1507 is not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

99 First Year Performance Audit - PA Ref #: 149.0

Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).

Location: Level 15:

- Stair B door.
- Stair D door.
- Electrical closest door.
- Garbage chute door.
- Suite doors (1501, 1502, 1503, 1504, 1505, 1506, 1507).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at all mentioned locations at level 15.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

100 First Year Performance Audit - PA Ref #: 150.0

Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.

Location: Level 15 - throughout the corridor

Poor finished wallpaper termination and missing caulking at wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates was observed at the corridor of level 15.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

102 First Year Performance Audit - PA Ref #: 152.0

Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.

Location: Level 15 - elevator lobby (4 corners).

The termination/transition between wood baseboard to tile baseboard at four corners at the elevator lobby was observed poorly installed/finished, with voids and missing wood baseboard pieces.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 103 First Year Performance Audit - PA Ref #: 158.0**
Description: Detached/pulled away wood baseboard from wall.
Location: Level 15 - adjacent stair D.

A detached/pulled away wood baseboard from wall was observed adjacent stair D at level 15.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 104 First Year Performance Audit - PA Ref #: 159.0**
Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).
Location: Level 15 - elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 105 First Year Performance Audit - PA Ref #: 160.0**
Description: Peeling wall paper
Location: Level 15 - adjacent the following locations:
 - Suite doors 1501, 1502, 1503, 1504, 1505, 1506, 1507.
 - Elevator doors.
 - Make-up air grill.

Peeling wallpaper observed adjacent suite doors 1501, 1502, 1503, 1504, 1505, 1506, 1507 and elevator doors as well as the make up air grill.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 107 First Year Performance Audit - PA Ref #: 168.0**
Description: Poor installation and finish of wood baseboards.
Location: Level 14 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finish work is poor throughout the corridor of the 14th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 108 First Year Performance Audit - PA Ref #: 169.0**
Description: Poor installation and finish of carpet. Poor installation and finish of carpet.
Location: Level 14 - throughout the corridor
- Observation showed that carpet at the east side corridor was installed wrongly and off by 35 mm to the north side. no issues observed at the west side corridor.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 109 First Year Performance Audit - PA Ref #: 170.0**
Description: Glue residue on wallpaper at seams.
Location: Level 14 - throughout the corridor
- Observation showed glue residue on wallpaper at seams at majority of locations throughout the corridor of level 14.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 110 First Year Performance Audit - PA Ref #: 171.0**
Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.
Location: Level 14 - throughout the corridor
- Observation showed poor finishes (not cut straight and peeling) of wallpaper at baseboards at majority of locations throughout the corridor of level 14.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 111 First Year Performance Audit - PA Ref #: 173.0**
Description: Glue residue on wood trim.
Location: Level 14 - Suite doors (1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410).
- Observation showed glue residue on wood trim of suite doors 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, and 1410.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 112 First Year Performance Audit - PA Ref #: 174.0**
Description: Glue residue on wood baseboards.
Location: Level 14 - throughout the corridor
- Glue residue was observed on majority of wood baseboards throughout the corridor of level 14.
- This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

115 First Year Performance Audit - PA Ref #: 177.0

Description: Incomplete finish of suite door wood threshold.

Location: Level 14 - Suite doors (1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410).

Observations showed that the suite door wood threshold of suites 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, and 1410 is not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

116 First Year Performance Audit - PA Ref #: 180.0

Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).

Location: Level 14:

- Stair B door.
- Stair D door.
- Electrical closet door.
- Garbage chute door.
- Suite doors (1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at all mentioned locations at level 14.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

117 First Year Performance Audit - PA Ref #: 181.0

Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.

Location: Level 14 - throughout the corridor

Observation showed poor finishes, peeling and loose of wallpaper to all identified locations.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

119 First Year Performance Audit - PA Ref #: 183.0

Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.

Location: Level 14 - elevator lobby (4 corners).

The termination/transition between wood baseboard to tile baseboard at the east corner adjacent to elevator lobby and unit 1410 was only observed poorly installed/finished and has open gaps.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

120 First Year Performance Audit - PA Ref #: 190.0

Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).

Location: Level 14 - elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

121 First Year Performance Audit - PA Ref #: 191.0

Description: Peeling wall paper

Location: Level 14 - adjacent the following locations:

- Suite doors 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410.

Peeling wallpaper observed adjacent suite doors 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

122 First Year Performance Audit - PA Ref #: 196.0

Description: Incomplete/missing wallpaper around suite door.

Location: Level 14 - Suite 1408.

Observation showed missing wallpaper around suite # 1408 door.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

123 First Year Performance Audit - PA Ref #: 200.0

Description: Large gap between drywall ceiling to drop ceiling tile frame.

Location: Level 14 - between Suite 1403&1404.

4 to 6mm gap was observed between drywall ceiling to drop ceiling tile frame between suites 1403 and 1404.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

125 First Year Performance Audit - PA Ref #: 203.0

Description: Poor installation and finish of wood baseboards.

Location: Level 13 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finish work is poor throughout the corridor of the 13th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 126 First Year Performance Audit - PA Ref #: 204.0**
Description: Poor installation and finish of carpet.
Location: Level 13 - throughout the corridor
- Observation showed that carpet at both east and west side corridors was not installed properly, pulled away at the north end from being straight.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 127 First Year Performance Audit - PA Ref #: 205.0**
Description: Glue residue on wallpaper at seams.
Location: Level 13 - throughout the corridor
- Observation showed glue residue on wallpaper at seams at majority of locations throughout the corridor of level 13.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 128 First Year Performance Audit - PA Ref #: 206.0**
Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.
Location: Level 13 - throughout the corridor
- Observation showed poor finishes (not cut straight and peeling) of wallpaper at baseboards at majority of locations throughout the corridor of level 13.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 129 First Year Performance Audit - PA Ref #: 208.0**
Description: Glue residue on wood trim.
Location: Level 13 - Suite doors (1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310).
- Observation showed glue residue on wood trim of suite doors 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, and 1310.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 130 First Year Performance Audit - PA Ref #: 209.0**
Description: Glue residue on wood baseboards.
Location: Level 13 - throughout the corridor
- Glue residue was observed on majority of wood baseboards at top and sides throughout the corridor of level 13.
- This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 131 First Year Performance Audit - PA Ref #: 210.0**
Description: Poor finish (damaged/scratched) of suite doors.
Location: Level 13 - Suite doors (1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310).

Observation showed minor scratches at two locations at suite 1301 door, minor scratches at 1305, 1306 and 1307 doors.

This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.

- 133 First Year Performance Audit - PA Ref #: 212.0**
Description: Incomplete finish of suite door wood threshold.
Location: Level 13 - Suite doors (1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310).

Observations showed that the suite door wood threshold of suites 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, and 1310 is not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 134 First Year Performance Audit - PA Ref #: 215.0**
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Level 13:
 - Stair B door.
 - Stair D door.
 - Electrical closet door.
 - Garbage chute door.
 - Suite doors (1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at all mentioned locations at level 13.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 135 First Year Performance Audit - PA Ref #: 216.0**
Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.
Location: Level 13 - throughout the corridor

Observation showed minor defective areas of peeling and loose of wallpaper, and not caulked at all identified locations.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

136 First Year Performance Audit - PA Ref #: 218.0

Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.

Location: Level 13 - elevator lobby (4 corners).

The termination/transition between wood baseboard to tile baseboard at the east corner adjacent to elevator lobby was observed poorly installed/finished and has open gaps at corners.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

137 First Year Performance Audit - PA Ref #: 227.0

Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).

Location: Level 13 - elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

138 First Year Performance Audit - PA Ref #: 228.0

Description: Peeling wall paper

Location: Level 13 - adjacent the following locations:

- Suite doors 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310.

Peeling wallpaper was observed adjacent to suite doors of 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

139 First Year Performance Audit - PA Ref #: 234.0

Description: Large gap between fire hose cabinet frame and wall.

Location: Level 13 - adjacent Suite 1309.

Large gap (more than 8mm) was observed between fire hose cabinet frame and wall.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

140 First Year Performance Audit - PA Ref #: 235.0

Description: Detached/pulled away wood baseboard from wall.

Location: Level 13 - adjacent Suite 1306.

A detached/pulled away wood baseboard from wall was observed at level 13 adjacent suite 1306.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

142 First Year Performance Audit - PA Ref #: 238.0

Description: Poor installation and finish of wood baseboards.

Location: Level 12 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the surface is rough and the finish work is poor throughout the corridor of the 12th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

143 First Year Performance Audit - PA Ref #: 239.0

Description: Poor installation and finish of carpet.

Location: Level 12 - throughout the corridor

Observation showed that carpet was poorly installed, pattern lines are crooked and not aligned properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

144 First Year Performance Audit - PA Ref #: 240.0

Description: Glue residue on wallpaper at seams.

Location: Level 12 - throughout the corridor

Observation showed glue residue on wallpaper at seams at majority of locations throughout the corridor of level 12.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

145 First Year Performance Audit - PA Ref #: 241.0

Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.

Location: Level 12 - throughout the corridor

Observation showed poor finishes (not cut straight, peeling and not sealed) of wallpaper at baseboards at majority of locations throughout the corridor of level 12.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

146 First Year Performance Audit - PA Ref #: 243.0

Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled.

Location: Level 12 - throughout the corridor

Observation showed a drywall machine edge is not filled at locations at wall to ceiling joint above unit door 1203 to 1205 east/west.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

147 First Year Performance Audit - PA Ref #: 244.0

Description: Glue residue on wood trim.

Location: Level 12 - Suite doors (1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210).

Observation showed glue residue on wood trim of suite doors 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, and 1210

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

148 First Year Performance Audit - PA Ref #: 245.0

Description: Glue residue on wood baseboards.

Location: Level 12 - throughout the corridor

Glue residue was observed on majority of wood baseboards throughout the corridor of level 12.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

149 First Year Performance Audit - PA Ref #: 246.0

Description: Poor finish (damaged/scratched) of suite doors.

Location: Level 12 - Suite doors (1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210).

Minor scratches were observed at the following suite doors: 1202, 1203, 1205, and 1206.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

151 First Year Performance Audit - PA Ref #: 248.0

Description: Incomplete finish of suite door wood threshold.

Location: Level 12 - Suite doors (1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210).

Observations showed that the suite door wood threshold of suites 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, and 1210 is not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

152 First Year Performance Audit - PA Ref #: 251.0

Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).

Location: Level 12:

- Stair B door.
- Stair D door.
- Electrical closest door.
- Garbage chute door.
- Suite doors (1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at majority of the mentioned locations at level 12.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 153 First Year Performance Audit - PA Ref #: 252.0**
Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.
Location: Level 12 - throughout the corridor

Loose/peeling wallpaper was observed at make-up air grill only.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 154 First Year Performance Audit - PA Ref #: 254.0**
Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.
Location: Level 12 - elevator lobby (4 corners).

The termination/transition between wood baseboard to tile baseboard at the east corner adjacent to elevator lobby was observed poorly installed/finished and has open gaps at corners.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 155 First Year Performance Audit - PA Ref #: 261.0**
Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).
Location: Level 12 - elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 156 First Year Performance Audit - PA Ref #: 262.0**
Description: Large open gap between tile floor and bottom of elevator door frame.
Location: Level 12 - elevator doors.

Large open gap was observed between tile floor and bottom of elevator door frame.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

157 First Year Performance Audit - PA Ref #: 263.0

Description: Peeling wall paper

Location: Level 12 - adjacent the following locations:

- Suite doors 1201, 1202, 1205, 1206, 1207, 1208, 1209, 1210.

Peeling wallpaper was observed adjacent to suite doors of 1201, 1202, 1205, 1206, 1207, 1208, 1209, 1210.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

158 First Year Performance Audit - PA Ref #: 270.0

Description: Crooked/misaligned carpet.

Location: Level 12 - along the length of the corridor adjacent Suite 1201, 1202, 1203, 1204, 1205, 1206.

Duplicate of item - PA Ref # 239. Observation showed that carpet is poorly installed at the west corridor.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

160 First Year Performance Audit - PA Ref #: 273.0

Description: Poor installation and finish of wood baseboards.

Location: Level 11 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the surface is rough and the finish work is poor throughout the corridor of the 11th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

161 First Year Performance Audit - PA Ref #: 274.0

Description: Poor installation and finish of carpet.

Location: Level 11 - throughout the corridor

Observation showed that carpet at both east and west side corridors was not installed properly, misaligned by 1-2 inches.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

162 First Year Performance Audit - PA Ref #: 275.0

Description: Glue residue on wallpaper at seams.

Location: Level 11 - throughout the corridor

Observation showed glue residue on wallpaper at seams at majority of locations throughout the corridor of level 11.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

163 First Year Performance Audit - PA Ref #: 276.0

Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.

Location: Level 11 - throughout the corridor

Observation showed poor finishes (not cut straight, peeling and not sealed) of wallpaper at baseboards at majority of locations throughout the corridor of level 11.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

164 First Year Performance Audit - PA Ref #: 278.0

Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled.

Location: Level 11 - throughout the corridor

Observation showed a drywall machine edge is not filled at locations at wall to ceiling joint above majority of unit doors throughout the corridor of level 11.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

165 First Year Performance Audit - PA Ref #: 279.0

Description: Glue residue on wood trim.

Location: Level 11 - Suite doors (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110).

Observation showed glue residue on wood trim of suite doors 1101, 1102 1103 and 1104.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

166 First Year Performance Audit - PA Ref #: 280.0

Description: Glue residue on wood baseboards.

Location: Level 11 - throughout the corridor

Glue residue was observed on majority of wood baseboards at top throughout the corridor of level 11.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

167 First Year Performance Audit - PA Ref #: 281.0

Description: Poor finish (damaged/scratched) of suite doors.

Location: Level 11 - Suite doors (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110).

Minor scratches were observed at the following suite doors: 1101, 1102, 1103, 1106 1108 and 1110 only.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 169 First Year Performance Audit - PA Ref #: 283.0**
Description: Incomplete finish of suite door wood threshold.
Location: Level 11 - Suite doors (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110).

Observations showed that the suite door wood threshold of suites 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, and 1110 is not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 170 First Year Performance Audit - PA Ref #: 286.0**
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Level 11:
 - Stair B door.
 - Stair D door.
 - Electrical closet door.
 - Garbage chute door.
 - Suite doors (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at all mentioned locations at level 11.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 171 First Year Performance Audit - PA Ref #: 287.0**
Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.
Location: Level 11 - throughout the corridor

Poor finishes observed of wallpaper to all identified locations with no caulking.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 172 First Year Performance Audit - PA Ref #: 289.0**
Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.
Location: Level 11 - elevator lobby (4 corners).

The termination/transition between wood baseboard to tile baseboard was observed poorly installed/finished and has open gaps of 5-6 mm at all corners.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

173 First Year Performance Audit - PA Ref #: 295.0

Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).

Location: Level 11 - elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

175 First Year Performance Audit - PA Ref #: 300.0

Description: Detached/missing wood baseboard.

Location: Level 11 - adjacent Suite 1106.

A detached/pulled away wood baseboard from wall was observed adjacent stair D, and Suite 1106 at level 11.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

177 First Year Performance Audit - PA Ref #: 303.0

Description: Poor installation and finish of wood baseboards.

Location: Level 10 - throughout the corridor

Observation showed wood baseboards installation is fine and caulked on top, however, the finish work is poor throughout the corridor of the 10th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

178 First Year Performance Audit - PA Ref #: 304.0

Description: Poor installation and finish of carpet.

Location: Level 10 - throughout the corridor

Observation showed that carpet at both east and west side corridors was not installed properly, misaligned by 1-1/2 inches.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

179 First Year Performance Audit - PA Ref #: 305.0

Description: Glue residue on wallpaper at seams.

Location: Level 10 - throughout the corridor

Observation showed glue residue on wallpaper at seams at majority of locations throughout the corridor of level 10.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 180 First Year Performance Audit - PA Ref #: 308.0**
Description: Glue residue on wood trim.
Location: Level 10 - Suite doors (1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010).
- Observation showed glue residue on wood trim of the majority of suite doors at level 10.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 181 First Year Performance Audit - PA Ref #: 309.0**
Description: Glue residue on wood baseboards.
Location: Level 10 - throughout the corridor
- Glue residue was observed on majority of wood baseboards throughout the corridor of level 10.
- This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.
- 182 First Year Performance Audit - PA Ref #: 310.0**
Description: Poor finish (damaged/scratched) of suite doors.
Location: Level 10 - Suite doors (1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010).
- Observation showed minor scratches located at doors of the following suites 1002, 1006 and 1009.
- This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.
- 184 First Year Performance Audit - PA Ref #: 312.0**
Description: Incomplete finish of suite door wood threshold.
Location: Level 10 - Suite doors (1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010).
- Observations showed that the suite door wood threshold of suites 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, and 1010 is not finished.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 185 First Year Performance Audit - PA Ref #: 314.0**
Description: Bent/warped door.
Location: Level 10 - garbage chute room, Stair B, Stair D.
- Observation showed the following:
 Garbage chute room door: frame is damaged at top hinge and crooked.
 Stair B: no issues
 Stair D: the door is wrapped 1mm at top to 15mm at bottom.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 186 First Year Performance Audit - PA Ref #: 315.0**
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Level 10:
- Suite doors (1002, 1007).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at suite doors 1002 and 1007 only at level 10.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 187 First Year Performance Audit - PA Ref #: 316.0**
Description: Incomplete/missing caulking along the top of door frames.
Location: Level 10:
- Suite doors (1001, 1003, 1004, 1005, 1006, 1008, 1009, 1010).

Observation showed no caulking installed along the top of door frames of the identified suite doors.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 188 First Year Performance Audit - PA Ref #: 318.0**
Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.
Location: Level 10 - elevator lobby (4 corners).

The termination/transition between wood baseboard to tile baseboard was observed poorly installed/finished and has open gaps at all corners.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 190 First Year Performance Audit - PA Ref #: 326.0**
Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).
Location: Level 10 - top of elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 191 First Year Performance Audit - PA Ref #: 327.0**
Description: Large open gap between tile floor and bottom of elevator door frame.
Location: Level 10 - elevator doors.

Large open gap of 8 mm was observed between tile floor and bottom of elevator door frame.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 193 First Year Performance Audit - PA Ref #: 336.0**
Description: Poor installation and finish of wood baseboards.
Location: Level 9 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finish work is poor throughout the corridor of the 9th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 195 First Year Performance Audit - PA Ref #: 338.0**
Description: Glue residue on wallpaper at seams.
Location: Level 9 - throughout the corridor

Observation showed glue residue on wallpaper at seams at many locations throughout the corridor of level 9.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 196 First Year Performance Audit - PA Ref #: 340.0**
Description: Glue residue on wood trim.
Location: Level 9 - Suite doors (901, 902, 903, 904, 905, 906, 907, 908, 909, 910).

Observation showed glue residue on wood trim of the majority of suite doors at level 9.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 197 First Year Performance Audit - PA Ref #: 341.0**
Description: Glue residue on wood baseboards.
Location: Level 9 - throughout the corridor

Glue residue was observed on majority of wood baseboards throughout the corridor of level 9.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 198 First Year Performance Audit - PA Ref #: 342.0**
Description: Poor finish (damaged/scratched) of suite doors.
Location: Level 9 - Suite doors (901, 902, 903, 904, 905, 906, 907, 908, 909, 910).

Observation showed minor visible scratches on the following doors only: 905, 906, 907, 908 and 909.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

200 First Year Performance Audit - PA Ref #: 344.0

Description: Incomplete finish of suite door wood threshold.

Location: Level 9 - Suite doors (901, 902, 903, 904, 905, 906, 907, 908, 909, 910).

Observations showed that the suite door wood threshold of suites 901, 902, 903, 904, 905, 906, 907, 908, 909, and 910 is not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

201 First Year Performance Audit - PA Ref #: 347.0

Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).

**Location: Level 9:
- Suite doors (903, 906, 907, 910).**

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at suite door of unit 907 only at level 9.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

202 First Year Performance Audit - PA Ref #: 348.0

Description: Incomplete/missing caulking along the top of door frames.

**Location: Level 9:
- Suite doors (901, 902, 904, 905, 908, 909).**

Observation showed missing caulking along the top of door frames of all identified locations.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

204 First Year Performance Audit - PA Ref #: 350.0

Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.

Location: Level 9 - elevator lobby (4 corners).

The termination/transition between wood baseboard to tile baseboard was observed poorly installed/finished and has open gaps of more than 5mm at all corners.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

205 First Year Performance Audit - PA Ref #: 356.0

Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).

Location: Level 9 - top of elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 207 First Year Performance Audit - PA Ref #: 361.0**
Description: Poor installation and finish of wood baseboards.
Location: Level 8 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finish work is poor throughout the corridor of the 8th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 209 First Year Performance Audit - PA Ref #: 363.0**
Description: Glue residue on wallpaper at seams.
Location: Level 8 - throughout the corridor

Observation showed glue residue on wallpaper at seams at all locations throughout the corridor of level 8.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 210 First Year Performance Audit - PA Ref #: 364.0**
Description: Incomplete/poor finish of drywall ceiling paint (blotchy finish).
Location: Level 8 - throughout the corridor

Observation showed a hairline crack, discolored and poorly finished on the drywall ceiling paint adjacent stair D at level 8. It may require an expansion joint at the drywall seams.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 211 First Year Performance Audit - PA Ref #: 365.0**
Description: Incomplete caulking of ceiling to wall corner. Some sections have been caulked.
Location: Level 8 - throughout the corridor

Observation showed that one location, at the fire hose, adjacent suite 809, no sealant applied.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 212 First Year Performance Audit - PA Ref #: 366.0**
Description: Glue residue on wood trim.
Location: Level 8 - Suite doors (801, 802, 803, 804, 805, 806, 807, 808, 809, 810).

Observation showed glue residue on wood trim at all suite doors at level 8.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 213 First Year Performance Audit - PA Ref #: 367.0**
Description: Glue residue on wood baseboards.
Location: Level 8 - throughout the corridor

Glue residue was observed on majority of wood baseboards throughout the corridor of level 8.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 214 First Year Performance Audit - PA Ref #: 368.0**
Description: Poor finish (damaged/scratched) of suite doors.
Location: Level 8 - Suite doors (801, 802, 803, 804, 805, 806, 807, 808, 809, 810).

Observation showed visible minor scratches at the following doors: 802, 803 and 809.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 216 First Year Performance Audit - PA Ref #: 370.0**
Description: Incomplete finish of suite door wood threshold.
Location: Level 8 - Suite doors (801, 802, 803, 804, 805, 806, 807, 808, 809, 810).

Observations showed that the suite door wood threshold of suites 801, 802, 803, 804, 805, 806, 807, 808, 809, and 810 is not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 217 First Year Performance Audit - PA Ref #: 373.0**
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Level 8:
- Suite doors (807, 810).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at suite doors of units 807 and 801 at level 8.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 218 First Year Performance Audit - PA Ref #: 374.0**
Description: Incomplete/missing caulking along the top of door frames.
Location: Level 8:
- Suite doors (801, 802, 803, 804, 805, 806, 808, 809).

Observation showed missing caulking along the top of door frames of all identified locations.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

219 First Year Performance Audit - PA Ref #: 376.0

Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.

Location: Level 8 - elevator lobby (4 corners).

The termination/transition between wood baseboard to tile baseboard was observed poorly installed/finished and has open gaps at all corners.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

220 First Year Performance Audit - PA Ref #: 382.0

Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).

Location: Level 8 - top of elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

222 First Year Performance Audit - PA Ref #: 386.0

Description: Peeling wall paper.

Location: Level 8 - adjacent:

- Suite 801.
- Stair B.

Peeling wallpaper was observed at top of suite 801 door and on the sides of stair B door.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

224 First Year Performance Audit - PA Ref #: 390.0

Description: Poor installation and finish of wood baseboards.

Location: Level 7 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finish work is poor throughout the corridor of the 7th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

225 First Year Performance Audit - PA Ref #: 391.0

Description: Poor installation and finish of carpet.

Location: Level 7 - throughout the corridor

Observation showed that carpet was poorly installed and misaligned by 3 inches at the west corridor and 4 inches at the east corridor.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

226 First Year Performance Audit - PA Ref #: 392.0

Description: Glue residue on wallpaper at seams.

Location: Level 7 - throughout the corridor

Observation showed glue residue on wallpaper at seams at majority of locations throughout the corridor of level 7.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

227 First Year Performance Audit - PA Ref #: 394.0

Description: Incomplete caulking of ceiling to wall corner. Some sections have been caulked.

Location: Level 7 - throughout the corridor

Observation showed no caulking of ceiling to wall corners at majority of sections throughout the corridor of level 7.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

228 First Year Performance Audit - PA Ref #: 395.0

Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled.

Location: Level 7 - throughout the corridor

Observation showed a drywall machine edge is not filled at locations at wall to ceiling joint above majority of unit doors throughout the corridor of level 7.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

229 First Year Performance Audit - PA Ref #: 396.0

Description: Glue residue on wood trim.

Location: Level 7 - Suite doors (701, 702, 703, 704, 705, 706, 707, 708, 709, 710).

Observation showed glue residue on wood trim at majority of locations at suite doors at level 7.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 230 First Year Performance Audit - PA Ref #: 397.0**
Description: Glue residue on wood baseboards.
Location: Level 7 - throughout the corridor

Glue residue was observed on majority of wood baseboards at top and sides throughout the corridor of level 7.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 231 First Year Performance Audit - PA Ref #: 398.0**
Description: Poor finish (damaged/scratched) of suite doors.
Location: Level 7 - Suite doors (701, 702, 703, 704, 705, 706, 707, 708, 709, 710).

Observation showed minor visible scratches at the following suite doors: 702, 703, 705, 707 and 708.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 233 First Year Performance Audit - PA Ref #: 400.0**
Description: Incomplete finish of suite door wood threshold.
Location: Level 7 - Suite doors (701, 702, 703, 704, 705, 706, 707, 708, 709, 710).

Observations showed that the suite door wood threshold of suites 701, 702, 703, 704, 705, 706, 707, 708, 709, and 710 is not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 234 First Year Performance Audit - PA Ref #: 403.0**
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Level 7:
- Suite doors (702, 710).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at suite door of units 702 and 710 at level 7.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 235 First Year Performance Audit - PA Ref #: 404.0**
Description: Incomplete/missing caulking along the top of door frames.
Location: Level 7:
- Suite doors (701, 703, 704, 705, 706, 707, 708, 709).

Missing caulking along the top of door frames of suite doors of units 701, 703, 704, 706, and 707 only at level 7.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

237 First Year Performance Audit - PA Ref #: 415.0

Description: Large open gap between tile floor and bottom of elevator door frame.

Location: Level 7 - elevator doors.

Large open gap (not sealed) between tile floor and bottom of elevator door frame.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

238 First Year Performance Audit - PA Ref #: 418.0

Description: Peeling wall paper.

Location: Level 7 - adjacent Suite 702, 704, 705, 707, 709, 710, elevator door and elevator lobby.

Peeling wallpaper was observed adjacent Suite doors of 702, 704, 705, 707, 709, 710, elevator door and elevator lobby.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

239 First Year Performance Audit - PA Ref #: 421.0

Description: Bowed suite door threshold.

Location: Level 7 - Suite 710.

Observation showed that the door threshold of suite # 710 is bowed.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

241 First Year Performance Audit - PA Ref #: 425.0

Description: Poor installation and finish of wood baseboards.

Location: Level 6 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finish work is poor throughout the corridor of the 6th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

242 First Year Performance Audit - PA Ref #: 426.0

Description: Poor installation and finish of carpet.

Location: Level 6 - throughout the corridor

Observation showed that carpet at east side corridor only was not installed properly, misaligned by 2 inches.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

243 First Year Performance Audit - PA Ref #: 427.0

Description: Glue residue on wallpaper at seams.

Location: Level 6 - throughout the corridor

Observation showed glue residue on wallpaper at seams at all locations throughout the corridor of level 6.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 244 First Year Performance Audit - PA Ref #: 429.0**
Description: Incomplete caulking of ceiling to wall corner. Some sections have been caulked.
Location: Level 6 - throughout the corridor

No caulking observed at any ceiling to wall corner location throughout the corridor.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 246 First Year Performance Audit - PA Ref #: 431.0**
Description: Glue residue on wood trim.
Location: Level 6 - Suite doors (601, 602, 603, 604, 605, 606, 607, 608, 609, 610).

Observation showed glue residue on wood trim at majority of locations at suite doors at level 6.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 247 First Year Performance Audit - PA Ref #: 432.0**
Description: Glue residue on wood baseboards.
Location: Level 6 - throughout the corridor

Glue residue was observed on majority of wood baseboards throughout the corridor of level 6.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 248 First Year Performance Audit - PA Ref #: 433.0**
Description: Poor finish (damaged/scratched) of suite doors.
Location: Level 6 - Suite doors (601, 602, 603, 604, 605, 606, 607, 608, 609, 610).

Observation showed scratches at the following suite doors: # 601, 603, 604 and 609.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 250 First Year Performance Audit - PA Ref #: 435.0**
Description: Incomplete finish of suite door wood threshold.
Location: Level 6 - Suite doors (601, 602, 603, 604, 605, 606, 607, 608, 609, 610).

Observations showed that the suite door wood threshold of suites 601, 602, 603, 604, 605, 606, 607, 608, 609, and 610 is not finished.



This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 251 First Year Performance Audit - PA Ref #: 437.0**
Description: Bent/warped door.
Location: Level 6 - garbage chute room, Stair B, Stair D.

Observation showed that the frame of the door to the garbage chute room is crooked. No other issues observed.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 252 First Year Performance Audit - PA Ref #: 438.0**
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Level 6:
- Suite doors (606, 607, 610).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at the suite doors of units 606, 607 and 610 at level 6.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 253 First Year Performance Audit - PA Ref #: 439.0**
Description: Incomplete/missing caulking along the top of door frames.
Location: Level 6:
- Suite doors (601, 602, 603, 604, 605, 608, 609).

Observation showed that caulking was missed along the top of door frames at all identified locations.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 255 First Year Performance Audit - PA Ref #: 441.0**
Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.
Location: Level 6 - elevator lobby (4 corners).

Observation showed wide gaps and missing caulking at termination of wood baseboard to tile baseboard.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 257 First Year Performance Audit - PA Ref #: 450.0**
Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).
Location: Level 6 - top of elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

258 First Year Performance Audit - PA Ref #: 451.0

Description: Peeling wall paper.

Location: Level 6 - adjacent:

- Suite 601, 602, 603, 604, 607, 608, 609.

- Elevator doors.

Peeling wallpaper was observed adjacent to Suite doors of 601, 602, 603, 604, 607, 608, 609 and elevator doors.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

262 First Year Performance Audit - PA Ref #: 456.0

Description: Poor installation and finish of wood baseboards.

Location: Level 5 - throughout the corridor

Observation showed poor installation of wood baseboards at three location, and finish work is poor throughout the corridor of the 5th level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

264 First Year Performance Audit - PA Ref #: 458.0

Description: Glue residue on wallpaper at seams.

Location: Level 5 - throughout the corridor

Observation showed glue residue on wallpaper at seams at all locations throughout the corridor of level 5.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

265 First Year Performance Audit - PA Ref #: 459.0

Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.

Location: Level 5 - throughout the corridor

Observation showed poor finishes (peeling and not sealed) of wallpaper at baseboards at majority of locations throughout the corridor of level 5.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 266 First Year Performance Audit - PA Ref #: 461.0**
Description: Incomplete caulking of ceiling to wall corner. Some sections have been caulked.
Location: Level 5 - throughout the corridor
- Observation showed no caulking of ceiling to wall corner throughout the corridor.
 This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 267 First Year Performance Audit - PA Ref #: 462.0**
Description: Incomplete caulking at perimeter of suite door wood trim. Some sections have been caulked.
Location: Level 5 - throughout the corridor
- Observation showed no caulking of suite door wood trim at many locations throughout the corridor.
 This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 269 First Year Performance Audit - PA Ref #: 464.0**
Description: Glue residue on wood trim.
Location: Level 5 - Suite doors (501, 502, 503, 504, 505, 506, 507, 508, 509, 510).
- Observation showed glue residue on wood trim at majority of locations at suite doors at level 5.
 This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 270 First Year Performance Audit - PA Ref #: 465.0**
Description: Glue residue on wood baseboards.
Location: Level 5 - throughout the corridor
- Glue residue was observed on majority of wood baseboards throughout the corridor of level 13.
 This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.
- 271 First Year Performance Audit - PA Ref #: 466.0**
Description: Poor finish (damaged/scratched) of suite doors.
Location: Level 5 - Suite doors (501, 502, 503, 504, 505, 506, 507, 508, 509, 510).
- Observation showed major scratches at the following suite doors: 501, 502, 503, 504, 506, 507 and 508.
 This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

273 First Year Performance Audit - PA Ref #: 468.0

Description: Incomplete finish of suite door wood threshold.

Location: Level 5 - Suite doors (501, 502, 503, 504, 505, 506, 507, 508, 509, 510).

Observations showed that the suite door wood threshold of suites 501, 502, 503, 504, 505, 506, 507, 508, 509, and 510 is not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

274 First Year Performance Audit - PA Ref #: 471.0

Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).

Location: Level 5:

- Suite doors (502, 507, 510).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at suite doors of units 502, 507 and 510 at level 5.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

275 First Year Performance Audit - PA Ref #: 472.0

Description: Incomplete/missing caulking along the top of door frames.

Location: Level 5:

- Suite doors (501, 503, 504, 505, 506, 508, 509).

Observation showed no caulking installed along the top of door frames at all identified locations.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

276 First Year Performance Audit - PA Ref #: 473.0

Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.

Location: Level 5 - throughout the corridor

Observation showed no issues except at the fire fighters phone location at the east side corridor where wall paper was observed poorly installed

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

277 First Year Performance Audit - PA Ref #: 475.0

Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.

Location: Level 5 - elevator lobby (4 corners).

Observation showed poor finishes at termination of wood baseboard to tile baseboard at 4 corners of elevator lobby.



This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

279 First Year Performance Audit - PA Ref #: 484.0

Description: Peeling wall paper.

Location: Level 5 - adjacent:

- Suite 501, 503, 505, 506, 507, 509, 510.

- Bulkhead in elevator lobby.

- Stair D.

Peeling wallpaper was observed at different locations adjacent to Suite doors of 501, 503, 505, 506, 507, 509, 510.

Missing wallpaper was observed at bulkhead in elevator lobby.

Missing and vandalized wallpaper reported by WSCC 591 at suite 507 and at wall adjacent to elevator doors.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

280 First Year Performance Audit - PA Ref #: 489.0

Description: Detached/pulled away wood baseboard from wall.

Location: Level 5 - adjacent Stair D.

A detached/pulled away wood baseboard from wall was observed adjacent stair D at level 5.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

282 First Year Performance Audit - PA Ref #: 491.0

Description: Poor installation and finish of wood baseboards.

Location: Level 4 - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finish work is poor throughout the corridor of the 4th level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

283 First Year Performance Audit - PA Ref #: 492.0

Description: Poor installation and finish of carpet.

Location: Level 4 - throughout the corridor

Observation showed no issues except for carpet voids showing at one location below the fire hose compartment at west corridor.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

284 First Year Performance Audit - PA Ref #: 493.0

Description: Glue residue on wallpaper at seams.

Location: Level 4 - throughout the corridor

Observation showed glue residue on wallpaper at seams at many locations throughout the corridor of level 4.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 285 First Year Performance Audit - PA Ref #: 494.0**
Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.
Location: Level 4 - throughout the corridor

Observation showed poor finishes (not cut straight, peeling and not sealed) of wallpaper at baseboards at majority of locations throughout the corridor of level 4.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 286 First Year Performance Audit - PA Ref #: 497.0**
Description: Glue residue on wood trim.
Location: Level 4 - Suite doors (401, 402, 403, 404, 405, 406, 407, 408, 409).

Observation showed glue residue on wood trim at majority of locations at suite doors at level 4.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 287 First Year Performance Audit - PA Ref #: 498.0**
Description: Glue residue on wood baseboards.
Location: Level 4 - throughout the corridor

Glue residue was observed on majority of wood baseboards throughout the corridor of level 4.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 288 First Year Performance Audit - PA Ref #: 499.0**
Description: Poor finish (damaged/scratched) of suite doors.
Location: Level 4 - Suite doors (401, 402, 403, 404, 405, 406, 407, 408, 409).

Damages/scratches were observed at the following suite doors # 402, 403, 404 and 406.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 290 First Year Performance Audit - PA Ref #: 501.0**
Description: Incomplete finish of suite door wood threshold.
Location: Level 4 - Suite doors (401, 402, 403, 404, 405, 406, 407, 408, 409).

Observations showed that the suite door wood threshold of suites 401, 402, 403, 404, 405, 406, 407, 408, and 409 is not finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 291 First Year Performance Audit - PA Ref #: 504.0**
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Level 4:
- Stair B door.
 - Stair D door.
 - Electrical closet door.
 - Garbage chute door.
 - Party Room door.
 - Suite doors (401, 402, 403, 404, 405, 406, 407, 408, 409).

Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at mentioned locations at level 4.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 292 First Year Performance Audit - PA Ref #: 505.0**
Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.
Location: Level 4 - throughout the corridor

Observation showed poor finishes and missing caulking at all identified locations throughout the corridor.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 294 First Year Performance Audit - PA Ref #: 507.0**
Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.
Location: Level 4 - elevator lobby (4 corners).

Observation showed wide gaps and missing caulking at termination of wood baseboard to tile baseboard.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 297 First Year Performance Audit - PA Ref #: 521.0**
Description: Peeling wall paper.
Location: Level 4 - adjacent:
- Suite 401, 404, 407, 408, 409.
 - Party room door.
 - At wood paneling termination.

peeling wallpaper was observed adjacent to suite doors of 401, 404, 407, 408, 409 and party room door and at wood paneling termination

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

298 First Year Performance Audit - PA Ref #: 522.0

Description: Detached/pulled away wood baseboard from wall.

Location: Level 4 - adjacent:

- Suite 401, 404, 405, 407, 408, 409.

- Stair B and D.

Observation showed that the wood baseboards are pulled away from wall adjacent suites 401, 404, 405 and stair B and D.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

299 First Year Performance Audit - PA Ref #: 526.0

Description: Incomplete/poor finish of transition between wood paneling and wallpaper.

Location: Level 4 - elevator lobby.

Observation showed poor finishes at edges of transition between wood paneling and wallpaper at the elevator lobby.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

304 First Year Performance Audit - PA Ref #: 535.0

Description: Incomplete/poor installation of wall tile around plumbing under the vanity.

Location: Level 4 - Party Room - bathroom.

Observation showed that couple of wall tiles are missing/not installed around plumbing under the vanity at the party room bathroom.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

312 First Year Performance Audit - PA Ref #: 571.0

Description: Poor installation and finish of wood baseboards.

Location: Level 3 - throughout the corridor

Observation showed wood baseboards installation is poor (nails popping out, stapes etc.) and the finish work is poor throughout the corridor of the 3rd level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 313 First Year Performance Audit - PA Ref #: 573.0**
Description: Glue residue on wallpaper at seams.
Location: Level 3 - throughout the corridor

Observation showed glue residue on wall paper at majority of seams at level 3.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 314 First Year Performance Audit - PA Ref #: 574.0**
Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.
Location: Level 3 - throughout the corridor

Observation showed peeling/not cut straight of wall paper at baseboards mostly everywhere at level 3 corridor.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 315 First Year Performance Audit - PA Ref #: 576.0**
Description: Glue residue on wood baseboards.
Location: Level 3 - throughout the corridor

Observation showed glue residue left on wood baseboards at many locations throughout the corridor of level 3.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 316 First Year Performance Audit - PA Ref #: 580.0**
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Level 3:
- Stair B door.
 - Stair D door.
 - Electrical closet door.
 - Garbage chute door.
 - Guest Suite door.
 - Media room door.
 - Gym door.
 - Janitor room.

Poor finish and missing caulking at wallpaper to door frame perimeter was observed at all mentioned locations at level 3.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

317 First Year Performance Audit - PA Ref #: 581.0

Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.

Location: Level 3 - throughout the corridor

Observation showed poor finishes of wallpaper to make-up-air grill and fire hose cabinet at the corridor of level 3.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

319 First Year Performance Audit - PA Ref #: 595.0

Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).

Location: Level 3 - elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

320 First Year Performance Audit - PA Ref #: 598.0

Description: Large open gap between tile floor and bottom of elevator door frame.

Location: Level 3 - elevator doors.

Observation showed 10-15 mm open gaps between the tile floor and bottom of elevator door frame.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

321 First Year Performance Audit - PA Ref #: 599.0

Description: Peeling wall paper.

Location: Level 3 - adjacent:

- Guest Suite.
- Media room door.
- Gym door.

Observation showed peeling and poorly cut wall paper adjacent to guest suite, media room, and gym doors.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

323 First Year Performance Audit - PA Ref #: 607.0

Description: Incomplete/poor finish and location of electrical box above door.

Location: Level 3 - media room door.

Observation showed that the wall paper wasn't finished properly around the electrical box above the media room door. WSCC 591 did not demonstrate any issue in regards to the electrical box location.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 324 First Year Performance Audit - PA Ref #: 609.0**
Description: Incomplete/poor finish of door frame.
Location: Level 3 - media room and gym room doors.

Observation showed the media and gym doors are poorly finished.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 334 First Year Performance Audit - PA Ref #: 632.0**
Description: Glue residue on wallpaper at seams.
Location: Level 2 - throughout the corridor

Observation showed glue residue on wallpaper at seams at a few localized locations within the corridor of level 2.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 335 First Year Performance Audit - PA Ref #: 633.0**
Description: Incomplete/poor finish (not cut straight, peeling) of wallpaper at baseboards.
Location: Level 2 - throughout the corridor

Observation showed poor finishes (not cut straight, peeling and not sealed) of wallpaper at baseboards at majority of locations throughout the corridor of level 2.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 336 First Year Performance Audit - PA Ref #: 638.0**
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Level 2:
- Stair B door.
 - Stair D door.
 - Electrical closet door.
 - Locker room doors.

Incomplete wall paper installation at locker room doors and Loose/peeling wallpaper and missing caulking at wallpaper to door frame perimeter was observed at all other mentioned locations at level 3.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

337 First Year Performance Audit - PA Ref #: 639.0

Description: Incomplete/poor finish of wallpaper to make-up air grill, fire pull stations, fire fighters phone, fire system plates.

Location: Level 2 - throughout the corridor

Observation showed poor finishes of wallpaper to fire pull stations and fire fighters phone.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

338 First Year Performance Audit - PA Ref #: 647.0

Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).

Location: Level 2 - elevator doors.

J-mold observed exposed at the elevator door frame perimeter and not finished properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

339 First Year Performance Audit - PA Ref #: 648.0

Description: Peeling wall paper.

Location: Level 2 - adjacent:

- Stair D.
- Locker room doors.
- Elevator lobby.

Peeling wallpaper was observed at all identified locations.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

340 First Year Performance Audit - PA Ref #: 653.0

Description: Incomplete finish/construction of wall (paint, wallpaper, etc.)

Location: Level 2 - adjacent north locker room door.

Observation showed incomplete installation of wall paper adjacent north locker room door at level 2.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

341 First Year Performance Audit - PA Ref #: 654.0

Description: Incomplete/poor finish of wallpaper around key FOB panel.

Location: Level 2 - adjacent south locker room door.

Observation showed very poor finish of wallpaper around key FOB panel adjacent south room door at level 2.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 344 First Year Performance Audit - PA Ref #: 661.0**
Description: Poor installation and finish of wood baseboards.
Location: Ground Level - throughout the corridor

Observation showed wood baseboards installation is fine, however, the finish work is very poor throughout the corridor of the ground level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 348 First Year Performance Audit - PA Ref #: 667.0**
Description: Exterior doors are affected by high winds, resulting in doors being whipped open with the wind causing damaged/warped doors. Windshield installed are not adequate. This causes a safety problem for people opening the door.
Location: Ground Level - main entrance vestibule.

Observation showed that the exterior doors of the main entrance vestibule at ground level doesn't fully open or shut properly when operated. Also, doesn't open when a handicap button is pushed, from inside and outside, this situation creates a safety concerns and lack of good performance.

WSCC 591 indicated that the exterior doors have experienced frequent hinges failures, specifically when there is a high wind. There were many repairs attempts conducted by the General Contractor (acting on behalf of the Trustee), however, the exterior doors kept failing.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 349 First Year Performance Audit - PA Ref #: 671.0**
Description: Incomplete/poor finish of ceiling to window frame, creating a gap.
Location: Ground Level - main entrance vestibule.

Observation showed a fairly wide gap at perimeter of ceiling to window frame at the main entrance vestibule.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 350 First Year Performance Audit - PA Ref #: 672.0**
Description: Bent/damaged window frame corner.
Location: Ground Level - lobby - adjacent entrance vestibule.

Observation showed construction damages to window frame corner located at ground level (lobby) adjacent to entrance vestibule).

This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.

351 First Year Performance Audit - PA Ref #: 673.0

Description: Incomplete/poor finish of tile to window frame, creating a gap.
Location: Ground Level - lobby - adjacent entrance vestibule.

Observation showed incomplete finish of tile to window frame, creating a gap, located at ground level (lobby) adjacent to entrance vestibule)

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

352 First Year Performance Audit - PA Ref #: 682.0

Description: Lobby stairs do not meeting requirements of the Ontario Building Code 2006 (OBC 2006 - 3.4.6.8) and the architectural design drawings.
Location: Ground Level - lobby.

Lobby stairs and specifically threads/runs were measured to be varied between 245 mm and 250 mm. This is a violation of the requirement of sentence 3.4.6.8 (1) of the Ontario Building Code (OBC), which specify that for stairs shall have a run of not less than 255 mm and not more than 355 mm between successive steps.

This is a violation of the *Ontario Building Code* and is, therefore, a breach of the *One Year Building Code Warranty*.

355 First Year Performance Audit - PA Ref #: 687.0

Description: Missing bolts are several baseplate locations.
Location: Ground Level - lobby stair railings.

Observation showed four bolts were missing.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

356 First Year Performance Audit - PA Ref #: 689.0

Description: Railing posts are not plumb - adjacent concierge desk.
Location: Ground Level - lobby stair railings.

Observation showed that two railing posts adjacent to concierge desk were not plumb.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

357 First Year Performance Audit - PA Ref #: 690.0

Description: Incomplete/poor finish of tile floor edging along the length of the railings.
Location: Ground Level - lobby stairs

Observation showed poor and incomplete finishes of tile floor edging adjacent concierge desk and areas at ground level, adjacent lobby stairs.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.



- 359 First Year Performance Audit - PA Ref #: 693.0**
Description: Incomplete finish of drywall and wallpaper within concierge desk area.
Location: Ground Level - lobby.
- Observation showed incomplete finishes of drywall and wallpaper within concierge desk area at ground level of the lobby area.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 360 First Year Performance Audit - PA Ref #: 694.0**
Description: Cracked floor tile.
Location: Ground Level - lobby (top of stairs).
- Two cracked floor tiles were observed located at top of stairs at the ground level.
- This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.
- 369 First Year Performance Audit - PA Ref #: 714.0**
Description: Door frame and door is damage and incomplete paint finish.
Location: Ground Level - North corridor door.
- Observation showed the door paint of the north corridor at ground level is flaking and incomplete.
- This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.
- 371 First Year Performance Audit - PA Ref #: 722.0**
Description: Poor finish (damaged/scratched) of suite doors.
Location: Ground Level:
 - North corridor adjacent units TH5, TH6, TH7, TH8.
 - South corridor adjacent Units TH1, TH2, TH3, TH4.
- Observation showed deep scratches/damages at all north/south corridor adjacent units except for the door of unit TH8.
- This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.
- 373 First Year Performance Audit - PA Ref #: 724.0**
Description: Incomplete finish of suite door wood threshold.
Location: Ground Level:
 - North corridor adjacent units TH5, TH6, TH7, TH8.
 - South corridor adjacent Units TH1, TH2, TH3, TH4.
- Observation showed the finish of wood threshold of all suite doors at ground level is incomplete.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 374 First Year Performance Audit - PA Ref #: 725.0**
Description: Detached/pulled away wood baseboard from wall.
Location: Ground Level:
 - North corridor adjacent units TH5, TH6, TH7, TH8.
 - South corridor adjacent Units TH1, TH2, TH3, TH4.

Observation showed the wood baseboard is pulled/detached away from wall at all identified locations.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 376 First Year Performance Audit - PA Ref #: 730.0**
Description: Construction debris (paint, plaster, dirt, glue residue) on wood baseboard.
Location: Ground Level - throughout:
 - North corridor units TH5, TH6, TH7, TH8.
 - South corridor units TH1, TH2, TH3, TH4.

Observation showed glue residue on the majority of the wood baseboard throughout the North/south corridors at ground level.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 377 First Year Performance Audit - PA Ref #: 735.0**
Description: Incomplete wood trim of suite door.
Location: Ground Level - south corridor Unit TH2.

Observation showed incomplete wood trim of suite door of unit TH2 at the south corridor at ground level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 378 First Year Performance Audit - PA Ref #: 740.0**
Description: Detached/missing insulation along ceiling.
Location: Ground Level - garbage room, near overhead door.

Observation showed missing insulation along the ceiling of the garage room near overhead door at the ground level.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 380 First Year Performance Audit - PA Ref #: 745.0**
Description: Incomplete/poor paint finish on door and frame.
Location: Ground Level - north corridor:
 - Garage vestibule doors (x2).
 - Locker room door adjacent Unit TH5.



Observation showed the paint finish is incomplete on door and frame of garage vestibule doors at north corridor of ground level. The locker room door adjacent unit TH5 is observed complete.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

382 First Year Performance Audit - PA Ref #: 749.0

Description: Crooked installation of fire hose cabinet.

Location: Ground Level - north corridor - adjacent TH5 and TH8.

Observation showed the fire hose cabinet installation is crooked. There is open gaps to wall on all sides .

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

385 First Year Performance Audit - PA Ref #: 762.0

Description: Incomplete/poor finish of sloped metal roof to stucco wall at top edge. Unprotected opening can allow for water penetration

Location: Mechanical penthouse roof, top corners adjacent make-up air unit and cooling tower.

General Contractor (GC) acting on behalf of the trustee, indicated this issue is outstanding and is in progress of completion.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

386 First Year Performance Audit - PA Ref #: 763.0

Description: Deteriorated/debonded stucco finish on wall.

**Location: - Northwest corner of mechanical penthouse near make-up air unit.
- Northeast corner of mechanical penthouse near cooling tower.**

General Contractor (GC) acting on behalf of the trustee, indicated this issue is outstanding and is in progress of completion.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

387 First Year Performance Audit - PA Ref #: 766.0

Description: Damaged/hole in stucco wall.

Location: Southeast side of mechanical penthouse.

General Contractor (GC) acting on behalf of the trustee, indicated this issue is outstanding and is in progress of completion.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

388 First Year Performance Audit - PA Ref #: 768.0

Description: Incomplete/poor finish of top edge of block wall enclosure. With open top edge and holes of concrete blocks, where the steel framed roof sits on the wall enclosure.

Location: Along wall enclosure around cooling tower, generator, make-up air unit.

General Contractor (GC) acting on behalf of the trustee, indicated this issue is outstanding and is in progress of completion.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

393 First Year Performance Audit - PA Ref #: 777.0

Description: Construction cleaning not completed on balconies, terraces, windows, walls, etc.

Location: North elevation, typical throughout.

WSSC 591 referred to incomplete construction cleaning at the following location:

GPH2 - Observation showed the following:

- Sealant residues on window wall glazing at balcony.

Unit 1701 - Observation showed the following:

- Red residues/spots on dining room balcony.
- Scratches on exterior of aluminum sliding door panels.
- White residues on sliding door glass.
- Red liquid/spill scattered all over the pre-cast concrete panel outside the living room window

Unit 1603 - Observation shoed the following:

- Wood debris at top of balcony soffit.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

395 First Year Performance Audit - PA Ref #: 779.0

Description: Incomplete/poor finish of paint patches on slab soffit.

Location: North Elevation - Suite 407.

Observation showed two square patches of missing paint on balcony soffit of suite 407.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

396 First Year Performance Audit - PA Ref #: 781.0

Description: Balcony divider panels are not installed in the correct location, creating different sizes of balcony area for each unit that vary from the drawings.

Location: North Elevation - 06&07 Suites levels 4 to 14.

General contractor (GC) acting on behalf of the Trustee, indicated that the balcony dividers panels were installed at the center of the balcony/terraces. the dividers must be installed to conform to the party wall partition of each unit per drawings. GC to correct the installation weather permitting.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

401 First Year Performance Audit - PA Ref #: 792.0

Description: Damaged stucco finish adjacent entrance door (top right corner).

Location: North Elevation - Suite TH05.

observation showed damaged EIFS finish adjacent entrance door of suite TH05 at top right corner of wall.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

402 First Year Performance Audit - PA Ref #: 793.0

Description: Chipped/delaminated corner of precast window header detail.

Location: North Elevation - Suite TH06, 2nd floor window.

The middle precast window header detail located at the 2nd floor of suite TH06 observed chipped at two locations.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

403 First Year Performance Audit - PA Ref #: 794.0

Description: Chipped/delaminated corner of precast window sill detail.

Location: North Elevation - Suite TH06, 2nd floor window.

The left precast window sill detail located at the 2nd floor of suite TH06 observed chipped at one location.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

404 First Year Performance Audit - PA Ref #: 795.0

Description: Chipped/delaminated corner of precast window sill detail.

Location: North Elevation - Suite TH08, ground floor.

The precast window sill detail located at ground floor of suite TH08 observed chipped/delaminated at four locations.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

405 First Year Performance Audit - PA Ref #: 796.0

Description: Incomplete/missing door bell.

Location: North Elevation - Exterior porch of Suite TH06, TH07.

Observation showed that the door bell of suite TH06 is not installed/finished. Door bell of suite TH07 is installed.

Delay Beyond Max Permitted

407 First Year Performance Audit - PA Ref #: 801.0

Description: Incomplete/missing handrail on concrete steps. Use of temporary wood handrail is not acceptable.

Location: North Elevation - west access steps.

Observation showed a temporary wood handrail with 2x4 wood studs installed at the west access entrance step. Permanent Handrails should be installed.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

416 First Year Performance Audit - PA Ref #: 811.0

Description: Construction cleaning not completed on balconies, terraces, windows, walls, etc.

Location: West elevation, typical throughout.

observation showed construction debris at various locations at the west elevation, specifically on the precast panel wall between the main entrance way and adjacent TH.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

418 First Year Performance Audit - PA Ref #: 815.0

Description: Missing/detached railing baseplate cover.

Location: West Elevation - Entrance porch of Suite TH01.

Observation showed the railing baseplate cover is missing at the entrance porch of suite TH01.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

419 First Year Performance Audit - PA Ref #: 816.0

Description: Missing/detached railing post cap.

Location: West Elevation - Entrance porch of Suite TH01.

Observation showed the railing post cap is missing at the entrance porch of suite TH01.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

420 First Year Performance Audit - PA Ref #: 818.0

Description: Chipped/delaminated corner of precast window header detail.
Location: West Elevation - Suite TH01 - 3rd floor window.

WSSC 591 referred to 2nd floor middle window header detail for suite TH01 at the west elevation. Observation showed that header was chipped in the middle.

This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.

430 First Year Performance Audit - PA Ref #: 831.0

Description: Debonded/cracked stucco finish.
Location: Suite TH4 - top left corner of sliding door on terrace.

Observation showed the stucco finish surface is cracked at the top left corner of sliding door on suite TH4 terrace.

This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.

434 First Year Performance Audit - PA Ref #: 835.0

Description: Incomplete/poor paint patch on soffit.
Location: Suite 407 - terrace.

observation showed two locations measured approximately 4 inches x 4 inches of incomplete paint patches.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

438 First Year Performance Audit - PA Ref #: 839.0

Description: Scratched top rail of railing.
Location: Suite 406.

Observation showed that the top rail of railing is scratched at suite 406.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

439 First Year Performance Audit - PA Ref #: 840.0

Description: Pitted/divets in concrete slab surface.
Location: Suite 704.

Concrete balcony slab at suite 704 was observed having many small pitted areas and remnants from construction. Section 2.2 of CE CPG indicated that balcony finishes should be free of left-over materials from construction.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

445 First Year Performance Audit - PA Ref #: 848.0

Description: Poor installation/finish of wood sill trim for balcony door.
Location: Suite 1106.

Observation showed the wood sill trim for north balcony door of suit 1106 is poorly installed and finished.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 449 First Year Performance Audit - PA Ref #: 852.0**
Description: Construction debris on top rail of railing.
Location: Suite 1106.

Observation showed paint splattered on top rail of railing at balcony of suite 1106.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 450 First Year Performance Audit - PA Ref #: 853.0**
Description: Construction debris on slab surface (blotchy, staining, rust stains, etc.)
Location: Suite 1106.

Rust stains, and marking from construction was observed on slab surface of suite 1106. Per section 2.2 of CE CPG, balcony finishes should be free of left-over markings from construction.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 454 First Year Performance Audit - PA Ref #: 862.0**
Description: Glazing tape for insulated glazing unit is displaced/squeezing out.
Location: Suite 1603 (kitchen).

WSSC 591 referred to master bedroom insulated glazing unit which observed to be displaced and/or squeezed out at middle and top of the left hand side of the window.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 455 First Year Performance Audit - PA Ref #: 863.0**
Description: Window latch catch latch when opening and does not operate properly.
Location: Suite 1603 (kitchen).

WSSC 591 referred to master bedroom window, the catch latch observed not latching properly and need adjustment.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 456 First Year Performance Audit - PA Ref #: 864.0**
Description: Loose/detached railing glass insert holder.
Location: Suite 1603 (northeast side of balcony).

observation showed that the railing glass insert holder is loose/detached at the northeast side of suite 1603 balcony.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 459 First Year Performance Audit - PA Ref #: 869.0**
Description: Rubber seal of sliding door is bulged.
Location: Suite 1603.

Observation showed the rubber seal of sliding door is bulged at the handle.

This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.

- 461 First Year Performance Audit - PA Ref #: 883.0**
Description: Construction debris on window frame.
Location: Suite GPH1 (northwest terrace).

A glue residue observed on top of window frame at the northwest terrace of suite GPH1

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 462 First Year Performance Audit - PA Ref #: 884.0**
Description: Light fixture is not flush with precast panel and missing caulking, electrical box is exposed.
Location: - Suite GPH1 (northwest terrace).
- Suite GPH1 (northeast balcony).
- Suite GPH1 (west terrace).
- Suite GPH1 (west balcony).
- Suite GPH1 (northeast balcony).

Observation showed light fixtures/electrical box located at all identified locations are not flushed, and missing sealant at the perimeter.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 464 First Year Performance Audit - PA Ref #: 888.0**
Description: Missing/detached spandrel panel.
Location: Suite GPH2 (northeast terrace).

Two spandrel panels were observed missing at the northeast terrace of suite GPH 2.

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.



- 465 First Year Performance Audit - PA Ref #: 892.0**
Description: Incomplete/poor finish of precast coping stone edge near corner of window wall.
Location: Suite GPH1 (northwest terrace).

A precast coping stone edge near corner of window wall was observed poorly cut to suit/finish the corner.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 468 First Year Performance Audit - PA Ref #: 897.0**
Description: Incomplete/missing exterior electrical outlet, with unused/exposed conduit.
Location: Suite GPH3 (north side of terrace).

Observation showed a conduit is exposed and not in use located at the north side of terrace of GPH3.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 469 First Year Performance Audit - PA Ref #: 898.0**
Description: Construction debris on window frame.
Location: Suite GPH3 (north side of terrace).

Foam residue was observed on window frame located at the north side terrace of GPH3.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 471 First Year Performance Audit - PA Ref #: 900.0**
Description: Misaligned concrete sidewalk to precast concrete steps.
Location: Unit TH5 & TH6.

The concrete sidewalk in front of units TH5 and TH6 was observed to be misaligned to precast concrete steps by 2 inches (5 cm).

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 474 First Year Performance Audit - PA Ref #: 907.0**
Description: Deteriorated/spalled corner of brick precast panel and poor finish of caulked corner joint.
Location: Loading dock area.

Observation showed deteriorated corner of brick precast panel and poorly caulked corner joint located at the loading dock area.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

475 First Year Performance Audit - PA Ref #: 908.0

Description: Poor brick wall patch, with mortar joint and brick colours that don't match.

Location: Adjacent loading dock area.

Observation showed that brick wall patch, with mortar joint and brick colors does have variation of color (dark and light) when viewed from 6 m under normal lighting conditions. Therefore, under section 4.21 of the Construction Performance Guidelines - Third Edition (CPG), this particular section of the wall which measures approximately section of the wall shall be repaired.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

477 First Year Performance Audit - PA Ref #: 910.0

Description: Loose lamp standard light fixture to base.

Location: Adjacent entrance driveway from Park Street.

observation showed the standard light fixture adjacent entrance driveway from Park street, is loose at base.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

479 First Year Performance Audit - PA Ref #: 914.0

Description: Active/signs of water leakage through soffit.

Location: Level P3 - Near exhaust staff adjacent Stall 1.

Observation showed water leakage stain, rust stain indicating there was an active leakage from the above soffit.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

481 First Year Performance Audit - PA Ref #: 919.0

Description: Inadequate slope in slab to drain, resulting in ponding/standing water around the drain. Drain is not the low spot.

Location: Level P3 - In drive aisle adjacent Stall 4.

Observation showed standing water ponding away from drain of more than 6 mm in an area measured approximately 1.2 m x 1.0 m located in the middle of drive aisle adjacent stall # 4. This area could not be avoided by pedestrians. For more clarification, please check section 1.8 of CE CPG.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

485 First Year Performance Audit - PA Ref #: 945.0

Description: Poor installation of door frame, with the door frame sitting higher than the slab creating a large gap between bottom of frame and slab.

Location: Level P3 - Locker room door adjacent Stall 13.

Observation showed that some repairs been completed to the locker room door frame located adjacent stall 13 at P3 level by the General Contractor acting on behalf of the Trustee. however, still some sanding and painting of the frame is needed.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

486 First Year Performance Audit - PA Ref #: 946.0

Description: Poor installation of door frame, with the door frame sitting higher than the slab creating a large gap between bottom of frame and slab.

Location: Level P3 - Garage vestibule door adjacent Stall 8.

Observation showed that some repairs been completed to the garage vestibule door frame located adjacent stall 8 at P3 level by the General Contractor acting on behalf of the Trustee. however, still some sanding and painting of the frame is needed.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

491 First Year Performance Audit - PA Ref #: 963.0

Description: Inadequate slope in slab to drain, resulting in ponding/standing water around the drain. Drain is not the low spot.

Location: Level P2 - Adjacent to the vestibule stairs and ramp near Stall 7.

Observation showed a standing water ponding of more 6 mm in depth, measured approximately 1.2 m x 1.2 m adjacent to the vestibule stairs and ramp near stall 7. The General Contractor acting on behalf of the Trustee had repaired the area and provided a groove in the concrete slab so the water can move through to drain, however, the water is still ponding but with limited depth. The method of repair appeared inadequate and there should be further repairs to eliminate any water ponding at the area. for more clarity, please check section 1.8 of CE CPG.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

498 First Year Performance Audit - PA Ref #: 994.0

Description: Inadequate slope in slab to drain, resulting in ponding/standing water near exit door, causing water leakage into stairwell A and water damage to door frame and walls.

Location: Level P1 - Adjacent Stall 13 - leading to garage vestibule.

Observation showed a standing water/signs/ponding at multiple locations adjacent stall 13 at P1 level, of more than 6 mm measured at two localized spots, adjacent to stair A, signs of water damages at bottom of wall and door/frame of the stair A exit door. This is a high pedestrian traffic area, in and out of the main exit to the garage. For more clarity, please check section 1.8 of CE CPG.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

499 First Year Performance Audit - PA Ref #: 997.0

Description: Inadequate slope in slab to drain, resulting in ponding/standing water around the drain. Drain is not the low spot.

Location: Level P1 - Stall 40.

Observation showed standing water ponding at rear of stall # 40 at P1 level, away from drain, measured more than 6 mm in an area (circle), measured approximately 1.2 m in radius. For more clarification, please check section 1.8 of CE CPG.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

501 First Year Performance Audit - PA Ref #: 1000.0

Description: Incomplete/missing paint finish floor.

Location: Level P1 - Within garage vestibule entrance near the main lobby.

Observation showed that the floor paint finish is deteriorated.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

502 First Year Performance Audit - PA Ref #: 1002.0

Description: Construction debris and materials left in parking stalls.

Location: Level P1 - Stalls 39, 40.

Observations showed construction debris/left over materials were left in parking stalls # 39 and 40.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

505 First Year Performance Audit - PA Ref #: 1015.0

Description: Incomplete wall construction with opening in concrete wall.

Location: Level P1 - Adjacent Stall 38.

An opening measured approximately 60 cm x 20 cm in concrete wall is observed adjacent stall # 38 at P1 level. It is unknown why this opening exists.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

508 First Year Performance Audit - PA Ref #: 1021.0

Description: Active/signs of water leakage through soffit.

Location: Level UG1 - Along trench drain adjacent Stall 1 & 44.

Active water leakage is observed through soffit at level UG1 along trench drain adjacent stalls 1 and 44.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

510 First Year Performance Audit - PA Ref #: 1023.0

Description: Active/signs of water leakage through soffit.

Location: Level UG1 - Adjacent Stalls 31&32.

observation showed active water/moisture stain through soffit at level UG1 adjacent stalls 31and32.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

512 First Year Performance Audit - PA Ref #: 1025.0

Description: Active/signs of water leakage through soffit and foundation wall.

Location: Level UG1 - Adjacent stall 6&7.

Observation showed active water leakage through soffit at level UG1 adjacent stalls 6 and 7.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

515 First Year Performance Audit - PA Ref #: 1028.0

Description: Active/signs of water leakage through soffit and foundation wall.

Location: Level UG1 - Adjacent Stalls 13.

Observation showed an active leakage through soffit adjacent stall 13 at level UG1.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

516 First Year Performance Audit - PA Ref #: 1029.0

Description: Active/signs of water leakage through soffit and foundation wall.

Location: Level UG1 - Adjacent Stalls 14.

Observation showed an active leakage through soffit adjacent stall 14 at level UG1.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

518 First Year Performance Audit - PA Ref #: 1031.0

Description: Active/signs of water leakage through soffit and foundation wall.

Location: Level UG1 - Adjacent Stalls 21.

Observation showed an active leakage through soffit adjacent stall 21 at level UG1.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

521 First Year Performance Audit - PA Ref #: 1034.0

Description: Active/signs of water leakage through soffit and foundation wall.

Location: Level UG1 - Adjacent Stalls 24.

Observation showed active water leakage through soffit adjacent stall 24 at level UG1.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 524 First Year Performance Audit - PA Ref #: 1037.0**
Description: Active/signs of water leakage through foundation wall.
Location: Level UG1 - Adjacent Stall 11.

Observation showed active water leakage through foundation wall adjacent stall 11 at level UG1.

This water penetration through the basement or foundation of the home is a breach of the *Two Year Water Penetration - Basement/Foundation Warranty*.

- 525 First Year Performance Audit - PA Ref #: 1038.0**
Description: Active/signs of water leakage through foundation wall.
Location: Level UG1 - Adjacent Stall 12.

Observation showed active water leakage through foundation wall adjacent stall 12 at level UG1.

This water penetration through the basement or foundation of the home is a breach of the *Two Year Water Penetration - Basement/Foundation Warranty*.

- 528 First Year Performance Audit - PA Ref #: 1046.0**
Description: Rusted drain pipe.
Location: Level UG1 - Along trench drain adjacent Stall 1 & 44.

observation showed rusted drain pipe due to water leakage from soffit above associated with trench drain adjacent stalls 1 and 44 at level UG1.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 532 First Year Performance Audit - PA Ref #: 1071.0**
Description: Incomplete/poor finish of elevator door frames.
Location: Level UG1 - Elevator lobby.

WSSC 591 referred to flaking of paint around the door frame of the elevator lobby at UG1 level.

This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.

- 533 First Year Performance Audit - PA Ref #: 1072.0**
Description: Deficiencies relating to the elevator equipment within the building have been labelled within the Elevator Performance Audit Report. Please refer to Appendix F for the report.
Location: Elevators 1, 2 and Lift

Appendix F listed 45 construction deficiencies items related to elevators 1, 2 and lift.

WSCC 591 did not demonstrate items listed in appendix F, except for the following item: (duplicate in 2nd year PA # 63)

Item # 9 ("The machine guarding are not provided or are not compliant with the requirements of Occupational Health and Safety Act which is enforced by the MOL. All guarding should be provided to cover all moving parts including but not limited to: machine, sheaves, governors and exposed ropes while still allowing for proper maintenance." Observation confirmed the indicated reported condition of the elevators machine room.

Per section 6.4 of the CE CPG, equipment not meeting the acceptable performance/condition shall be repaired.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

539 First Year Performance Audit - PA Ref #: 1079.0

Description: There is a trouble/alarm on the fire panel indicating low temperature in the sprinkler room. The temperature in the sprinkler room needs to be adjusted to address the trouble/alarm. Or the sensor in the sprinkler room needs to be replaced if faulty.

Location: Sprinkler room low temperature alarm.

This item is also related to item # 670 or PA # 1399. WSCC 591 advised that there is no low temperature indicator exists in the sprinkler room. However, the fire annunciator and alarm system always goes off.

General Contractor (GC) acting on behalf of the Trustee investigated this matter and indicated that the problem is related to the sensor was installed too close and adjacent to the garage door.

GC acknowledged this is a deficiency and agreed to relocate the sensor away from garage door. WSCC 591 accepted this offer and will confirm when this deficiency is resolved.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

546 First Year Performance Audit - PA Ref #: 1092.0

Description: According to the maintenance contractor, fluid cooler is 100 % plugged after draining the sump strainer. According to the maintenance contractor there is a ½" layer of calcium in the bottom of the sump, calcium on the float, and on the fluid cooler coils. The bottom of the sump strainer, the float, and the fluid cooler coils should be cleaned and the calcium removed from the interior of the cooling tower. In addition, water treatment for the fluid coolers water should be installed and tested to verify proper operating results.

Location: Roof - fluid cooler.

At the time of the conciliation inspection, the General Contractor (GC) acting on behalf of the Trustee, agreed the problem existed, and offered to provide a copy of the commissioning report for the cooling tower. In addition, GC offered to chemically clean-up and maintain the cooling tower prior to spring season for a fresh start. WSCC 591 agreed and accepted this offer.

This is a defect in a delivery and distribution system in the home and is, therefore, a breach of the *Two Year Distribution System Warranty*.

547 First Year Performance Audit - PA Ref #: 1093.0

Description: According to the maintenance contractor, fluid cooler has a leak in the sump. After the sump is cleaned, the leakage point or method of leakage should be investigated. The sump leak should be repaired including sump replacement if necessary.

Location: Roof - fluid cooler.

Related to 1st year PA ref # 1093, at the time of the conciliation, observation showed fluid cooler leakage/residue in the pump, the General Contractor (GC) acting on behalf of the Trustee, indicated that after the completion of the clean-up of the cooling tower, GC to investigate the matter further. WSCC 591 agreed and accepted this offer.

This is a defect in a delivery and distribution system in the home and is, therefore, a breach of the *Two Year Distribution System Warranty*.

549 First Year Performance Audit - PA Ref #: 1097.0

Description: There are no neutralizers on any of the condensate lines from the heating boilers. The heating boiler condensate lines run directly to the floor drain. This practice is against local codes and will harm the sanitary lines. A neutralizer should be installed on each heating boiler condensate line

Location: Penthouse boiler room.

Observation showed the heating boilers condensate drains run directly to the floor drains with no neutralizers installed. At the time of the conciliation inspection, the General Contractor (GC) acting on behalf of the Trustee, advised neutralizers will be installed shortly. WSCC 591 to follow up with their own service contractors for maintenance.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

550 First Year Performance Audit - PA Ref #: 1098.0

Description: There are no testing ports on the heating boiler exhaust vents. ULC/CSA approved exhaust vent components with fitted combustion testing ports should be installed on the heating boiler exhaust vents.

Location: Penthouse boiler room.

Observation showed no testing ports installed on the heating exhaust vents. At the time of the conciliation inspection, the General Contractor (GC) acting on behalf of the Trustee, indicated that per the manufacturer requirements, there should be an external testing ports installed on the heating boilers available to test the gas emission.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

551 First Year Performance Audit - PA Ref #: 1099.0

Description: The pressure and temperature relief valves of all the heating boilers discharge to the floor. The pressure and temperature relief valves should discharge to glycol receptacles or back to the glycol feed system.

Location: Penthouse boiler room.

Observation showed that the pressure and temperature relief valves of all heating boilers are discharging glycol directly to the floor and then to drains. At the time of the conciliation inspection, the General Contractor (GC) acting on behalf of the Trustee, advised that discharging glycol into drains is not allowed, the GC will configure a method to avoid that in the next few weeks.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

556 First Year Performance Audit - PA Ref #: 1110.0

Description: There are no neutralizers on any of the condensate lines from the domestic hot water boilers. The domestic hot water boiler condensate lines run directly to the floor drain. This practice is against local codes and will harm the sanitary lines. A neutralizer should be installed on each domestic hot water boiler condensate line.

Location: Penthouse boiler room.

The General Contractor acting on behalf of the Trustee confirmed that there is no neutralizer installed and advised it will be installed shortly.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

560 First Year Performance Audit - PA Ref #: 1164.0

Description: According to the maintenance contractor, the intake dampers near the front roll-up door do not fully close. The operation of the intake dampers should be inspected and tested. Any components found to be defective should be replaced.

Location: Ground floor level of the parking garage area

The General Contractor acting on behalf of the Trustee acknowledges the issue and advised it will be rectified shortly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

566 First Year Performance Audit - PA Ref #: 1176.0

Description: According to the maintenance contractor, the coil of AHU-2 is “3/4 blocked or matted with debris”. The coil of AHU-2 should be cleaned and the debris removed.

Location: Mechanical room B of the underground parking level

The General Contractor acting on behalf of the Trustee advised this issue is still outstanding. To be verified and cleaned shortly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

572 First Year Performance Audit - PA Ref #: 1189.0

Description: According to the maintenance contractor, the carbon monoxide (CO) sensor does not appear to be operating properly - the green LED is not lit. The sensor should be tested and recalibrated. If found to be defective then it should be replaced.

Location: P1 level near parking spot #26

The General Contractor acting on behalf of the Trustee confirmed that the carbon monoxide (CO) sensor is defective and should be fixed.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

573 First Year Performance Audit - PA Ref #: 1190.0

Description: According to the maintenance contractor, the intake dampers are not closing properly. The intake dampers should be inspected and tested. If found to be defective then they should be replaced.

Location: P1 level near parking spot #19

The General Contractor acting on behalf of the Trustee confirmed the intake dampers are not closing properly due to built-up. It will be cleaned shortly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

575 First Year Performance Audit - PA Ref #: 1192.0

Description: According to the maintenance contractor, the intake dampers do not close fully. The damper operation should be tested. Any components found to be defective then it should be replaced.

Location: P1 level near parking spot #5

The General Contractor acting on behalf of the Trustee confirmed the intake dampers are not closing properly due to built-up. It will be cleaned shortly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

592 First Year Performance Audit - PA Ref #: 1266.0

Description: Unit owner reported window is etched/scratched from construction.

Location: Suite 505, 605, 608, 1104, 1106.

Visible scratches on window was observed only at unit 1106. No issues observed at the rest of the units.

This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.

594 First Year Performance Audit - PA Ref #: 1271.0

Description: Unit owner reported failed seals on window glazing units.

Location: Suite 509 (sliding door transom), 510 (3 windows), 906 (bedroom window), 1008 (1 window), 1103, 1104, 1108 (sliding door), 1210 (bedroom window), 1601 (dining room window), 1603 (both bedrooms), 1705 (living room window).

Observation showed that only the following suites have failed seals on window glazing units:

- Suite 509 - sliding door transom.
- Suite 510 - Master bedroom window, both top and middle left side.
- Suite 1108 - lower left spandrel of the sliding door.
- Suite 1210 - second bedroom window, lower middle panel.
- Suite 1601 - dining room window, inner seal compromised and failed.
- Suite 1603 - west bedroom window (middle right panel), north bedroom window (middle right panel).

This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.

596 First Year Performance Audit - PA Ref #: 1273.0

Description: Unit owner reported issues with balcony slab finish.

Location: Suite 605, 1104, 1201, 1206, 1210, 1601, 1603, 1701, 1704, 1705, 1706, 1804.

Observation showed issues with balcony slab finishes only at the following units/suites:

- Suite 605 - construction debris.
- Suite 1701 - Paint residue staining.
- Suite 1704 - delaminated patched are measured 15 cm x 15 cm.
- Suite 1705 - construction debris (paint etc).
- suite 1706 - deep surface cracks varies from 1 mm to 15 mm.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

599 First Year Performance Audit - PA Ref #: 1277.0

Description: Unit owner reported damaged/chipped/scratched window.

Location: Suite 705 (second bedroom), 908, 1106, 1210, 1301, 1402, 1601, 1701.

Observation showed damages/scratches/chipped windows only at the following suites/units:

- Suite 705 (second bedroom) - chip of glass pane from the outside.
- Suite 908 - deep scratches at top window pane located at the kitchen/den window.
- Suite 1106 - scratched upper right side panel window from exterior.
- Suite 1301 - minor scratches on inside frame of master bedroom, scratches on window frames at two locations of living room window (to the left) also, construction debris left outside.
- Suite 1601 - scratched and damaged frame of the operable portion of the window.
- Suite 1701 - a scratch near the frame/sliding door handle.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

600 First Year Performance Audit - PA Ref #: 1278.0

Description: Unit owner reported ponding water around parking stall.

Location: Suite 705 (stall 8), 1201 (stall A63/A64).

Observation showed no ponding water at stall 8. However, there was water ponding area between stalls A63/A64 an area of 3 ft. x 4 ft. with more than 15 mm depth

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

605 First Year Performance Audit - PA Ref #: 1284.0

Description: Unit owner reported issues with air leakage at window.

Location: Suite 1601, GPH1.

Observation at suite 1601 showed that the siding brushes at exterior operable portion of the window (located above kitchen sink), and appeared short and have voids.

WSSC 591 did not demonstrate any air leakage issues in relation to unit GPH1.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

607 First Year Performance Audit - PA Ref #: 1287.0

Description: Unit owner reported damaged/scratched balcony door.

Location: Suite 1106, 1201, 1505, 1701, 1704, GPH1.

The following observations were made:

- Aluminum flashing dented/damaged at unit 1505.
- Scratches and paint residue at balcony door.
- WSSC 591 referred to damaged screen door installed upside down and has holes inside.

WSSC 591 did not demonstrate any issues in regards to units 1106, 1201 and GPH1.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

615 First Year Performance Audit - PA Ref #: 1296.0

Description: Unit owner reported window lock does not function properly.

Location: Suite 1210, 1701.

Observation showed that the issue at suite 1210 has been resolved.

At the west bedroom of unit 1701, observation showed that the window is missing a latch at the left side.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

620 First Year Performance Audit - PA Ref #: 1302.0

Description: Unit owner reported poor mitred joints in railing and loose screws.

Location: Suite 1603, 1704.

Observation showed loose screws in railing glazing holder at suite 1603 balcony. No issues observed at unit 1704.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

621 First Year Performance Audit - PA Ref #: 1303.0

Description: Unit owner reported issues with window closure latches with missing parts.

Location: Suite 1605, 1804.

At unit 1605, loose latches were observed at two locations, master and second bedroom windows. No issues observed at unit 1804.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

630 First Year Performance Audit - PA Ref #: 1312.0

Description: Unit owner reported missing screens for balcony door and 3 windows.

Location: Suite GPH1.

Observation showed that only the screen for the balcony door is missing.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

633 First Year Performance Audit - PA Ref #: 1317.0

Description: Unit owner reported damaged concrete piece of precast moulding.

Location: Suite GPH1.

Observation showed the precast moulding located at the balcony is damaged at the pointed edge.

This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.

637 First Year Performance Audit - PA Ref #: 1323.0

Description: Pitted/deteriorated concrete slab at stairwell landing.

Location: 4th floor terrace - Stairwell A.

Observation showed the concrete slab at stairwell A at the 4th floor terrace is pitted and deteriorated.

This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.

639 First Year Performance Audit - PA Ref #: 1325.0

Description: Surface rusting of stairwell handrail and brackets.

Location: 4th floor terrace - Stairwell A.

Observation showed rusting at bottom of stairwell handrail and other localized areas including the brackets. Section 9.7 of the Common Element - Construction Performance Guidelines (CE-CPG) indicated that handrails finishes shall remain intact for the warranty period

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

640 First Year Performance Audit - PA Ref #: 1326.0

Description: Surface rusting of stairwell handrail and brackets.

Location: 4th floor terrace - Stairwell C.

Observation showed surface rusting at bottom of stairwell handrail and other localized areas including the brackets. Section 9.7 of the Common Element - Construction Performance Guidelines (CE-CPG) indicated that handrails finishes shall remain intact for the warranty period

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

641 First Year Performance Audit - PA Ref #: 1327.0

Description: Missing metal flashing on concrete curb around fence post.

Location: 4th floor terrace - between terrace of Unit 408/409.

Observation showed a piece of metal flashing measured (8 inches x 12 inches) on concrete curb is incomplete at the end of the fence post.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

642 First Year Performance Audit - PA Ref #: 1328.0

Description: Missing metal flashing on concrete curb around fence post.

Location: 4th floor terrace - terrace of Unit 409.

Observation showed a piece of metal flashing measured (8 inches x 12 inches) on concrete curb is incomplete at the end of the fence post.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 643 First Year Performance Audit - PA Ref #: 1329.0**
Description: Missing metal flashing on concrete curb around fence post.
Location: 4th floor terrace -terrace of Unit 401.

Observation showed a piece of metal flashing measured (8 inches x 12 inches) on concrete curb is incomplete at the end of the fence post.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 644 First Year Performance Audit - PA Ref #: 1330.0**
Description: Missing metal flashing on concrete curb around fence post.
Location: 4th floor terrace -terrace of Unit 402.

Observation showed a piece of metal flashing measured (8 inches x 12 inches) on concrete curb is incomplete at the end of the fence post.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

- 646 First Year Performance Audit - PA Ref #: 1341.0**
Description: Incomplete/poor installation of pavers.
Location: 4th floor terrace - southwest corner.

observation showed that two and half of paver stones located at the southwest corner of 4th floor terrace are not installed properly.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 647 First Year Performance Audit - PA Ref #: 1342.0**
Description: Holes within coping stone of piers with exposed rebar.
Location: 4th floor terrace - southwest corner.

Observation showed holes drilled through three coping stones located at the southwest corner of the 4th floor terrace.

This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.

- 652 First Year Performance Audit - PA Ref #: 1356.0**
Description: Loose bollard light fixture.
Location: Ground level - adjacent townhouse units 5, 6.

Observation showed the bollard light fixture is loose.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

- 657 First Year Performance Audit - PA Ref #: 1363.0**
Description: Delamination/chipped precast panel corner.
Location: South elevation - Suite 602 window adjacent balcony.
- Observation showed the precast panel located at the balcony of suite 602 window is damaged/chipped at corner.
- This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.
- 661 First Year Performance Audit - PA Ref #: 1370.0**
Description: Unit owner reported failed seal of upper right window in kitchen.
Location: Suite 1605.
- Observation showed a failed seal of upper right window in kitchen at suite 1605.
- This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.
- 662 First Year Performance Audit - PA Ref #: 1371.0**
Description: Unit owner reported cracked window in 2nd bedroom.
Location: Suite 1605.
- Observation showed a scratch on the window in 2nd bedroom of unit 1605.
- This is a defect in materials and is, therefore, a breach of the *One Year Materials Warranty*.
- 663 First Year Performance Audit - PA Ref #: 1372.0**
Description: Unit owner reported missing light on terrace.
Location: Suite 1702.
- Observation showed that the light fixture is not missing, however, the installation is very poor.
- This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.
- 665 First Year Performance Audit - PA Ref #: 1383.0**
Description: Party room door from corridor is damaged and chip bottom of door.
Location: Level 4 - party room.
- Observation showed the party room door is damaged and chipped at the bottom.
- This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.
- 666 First Year Performance Audit - PA Ref #: 1385.0**
Description: Missing sprinkler head cover.
Location: Ground level - management office closet.

observation showed the sprinkler head cover located at the management office closet at the ground level is missing. The General Contractor acting on behalf of the Trustee advised this item will be fixed.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

668 First Year Performance Audit - PA Ref #: 1389.0

Description: Fire phone has not annunciation or communication between master phone and this phone.

Location: Level 2 parking stair A.

General Contractor acting on behalf of the Trustee confirmed this is a deficiency and will be verified and repaired.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

669 First Year Performance Audit - PA Ref #: 1398.0

Description: Mechanical contractor reported solids build up in cooling tower side wall and covering all components inside. The nozzles on top are also plugged with solids. There is no flow to add chemicals to the system. The pan needs to be fixed to the bottom of the fluid cooler.

Location: Cooling tower.

Similar to item # 1092. At the time of the conciliation inspection, the General Contractor (GC) acting on behalf of the Trustee, agreed the problem existed, and offered to provide a copy of the commissioning report for the cooling tower. In addition, GC offered to chemically clean-up and maintain the cooling tower prior to spring season for a fresh start. WSCC 591 agreed and accepted this offer.

This is a defect in a delivery and distribution system in the home and is, therefore, a breach of the *Two Year Distribution System Warranty*.

670 First Year Performance Audit - PA Ref #: 1399.0

Description: Maintenance contractor report that the fire annunciator CO system trouble is always beeping. That's because their alert set point is same as control point of the parking fans. They need a lower control point for fans control, and should give a higher point for trouble alerting.

Location: Fire Annunciator and CO system.



This item is also related to item # 1079. WSCC 591 advised that there is no low temperature indicator exists in the sprinkler room. However, the fire annunciator and alarm system always goes off.

General Contractor (GC) acting on behalf of the Trustee investigated this matter and indicated that the problem is related to the sensor was installed too close and adjacent to the garage door.

GC acknowledged this is a deficiency and agreed to relocate the sensor away from garage door. WSCC 591 accepted this offer and will confirm when this deficiency is resolved.

This is a defect in workmanship and is, therefore, a breach of the *One Year Workmanship Warranty*.

674 First Year Performance Audit - PA Ref #: 1414.0

Description: Maintenance contractor indicated the current sensor is in the elbow, which is immediately after the unit. We have moved the sensor from the heel of the elbow to have it hang into the middle of the duct to relieve some of the temperature issues but an averaging sensor system should be installed which would average the temperature down the shaft after it has mixed.

Location: Common Corridor Air Temperature - Temperature Sensing

The General Contractor acting on behalf of the Trustee confirmed the issue existed and no temperature sensors installed. However, the sensors are available now and will be installed shortly.

This is a defect in work and materials and is, therefore, a breach of the *One Year Workmanship Warranty* and the *One Year Materials Warranty*.

3. Items Not Warranted

The following items are not covered by the warranties and the vendor is not required to take any further action.

1 First Year Performance Audit - PA Ref #: 1.0

Description: Furniture and equipment is missing in common areas.

Location: Various common areas:

- Party Room
- Media Room
- Lobby area.
- Guest suite.

Observation showed furniture installed at the party room, media room, lobby area and guest suite. No equipment installed at the media room and party room. WSCC 591 indicated that furniture was installed at their own cost except for the media room. WSCC 591 expected to be reimbursed for the cost incurred.

Tarion's warranty applies on defects in workmanship and material. Missing items related to furniture or incomplete installation of equipment due to a breach of contract between trades and Vendor/Builder (VB) is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

This item relates to an alteration, deletion or addition made by the owner. Alterations, deletions or additions made by the owner are excluded from warranty coverage under s. 13(2)(g) of the *Ontario New Home Warranties Plan Act*.

3 First Year Performance Audit - PA Ref #: 4.0

Description: Substituted materials and construction are of lower quality than design/brochures for finishes of the entrance lobby (lower ceiling, larger stairs, larger space, etc.).

Location: Ground Level - Entrance vestibule and lobby.

WSCC 591 referring to marketing brochures and rendering photos for finishes of the entrance lobby at the ground level. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

4 First Year Performance Audit - PA Ref #: 5.0

Description: Incomplete/missing installation of FOB access, as such the door are left unlocked creating a safety/security problem for residents.

Location: Throughout the building (eg. Parking garage entrances, common areas, amenity spaces, etc.).

WSCC 591 indicated that there is no FOB system installed to access underground garage levels and other common element areas creating a safety/security concerns. General Contractor (GC) acting on behalf of the Trustee, advised that FOB system was originally installed by the Vendor/Builder, however, the FOB system was in violation with the City of Waterloo By-Law prior to registration, and there was an Order to Comply issued by the City to remove it. Therefore, the Authority Having Jurisdiction (AHJ) forced the GC/Trustee to remove the FOB system to grant registration.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 5 First Year Performance Audit - PA Ref #: 6.0**
Description: Missing amenities to be fully operational as per Section 4.5 of the Disclosure Statement.
Location: Amenity areas including:
- Theatre equipment
 - Party room furniture
 - Guest suite furniture
 - Terrace BBQ
 - Car wash bay.

Observation showed furniture installed at the party room, media room, lobby area and guest suite. No equipment installed at the media room and party room. No Terrace BBQ and no car wash bay observed installed. WSCC 591 indicated that furniture was installed at their own cost except for the media room and expected to be reimbursed for the cost incurred. WSCC 591 referred to section 4.5 of a disclosure statement. The Condominium Declaration document has no such indication.

Tarion's warranty applies on defects in workmanship and material. Missing items related to furniture or incomplete installation of equipment due to a breach of contract between trades and Vendor/Builder (VB) is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This item relates to an alteration, deletion or addition made by the owner. Alterations, deletions or additions made by the owner are excluded from warranty coverage under s. 13(2)(g) of the *Ontario New Home Warranties Plan Act*.

- 6 First Year Performance Audit - PA Ref #: 7.0**
Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.
Location: Level GPH - throughout the corridor

WSCC 591 referring to marketing brochures and rendering photos for finishes of the common element areas such as corridor of GPH level. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

- 14 First Year Performance Audit - PA Ref #: 16.0**
Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.
Location: Level GPH - Suite doors (GPH1, GPH2, GPH3, GPH4)

WSCC 591 referring to marketing brochures and rendering photos for finishes of the common element areas such as finishes of suite doors of GPH level. The Condominium Declaration document has no indication or illustration of any quality or specific finishing materials to be installed in the common element areas.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

29 First Year Performance Audit - PA Ref #: 39.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level PH - throughout the corridor

WSCC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

36 First Year Performance Audit - PA Ref #: 47.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Level PH - Suite doors (PH1, PH2, PH3, PH4, PH5, PH6, PH7).

WSCC 591 referring to marketing brochures and rendering photos for finishes of the suite doors at PH level. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

40 First Year Performance Audit - PA Ref #: 53.0

Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard.

Location: Level PH - elevator lobby (east and west side).

Observation showed minor dent at the tile metal trim, and carpet to tile transition was measured approximately 7 mm and 9 mm at east and west elevator lobby respectively, which is acceptable condition according to CPG-12.1 and doesn't create a tripping hazard.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

47 First Year Performance Audit - PA Ref #: 69.0

Description: Wall is not straight/square/wavy.

Location: Level PH - wall opposite Suite PH2.

No issues observed, wall opposite suite PH2 appeared straight.

There is no defect in workmanship and, therefore, no breach of the *One Year Workmanship Warranty*.

49 First Year Performance Audit - PA Ref #: 71.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 17 - throughout the corridor

WSSC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

53 First Year Performance Audit - PA Ref #: 76.0

Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled.

Location: Level 17 - throughout the corridor

Observation showed a slight shadow of drywall machine edge at one location at wall to ceiling joint adjacent to elevator corridor. This is not an issue or a defect.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

56 First Year Performance Audit - PA Ref #: 79.0

Description: Poor finish (damaged/scratched) of suite doors.

Location: Level 17 - Suite doors (1701, 1702, 1703, 1704, 1705, 1706, 1707).

Minor scuff/scratches observed on suite doors 1701, 1702, 1705 and 1706.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

60 First Year Performance Audit - PA Ref #: 86.0

Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard.

Location: Level 17 - elevator lobby (east and west side).

The tile metal trim was observed not flushed with the tile, the difference measured 7 to 9 mm at east and west sides respectively of the elevator lobby at level 17. Section 12.1 of the Construction Performance Guidelines (CPG) indicates that an abrupt change in height where different floor finishes abut is acceptable provided the transition is suitably eased, and the use of transition strips do not constitute a tripping hazard. This case appeared to be acceptable.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

67 First Year Performance Audit - PA Ref #: 101.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 16 - throughout the corridor

WSCC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

- 74 First Year Performance Audit - PA Ref #: 109.0**
Description: Poor finish (damaged/scratched) of suite doors.
Location: Level 16 - Suite doors (1601, 1602, 1603, 1604, 1605, 1606, 1607).

Observation showed that suite door of unit 1604 has minor scratches at top and bottom and suite door of unit 1606 has a scratch at the bottom. It is unknown who caused this minor scratches.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 76 First Year Performance Audit - PA Ref #: 111.0**
Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.
Location: Level 16 - Suite doors (1601, 1602, 1603, 1604, 1605, 1606, 1607).

WSCC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 16. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

- 80 First Year Performance Audit - PA Ref #: 117.0**
Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard.
Location: Level 16 - elevator lobby (east and west side).

The tile metal trim was observed not flushed with the tile, the difference measured approximately 10 mm at east and west sides of the elevator lobby at level 16. Section 12.1 of the Construction Performance Guidelines (CPG) indicates that an abrupt change in height where different floor finishes abut is acceptable provided the transition is suitably eased, and the use of transition strips do not constitute a tripping hazard. This case appeared to be acceptable.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 87 First Year Performance Audit - PA Ref #: 134.0**
Description: Wall is bowed/wavy and not straight/square.
Location: Level 16 - wall opposite Suite 1606.

Observation showed minor bowing/waviness of small area of at bottom of wall opposite to suite 1606.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

88 First Year Performance Audit - PA Ref #: 135.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 15 - throughout the corridor

WSSC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item* or the *Substitution Warranty - Selected Item*.

90 First Year Performance Audit - PA Ref #: 137.0

Description: Poor installation and finish of carpet.

Location: Level 15 - throughout the corridor

Observation showed no carpet issues at this level.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

97 First Year Performance Audit - PA Ref #: 145.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Level 15 - Suite doors (1501, 1502, 1503, 1504, 1505, 1506, 1507).

WSSC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 15. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item* or the *Substitution Warranty - Selected Item*.

101 First Year Performance Audit - PA Ref #: 151.0

Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard.

Location: Level 15 - elevator lobby (east and west side).

The tile metal trim was observed not flushes with the tile/carpet, difference measured 12 and 7 mm at east and west sides of the elevator lobby at level 15. Section 12.1 of the Construction Performance Guidelines (CPG) indicates that an abrupt change in height where different floor finishes abut is acceptable provided the transition is suitably eased, and the use of transition strips do not constitute a tripping hazard.



There is no defect in workmanship and, therefore, no breach of the *One Year Workmanship Warranty*.

106 First Year Performance Audit - PA Ref #: 167.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 14 - throughout the corridor

WSCC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

113 First Year Performance Audit - PA Ref #: 175.0

Description: Poor finish (damaged/scratched) of suite doors.

Location: Level 14 - Suite doors (1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410).

WSCC 591 confirmed that all suite doors are fine except for suite doors of unit 1403, 1406 and 1409.

Observation showed minor and small scratches on the indicated doors.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

114 First Year Performance Audit - PA Ref #: 176.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Level 14 - Suite doors (1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410).

WSCC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 14. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

118 First Year Performance Audit - PA Ref #: 182.0

Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard.

Location: Level 14 - elevator lobby (east and west side).

The tile metal trim was observed flushes with the tile/carpet, at the west and east sides of the elevator lobby at level 14. However, the tile metal trim appeared dented due to normal usage. Section 12.1 of the Construction Performance Guidelines (CPG) indicates that an abrupt change in height where different floor finishes abut is acceptable provided the transition is suitably eased, and the use of transition strips do not constitute a tripping hazard.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This item is consistent with normal wear and tear. Normal wear and tear is excluded from warranty coverage under s. 13(2)(c) of the *Ontario New Home Warranties Plan Act*.

124 First Year Performance Audit - PA Ref #: 202.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 13 - throughout the corridor

WSSC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

132 First Year Performance Audit - PA Ref #: 211.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Level 13 - Suite doors (1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310).

WSSC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 13. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

141 First Year Performance Audit - PA Ref #: 237.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 12 - throughout the corridor

WSSC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

150 First Year Performance Audit - PA Ref #: 247.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Level 12 - Suite doors (1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210).

WSCC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 12. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

159 First Year Performance Audit - PA Ref #: 272.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 11 - throughout the corridor

WSCC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

168 First Year Performance Audit - PA Ref #: 282.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Level 11 - Suite doors (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110).

WSCC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 11. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

176 First Year Performance Audit - PA Ref #: 302.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 10 - throughout the corridor

WSCC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

- 183 First Year Performance Audit - PA Ref #: 311.0**
Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.
Location: Level 10 - Suite doors (1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010).

WSCC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 10. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

- 189 First Year Performance Audit - PA Ref #: 322.0**
Description: Door does not close/latch and door is warped.
Location: Level 10 - garbage chute room.

Observation showed this item is resolved.

There is no defect in workmanship and, therefore, no breach of the *One Year Workmanship Warranty*.

- 192 First Year Performance Audit - PA Ref #: 335.0**
Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.
Location: Level 9 - throughout the corridor

WSCC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

- 194 First Year Performance Audit - PA Ref #: 337.0**
Description: Poor installation and finish of carpet.
Location: Level 9 - throughout the corridor

Observation showed no installation issues at both corridors.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 199 First Year Performance Audit - PA Ref #: 343.0**
Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.
Location: Level 9 - Suite doors (901, 902, 903, 904, 905, 906, 907, 908, 909, 910).

WSSC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 9. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

203 First Year Performance Audit - PA Ref #: 349.0

Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard.

Location: Level 9 - elevator lobby (east and west side).

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

206 First Year Performance Audit - PA Ref #: 360.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 8 - throughout the corridor

WSSC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

208 First Year Performance Audit - PA Ref #: 362.0

Description: Poor installation and finish of carpet.

Location: Level 8 - throughout the corridor

Observation showed no installation issues at both corridors.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

215 First Year Performance Audit - PA Ref #: 369.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Level 8 - Suite doors (801, 802, 803, 804, 805, 806, 807, 808, 809, 810).

WSSC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 8. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

221 First Year Performance Audit - PA Ref #: 384.0

Description: Detached/pulled away wood baseboard from wall.

Location: Level 8 - adjacent Suite 801.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

223 First Year Performance Audit - PA Ref #: 389.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 7 - throughout the corridor

WSSC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item* or the *Substitution Warranty - Selected Item*.

232 First Year Performance Audit - PA Ref #: 399.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Level 7 - Suite doors (701, 702, 703, 704, 705, 706, 707, 708, 709, 710).

WSSC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 7. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item* or the *Substitution Warranty - Selected Item*.

236 First Year Performance Audit - PA Ref #: 406.0

Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.

Location: Level 7 - elevator lobby (4 corners).

No gaps observed, all have been sealed.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

240 First Year Performance Audit - PA Ref #: 424.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 6 - throughout the corridor

WSCC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item* or the *Substitution Warranty - Selected Item*.

245 First Year Performance Audit - PA Ref #: 430.0

Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled.

Location: Level 6 - throughout the corridor

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

249 First Year Performance Audit - PA Ref #: 434.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Level 6 - Suite doors (601, 602, 603, 604, 605, 606, 607, 608, 609, 610).

WSCC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 6. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item* or the *Substitution Warranty - Selected Item*.

254 First Year Performance Audit - PA Ref #: 440.0

Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard.

Location: Level 6 - elevator lobby (east and west side).

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

256 First Year Performance Audit - PA Ref #: 445.0

Description: Poor finish of elevator floor tile to garbage chute room floor tile. Transition between different tiles can be seen from elevator lobby.

Location: Level 6 - garbage chute room.

Observation showed no defects.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

259 First Year Performance Audit - PA Ref #: 453.0

Description: Dented/marked wallpaper.

Location: Level 6 - adjacent Suite 604.

Dented/damaged wall paper observed adjacent suite 604. It appeared the damage was as a result of vandalism.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

260 First Year Performance Audit - PA Ref #: 454.0

Description: Entrance door trim is scratched.

Location: Level 6 - Suite 604.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

261 First Year Performance Audit - PA Ref #: 455.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 5 - throughout the corridor

WSCC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item* or the *Substitution Warranty - Selected Item*.

263 First Year Performance Audit - PA Ref #: 457.0

Description: Poor installation and finish of carpet.

Location: Level 5 - throughout the corridor

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

268 First Year Performance Audit - PA Ref #: 463.0

Description: Incomplete/poor finish of taped joint and wall to ceiling corner, drywall machine edge is not filled.

Location: Level 5 - throughout the corridor

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

272 First Year Performance Audit - PA Ref #: 467.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Level 5 - Suite doors (501, 502, 503, 504, 505, 506, 507, 508, 509, 510).

WSSC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 5. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item* or the *Substitution Warranty - Selected Item*.

278 First Year Performance Audit - PA Ref #: 483.0

Description: Incomplete/poor finish elevator door frame perimeter (peeling wallpaper, missing caulking, J-mold is exposed).

Location: Level 5 - elevator doors.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

281 First Year Performance Audit - PA Ref #: 490.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Level 4 - throughout the corridor

WSSC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item* or the *Substitution Warranty - Selected Item*.

289 First Year Performance Audit - PA Ref #: 500.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Level 4 - Suite doors (401, 402, 403, 404, 405, 406, 407, 408, 409).

WSSC 591 referring to marketing design/brochures and/or rendering photos for finishes of the suite doors of level 4. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item* or the *Substitution Warranty - Selected Item*.

293 First Year Performance Audit - PA Ref #: 506.0

Description: Poor finish of carpet to tile transition. The tile metal trim is bent/dented/warped. The carpet is not flush with the tile creating a tripping hazard.

Location: Level 4 - elevator lobby (east and west side).

The tile metal trim was observed not flushed with the tile, the difference measured approximately 10 - 15 mm on the west side of the elevator lobby at level 4. Section 12.1 of the Construction Performance Guidelines (CPG) indicates that an abrupt change in height where different floor finishes abut is acceptable provided the transition is suitably eased, and the use of transition strips do not constitute a tripping hazard. This case appeared to be acceptable.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

295 First Year Performance Audit - PA Ref #: 518.0

Description: Construction debris (paint, stain) on door frames.

Location: Level 4 - elevator doors, Suite 408.

Observation showed no issues. WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

296 First Year Performance Audit - PA Ref #: 520.0

Description: Construction debris (paint, stain) on wallpaper from wood paneling.

Location: Level 4 - elevator doors.

Observation showed no issues. WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

300 First Year Performance Audit - PA Ref #: 528.0

Description: Incomplete/missing audio/visual system, including but not limited to: CD player, audio equipment, wall control panel, etc. (refer to invoice of original supplier for detail equipment list)

Location: Level 4 - Party Room.

Observation showed no audio/visual system equipment installed at the party room. WSCC 591 referred to section 4.5 of a disclosure statement. The Condominium Declaration document has no such indication.

Tarion's warranty applies on defects in workmanship and material. Missing items related to furniture or incomplete installation of equipment due to a breach of contract between trades and Vendor/Builder (VB) is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

301 First Year Performance Audit - PA Ref #: 529.0

Description: Incomplete/poor finish of wood floor to door threshold, with gap exposing concrete slab.

Location: Level 4 - Party Room - corridor door.

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

302 First Year Performance Audit - PA Ref #: 531.0

Description: Separation/open wood floor joints.

Location: Level 4 - Party Room - kitchen doorway.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

305 First Year Performance Audit - PA Ref #: 540.0

Description: Missing/detached metal trim in wood paneling.

Location: Level 4 - Party Room - northeast area of party room.

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

306 First Year Performance Audit - PA Ref #: 541.0

Description: Incomplete/poor termination of conduit through wood paneling.

Location: Level 4 - Party Room - northeast area of party room.

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

307 First Year Performance Audit - PA Ref #: 542.0

Description: Incomplete/missing installation of equipment, with loose/unused conduit and electrical box. Missing fireplace.

Location: Level 4 - Party Room - northeast area of party room.

Observation showed no equipment or fireplace installed at the party room. WSCC 591 referred to section 4.5 of a disclosure statement. The Condominium Declaration document has no such indication.

Tarion's warranty applies on defects in workmanship and material. Missing items related to furniture or incomplete installation of equipment due to a breach of contract between trades and Vendor/Builder (VB) is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

- 308 First Year Performance Audit - PA Ref #: 544.0**
Description: Incomplete/poor finish of window stool, with missing caulking and open joints.
Location: Level 4 - Party Room - at both windows.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

- 309 First Year Performance Audit - PA Ref #: 546.0**
Description: Loose/detached ceiling fire sprinkler cover.
Location: Level 4 - Party Room - adjacent patio door and south window.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

- 310 First Year Performance Audit - PA Ref #: 562.0**
Description: Incomplete/missing installation of ceiling light fixture above island.
Location: Level 4 - Party Room - kitchen area.

Observation showed cover plates installed at the designated location with no light fixtures installed. WSSC 591 referred to section 4.5 of a disclosure statement. The Condominium Declaration document has no such indication.

Tarion's warranty applies on defects in workmanship and material. Missing items related to furniture or incomplete installation of equipment or light fixtures due to a breach of contract between trades and Vendor/Builder (VB) is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

- 311 First Year Performance Audit - PA Ref #: 569.0**
Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.
Location: Level 3 - throughout the corridor

WSSC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item.*

- 318 First Year Performance Audit - PA Ref #: 583.0**
Description: Incomplete/poor finish/termination of wood baseboard to tile baseboard.
Location: Level 3 - Adjacent locker room door.



Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

322 First Year Performance Audit - PA Ref #: 603.0

Description: Poor finish/location of drum drip piping, and is easily accessible to public and could be tampered with.

Location: Level 3 - elevator lobby.

Observation showed that the drum drip piping was installed per drawings and specification.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

325 First Year Performance Audit - PA Ref #: 613.0

Description: Incomplete/poor finish of wall paint.

Location: Level 3 - media room.

WSSC confirmed this items is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

326 First Year Performance Audit - PA Ref #: 614.0

Description: Incomplete/missing installation of wall sound isolation panels, with only wall clips on wall.

Location: Level 3 - media room.

Observation showed only wall clips on walls at media room. WSSC 591 advised these clips are related to the missing wall sound isolation panels. WSSC 591 referred to section 4.5 of a disclosure statement. The Condominium Declaration document has no such indication.

Tarion's warranty applies on defects in workmanship and material. Missing items related to furniture or incomplete installation of equipment due to a breach of contract between trades and Vendor/Builder (VB) is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

327 First Year Performance Audit - PA Ref #: 615.0

Description: Missing equipment, electrical, panels, plates, outlets, systems.

Location: Level 3 - media room - throughout.

Observation showed electrical outlets installed, but there was no equipment, panels or systems installed at the media room. WSCC 591 referred to section 4.5 of a disclosure statement. The Condominium Declaration document has no such indication.

Tarion's warranty applies on defects in workmanship and material. Missing items related to furniture or incomplete installation of equipment due to a breach of contract between trades and Vendor/Builder (VB) is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

328 First Year Performance Audit - PA Ref #: 616.0

Description: Incomplete/missing home theatre system, including but not limited to: projector, sound equipment, screen, controls, audio/visual playing devices, AVR, in wall controls, HDTV box, Blu-ray player etc. (refer to invoice of original supplier for detail equipment list)

Location: Level 3 - media room.

Observation showed no home theatre system, projector, sound equipment, screen, controls, audio/visual playing devices, AVR, in wall controls, HDTV box, Blu-ray player etc. installed at the media room. WSCC 591 referred to section 4.5 of a disclosure statement. The Condominium Declaration document has no such indication.

Tarion's warranty applies on defects in workmanship and material. Missing items related to furniture or incomplete installation of equipment due to a breach of contract between trades and Vendor/Builder (VB) is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

329 First Year Performance Audit - PA Ref #: 621.00

Description: Incomplete/missing audio system, including but not limited to: iPod, iPod wall mount, audio equipment, etc. (refer to invoice of original supplier for detail equipment list)

Location: Level 3 - gym room.

Observation showed no audio system, iPod, iPod wall mount, audio equipment, etc. installed at the gym room. WSCC 591 referred to section 4.5 of a disclosure statement. The Condominium Declaration document has no such indication.

Tarion's warranty applies on defects in workmanship and material. Missing items related to furniture or incomplete installation of equipment due to a breach of contract between trades and Vendor/Builder (VB) is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 330 First Year Performance Audit - PA Ref #: 625.0**
Description: Opening in tiled wall with exposed piping, missing access cover panel.
Location: Level 3 - gym room - male change room (below vanity).
- WSCC 591 confirmed this item is resolved.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*
- 331 First Year Performance Audit - PA Ref #: 627.0**
Description: Incomplete paint finish on drywall.
Location: Level 3 - gym room - adjacent gym room door.
- WSCC 591 confirmed this item is resolved.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*
- 332 First Year Performance Audit - PA Ref #: 628.0**
Description: Crooked outlet covers.
Location: Level 3 - gym room - northeast corner.
- WSCC 591 confirmed this item is resolved.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*
- 333 First Year Performance Audit - PA Ref #: 629.0**
Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.
Location: Level 2 - throughout the corridor
- WSCC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.
- There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item.*
- 342 First Year Performance Audit - PA Ref #: 659.0**
Description: Incomplete/missing pipe trap drip, with sewer smell coming from floor drain.
Location: Level 2 - locker room - adjacent locker 71.
- No issues observed. the drain is not part of sewer system.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

343 First Year Performance Audit - PA Ref #: 660.0

Description: Substituted materials are of lower quality for finishes of carpet, tiles, wallpaper, lighting, paint.

Location: Ground Level - throughout the corridor

WSCC 591 referring to marketing brochures and rendering photos for finishes of corridors. The Condominium Declaration document has no indication or illustration of any quality or specific materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

345 First Year Performance Audit - PA Ref #: 662.0

Description: Poor installation and finish of carpet.

Location: Ground Level - throughout the corridor

Observations showed no issues in terms of installation or finishes.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

346 First Year Performance Audit - PA Ref #: 663.0

Description: Incomplete/missing installation of crown molding.

Location: Ground Level - lobby.

Observation showed that the crown molding was installed and no issues observed. WSCC 591 confirmed they have installed the crown molding throughout the lobby of ground level.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This is a defect in materials, design and/or work that was supplied by the owner. Such defects are excluded from warranty coverage under s. 13(2)(a) of the *Ontario New Home Warranties Plan Act*.

347 First Year Performance Audit - PA Ref #: 666.0

Description: Incomplete/missing building signage at from entrance. Temporary paper sign is currently in place.

Location: Ground Level - main entrance vestibule.

Observation showed that a numeric signage was installed. WSCC 591 advised they have installed the numeric sign.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

353 First Year Performance Audit - PA Ref #: 685.0

Description: Railing baseplates are misaligned and not straight/square.

Location: Ground Level - lobby stair railings.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 354 First Year Performance Audit - PA Ref #: 686.0**
Description: Railings are not equal distant on steps.
Location: Ground Level - lobby stair railings.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 358 First Year Performance Audit - PA Ref #: 691.0**
Description: Incomplete/missing installation of wood doors, temporary metal doors currently in place.
Location: Ground Level - lobby area.

Observation showed wood doors installed. This items was resolved by WSCC 591.

There is no defect in materials and, therefore, no breach of the *One Year Materials Warranty*.

- 361 First Year Performance Audit - PA Ref #: 700.0**
Description: Incomplete/poor finish/termination of wood paneling to wallpaper, with peeling wallpaper and paint/stain debris on wallpaper.
Location: Ground Level - lobby area.

Observation showed no issues. WSCC 591 confirmed they have completed all issues within the lobby area at the ground floor.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This is a defect in materials, design and/or work that was supplied by the owner. Such defects are excluded from warranty coverage under s. 13(2)(a) of the *Ontario New Home Warranties Plan Act*.

- 362 First Year Performance Audit - PA Ref #: 701.0**
Description: Incomplete/poor finish of wallpaper to door frame perimeter (missing caulking/trim, loose/peeling wallpaper).
Location: Ground Level - lobby:
- South corridor door.
 - Stair B door.
 - Office door.
 - Washroom door.
 - Electrical closet door.
 - North corridor door.
 - Fire hose cabinet.

Observation showed no issues. WSCC 591 confirmed they have completed all issues within the lobby area at the ground floor.



There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This is a defect in materials, design and/or work that was supplied by the owner. Such defects are excluded from warranty coverage under s. 13(2)(a) of the *Ontario New Home Warranties Plan Act*.

363 First Year Performance Audit - PA Ref #: 702.0

Description: Cracked drywall ceiling.

Location: Ground Level - lobby area with coffered ceiling.

Observation showed no issues. WSCC 591 confirmed they have completed all issues within the lobby area at the ground floor.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This is a defect in materials, design and/or work that was supplied by the owner. Such defects are excluded from warranty coverage under s. 13(2)(a) of the *Ontario New Home Warranties Plan Act*.

364 First Year Performance Audit - PA Ref #: 703.0

Description: Incomplete/missing audio system, including but not limited to: audio equipment, etc. (refer to invoice of original supplier for detail equipment list)

Location: Ground Level - lobby area.

Observation showed no audio equipment system installed at the ground level - lobby area. Tarion's warranty applies on defects in workmanship and material. Missing items related to installation of audio equipment due to a breach of contract between trades and Vendor/Builder (VB) is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

365 First Year Performance Audit - PA Ref #: 704.0

Description: Construction debris (paint, stain) on ceiling from wood paneling.

Location: Ground Level - lobby area.

Observation showed no issues. WSCC 591 confirmed they have completed all issues within the lobby area at the ground floor.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This is a defect in materials, design and/or work that was supplied by the owner. Such defects are excluded from warranty coverage under s. 13(2)(a) of the *Ontario New Home Warranties Plan Act*.

366 First Year Performance Audit - PA Ref #: 706.0

Description: Debonded metal trim in wood paneling.

Location: Ground Level - lobby area (south side).

Observation showed no issues. WSCC 591 confirmed they have completed all issues within the lobby area at the ground floor.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This is a defect in materials, design and/or work that was supplied by the owner. Such defects are excluded from warranty coverage under s. 13(2)(a) of the *Ontario New Home Warranties Plan Act*.

367 First Year Performance Audit - PA Ref #: 707.0

Description: Walls are not aligned/straight/square, noticeable in the return of the wood baseboard and alignment with tiles.

Location: Ground Level - lobby area leading to elevator lobby hallway.

Observation showed no issues. WSCC 591 confirmed they have completed all issues within the lobby area at the ground floor.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This is a defect in materials, design and/or work that was supplied by the owner. Such defects are excluded from warranty coverage under s. 13(2)(a) of the *Ontario New Home Warranties Plan Act*.

368 First Year Performance Audit - PA Ref #: 713.0

Description: Bent/damaged door.

Location: Ground Level - electrical closet.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

370 First Year Performance Audit - PA Ref #: 721.0

Description: Incomplete/missing accessibility button controls for entrance/exit doors.

Location: Ground Level - North corridor door, South corridor door, parking garage doors.

Observation showed exposed wires with conduits next to the north/south corridor doors and parking garage doors located at the ground level with no accessibility buttons. WSCC 591 indicated that the exposed wires related to the missing FOB system. General Contractor (GC) acting on behalf of the Trustee, advised that FOB system was originally installed by the Vendor/Builder, however, the FOB system was in violation with the City of Waterloo By-Law prior to registration, and there was an Order to Comply issued by the City to remove it. Therefore, the Authority Having Jurisdiction (AHJ) forced the GC/Trustee to remove the FOB system to grant registration. GC also indicated that there is no accessibility button controls required per drawings/plans at these locations. Drawings were reviewed and confirmed the same.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

372 First Year Performance Audit - PA Ref #: 723.0

Description: Substituted materials are of lower quality than design/brochures for finishes of the suite doors.

Location: Ground Level:

- North corridor adjacent units TH5, TH6, TH7, TH8.
- South corridor adjacent Units TH1, TH2, TH3, TH4.

WSSC 591 referring to marketing brochures and/or rendering photos for finishes of the common element areas such as suite doors at ground level. The Condominium Declaration document has no indication or illustration of any quality or specific finishing materials to be installed in the common element areas.

There is no substitution and, therefore, no breach of the *Substitution Warranty - Specified Item or the Substitution Warranty - Selected Item*.

375 First Year Performance Audit - PA Ref #: 728

Description: Incomplete/missing wall finishes (wallpaper, paint).

Location: Ground Level - throughout:

- North corridor units TH5, TH6, TH7, TH8.
- South corridor units TH1, TH2, TH3, TH4.

Observation showed that the walls are finished with paint throughout the north/south corridor units.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

379 First Year Performance Audit - PA Ref #: 744.0

Description: Incomplete finish of exhaust fan (currently taped).

Location: Ground Level - locker room adjacent Unit TH5.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

381 First Year Performance Audit - PA Ref #: 748.0

Description: Cut out section of drywall drop ceiling.

Location: Ground Level - north corridor - near garage vestibule.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

383 First Year Performance Audit - PA Ref #: 751.0

Description: Lift installed in lobby is industrial looking and does not fit a luxury building.

Location: Ground Level - lobby.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

384 First Year Performance Audit - PA Ref #: 752.0

Description: Exit doors do not open properly and pose a safety issue in the event of an emergency.

Location: Ground Level - adjacent garage entrance overhead door:

- Door leading from garage to stairwell
- Door leading from stairwell to exterior.

Observation showed these issues are resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

389 First Year Performance Audit - PA Ref #: 770.0

Description: Drop in re-director insert were not found on-site and appear to have been sealed by the balcony concrete.

Location: Suite PH6 - anchor #39, 94, 95, 96.

General Contractor (GC) acting on behalf of the Trustee indicated that Propel, the Anchor/window washing system designer/installer, has issued a warranty certificate indicating that the system was installed per plan. WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

390 First Year Performance Audit - PA Ref #: 771.0

Description: Drop in re-director insert were not found on-site and appear to have been sealed by the balcony concrete.

Location: Suite PH7 - anchor #25, 97, 98, 99.

General Contractor (GC) acting on behalf of the Trustee indicated that Propel, the Anchor/window washing system designer/installer, has issued a warranty certificate indicating that the system was installed per plan. WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

391 First Year Performance Audit - PA Ref #: 772.0

Description: Drop in re-director insert were not found on-site and appear to have been sealed by the balcony concrete.

Location: Suite PH1 - anchor #100, 101, 102, 103.

General Contractor (GC) acting on behalf of the Trustee indicated that Propel, the Anchor/window washing system designer/installer, has issued a warranty certificate indicating that the system was installed per plan. WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 392 First Year Performance Audit - PA Ref #: 776.0**
Description: Discoloured/staining and inconsistent colour of precast panels on exterior wall cladding throughout the building.
Location: North elevation levels 4 to 19.

Observation showed normal variation of cement pre-cast concrete panels located between levels 6 to 7 at the north elevation.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 394 First Year Performance Audit - PA Ref #: 778.0**
Description: Cracked/delaminated stucco cornice.
Location: North Elevation - above Suite TH06 terrace.

Observation showed minor area of delamination of EIFS below the cornice.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 397 First Year Performance Audit - PA Ref #: 782.0**
Description: Incomplete/missing installation of metal flashing at curb below window wall, with exposed waterproofing to UV rays and deterioration.
Location: North Elevation - adjacent Siamese connection.

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 398 First Year Performance Audit - PA Ref #: 783.0**
Description: Incomplete/missing installation of metal flashing at curb below brick wall, with exposed waterproofing to UV rays and deterioration.
Location: North Elevation - adjacent steps to Stairwell A exit door (northwest corner).

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 399 First Year Performance Audit - PA Ref #: 786.0**
Description: Construction debris (mortar, concrete splatter) on brick wall and concrete porch slab.
Location: North Elevation - Exterior porch of Suite TH05, TH06, TH07, TH08.

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

400 First Year Performance Audit - PA Ref #: 791.0

Description: Incomplete/missing electrical outlet.

Location: North Elevation - Exterior porch of Suite TH05, TH06, TH07.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

406 First Year Performance Audit - PA Ref #: 797.0

Description: Incomplete/missing caulking at vertical joint in brick wall.

Location: North Elevation - adjacent entrance porch of Suite TH06.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

408 First Year Performance Audit - PA Ref #: 803.0

Description: Discoloured/staining and inconsistent colour of precast panels on exterior wall cladding throughout the building.

Location: East elevation levels 4 to 19.

Observation showed minor variation in concrete colour of precast panels on exterior wall cladding at east elevation levels 4 to 19. Variations in concrete colour are to be expected with precast-concrete construction.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

409 First Year Performance Audit - PA Ref #: 804.0

Description: Construction cleaning not completed on balconies, terraces, windows, walls, etc.

Location: East elevation, typical throughout.

Observation showed no issues. WSSC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

410 First Year Performance Audit - PA Ref #: 805

Description: Incomplete construction of exterior wall, with temporary block wall clad in denis glass sheathing. Edge of sheathing is open and not finished leaving it open to moisture penetration. Missing caulking at all wall penetration. Exposed blueskin membrane to UV rays and unprotected.

Location: East Elevation - Levels 1 to 3 of entire elevation.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSSC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

411 First Year Performance Audit - PA Ref #: 806.0

Description: Incomplete/missing brick cladding along the end wall of the townhouse unit, as indicated on the drawings.

Location: East Elevation - Side of TH08, levels 1 to 3.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

412 First Year Performance Audit - PA Ref #: 807.0

Description: Discoloured/staining and inconsistent colour of precast panels on exterior wall cladding throughout the building.

Location: South elevation levels 4 to 19.

Observation showed minor variation in concrete colour of precast panels on exterior wall cladding at south elevation levels 4 to 19. Variations in concrete colour are to be expected with precast-concrete construction.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

413 First Year Performance Audit - PA Ref #: 808.0

Description: Construction cleaning not completed on balconies, terraces, windows, walls, etc.

Location: South elevation, typical throughout.

Observation showed no issues. WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

414 First Year Performance Audit - PA Ref #: 809.0

Description: Incomplete construction of exterior wall, with temporary block wall clad in dense glass sheathing. Edge of sheathing is open and not finished leaving it open to moisture penetration. Missing caulking at all wall penetration. Exposed blueskin membrane to UV rays and unprotected.

Location: South Elevation - Levels 1 to 3 of entire elevation.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

415 First Year Performance Audit - PA Ref #: 810.0

Description: Discoloured/staining and inconsistent colour of precast panels on exterior wall cladding throughout the building.

Location: West elevation levels 4 to 19.

Observation showed minor variation in concrete colour of precast panels on exterior wall cladding at west elevation levels 4 to 19. Also, a small concrete patch of 16x10 inches on the precast concrete panel adjacent balcony of level 7 has a normal variation in colour. Variations in concrete colour are to be expected with precast-concrete construction and repairs.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

417 First Year Performance Audit - PA Ref #: 812.0

Description: Incomplete/missing drip edge on balcony soffit.

Location: West Elevation - Suite 804.

Observation showed missing a small portion of a drip edge at the return side on balcony soffit of suite 804.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

421 First Year Performance Audit - PA Ref #: 819.0

Description: Construction debris (mortar, concrete splatter) on brick wall and concrete porch slab.

Location: West Elevation - Entrance porch of Suite TH01, TH02, TH03, TH04.

Observation showed that all areas were cleaned and found no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

422 First Year Performance Audit - PA Ref #: 821.0

Description: Open/cracked mortar joint in block wall below brick.

Location: West Elevation - Exterior wall between Suite TH02 & TH03.

Observation showed a hairline crack in mortar joint of block wall below brick at the exterior wall between suite TH02 and TH03.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

This item is consistent with normal shrinkage of materials caused by drying after construction. Normal shrinkage is excluded from warranty coverage under s. 13(2)(d) of the *Ontario New Home Warranties Plan Act*.

423 First Year Performance Audit - PA Ref #: 824.0

Description: Incomplete/missing installation of metal flashing at curb below window wall, with exposed waterproofing to UV rays and deterioration.

Location: West Elevation - West window wall of lobby.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 424 First Year Performance Audit - PA Ref #: 825.0**
Description: Discoloured/staining and inconsistent colour of precast panels on column.
Location: West Elevation - Adjacent main entrance to building.

Observation showed minor area of precast panels on column adjacent main entrance to building has discoloured. Discolouration might be related to a storage of material prior to installation.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 426 First Year Performance Audit - PA Ref #: 827.0**
Description: Missing/detached top rail piece of railing.
Location: Suite TH4 - 3rd floor flat roof.

WSSC 519 confirmed this item was resolved by the General Contractor acting on behalf of the Trustee.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 427 First Year Performance Audit - PA Ref #: 828.0**
Description: Construction debris/material (wood) on flat roof.
Location: Suite TH4 - 3rd floor flat roof.

WSSC 519 confirmed this item was resolved by the General Contractor acting on behalf of the Trustee.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 428 First Year Performance Audit - PA Ref #: 829.0**
Description: Loose/detached drain cover.
Location: Suite TH4 - 3rd floor flat roof.

WSSC 519 confirmed this item was resolved by the General Contractor acting on behalf of the Trustee.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 429 First Year Performance Audit - PA Ref #: 830.0**
Description: Open mitre corner joint on top rail of railing.
Location: Suite TH4 - 3rd floor flat roof.



WSSC 519 confirmed this item was resolved by the General Contractor acting on behalf of the Trustee.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 431 First Year Performance Audit - PA Ref #: 832.0**
Description: Construction debris (staining) on precast panels.
Location: Suite TH4 - north side of terrace.

WSSC 519 confirmed this item was resolved by the General Contractor acting on behalf of the Trustee.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 432 First Year Performance Audit - PA Ref #: 833.0**
Description: Incomplete/missing caulking at light fixture, exposed mesh reinforcing.
Location: Suite TH4 - terrace.

WSSC 519 confirmed this item was resolved by the General Contractor acting on behalf of the Trustee.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 433 First Year Performance Audit - PA Ref #: 834.0**
Description: Debonded/cracked caulking at metal flashing to stucco joint.
Location: Suite TH4 - terrace.

WSSC 519 confirmed this item was resolved by the General Contractor acting on behalf of the Trustee.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 435 First Year Performance Audit - PA Ref #: 836.0**
Description: Sliding door frame is bent/dented.
Location: Suite 406.

WSSC 591 confirmed this issue was resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 436 First Year Performance Audit - PA Ref #: 837.0**
Description: Construction debris (staining) on stucco.
Location: Suite 406.

Observation showed a small, and minor dark stain on EIFS at suite 406.



There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 437 First Year Performance Audit - PA Ref #: 838.0**
Description: Poor finish of soffit at unused hole for divider panel.
Location: Suite 406.

WSSC 591 confirmed this issue was resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 440 First Year Performance Audit - PA Ref #: 842.0**
Description: Construction debris on balcony slab surface.
Location: Suite 1008.

No issues observed.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 441 First Year Performance Audit - PA Ref #: 843.0**
Description: Incomplete/poor finish of metal flashing to precast panel, with open joint.
Location: Suite 1008 (both side of sliding door).

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 442 First Year Performance Audit - PA Ref #: 844.0**
Description: Missing bolt in railing baseplate.
Location: Suite 1008 and typical at all balcony units on 08 drop.

A missing bolt in railing baseplate at suite 1008 balcony was observed, however, it was located on top of hole caulking joint.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 443 First Year Performance Audit - PA Ref #: 845.0**
Description: Poor finish of soffit at unused hole for divider panel.
Location: Suite 1103

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 444 First Year Performance Audit - PA Ref #: 846.0**
Description: Poor finish of soffit at unused hole for divider panel.
Location: Suite 1106.



WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 446 First Year Performance Audit - PA Ref #: 849**
Description: Bent/dented/warped sliding door track, making operation of sliding door difficult.
Location: Suite 1106.

Observation showed the sliding door track is in good condition and the door is operating properly.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 447 First Year Performance Audit - PA Ref #: 850**
Description: Incomplete/missing caulking at sides of sliding door.
Location: Suite 1106 (both sides).

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 448 First Year Performance Audit - PA Ref #: 851.0**
Description: Open joint in top rail of railing.
Location: Suite 1106 (near divider panel).

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 451 First Year Performance Audit - PA Ref #: 858.0**
Description: Chipped/delaminated corner of precast panel.
Location: Suite 1201.

Observation showed the precast panel was repaired.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 452 First Year Performance Audit - PA Ref #: 859.0**
Description: Water leakage at window (north bedroom).
Location: Suite 1603.

Observation showed no signs or symptoms of leakage at north bedroom window.

There is no water penetration through the building envelope of the home and, therefore, no breach of the *Two Year Water Penetration - Building Envelope Warranty*.



453 First Year Performance Audit - PA Ref #: 861.0

Description: Failed insulated glazing units.
Location: Suite 1603 (kitchen).

WSSC 591 confirmed this item was mislabeled. no issues observed.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

457 First Year Performance Audit - PA Ref #: 865.0

Description: Poor finish of stucco at patches, inconsistent color, texture.
Location: Suite 1603, balcony area.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

458 First Year Performance Audit - PA Ref #: 867.0

Description: Construction debris (wood) on balcony slab edge.
Location: Suite 1603 (on slab above near column).

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

463 First Year Performance Audit - PA Ref #: 886.0

Description: Loose/detached sliding screen door.
Location: Suite GPH1 (northwest terrace).

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

466 First Year Performance Audit - PA Ref #: 895.0

Description: Missing/detached top rail piece of railing.
Location: Suite GPH4 (southwest terrace).

Observation showed this issue has been resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

467 First Year Performance Audit - PA Ref #: 896.0

Description: Incomplete/missing exterior electrical outlet, with unused/exposed conduit.
Location: Suite GPH4 (southwest terrace).

Observation showed this issue has been resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

470 First Year Performance Audit - PA Ref #: 899.0

Description: Missing railing piece.

Location: Suite 906.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

472 First Year Performance Audit - PA Ref #: 903.0

Description: Damaged/dented overhead door.

Location: Parking garage overhead door.

WSSC 591 repaired this item. No issues observed.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

This item relates to an alteration, deletion or addition made by the owner. Alterations, deletions or additions made by the owner are excluded from warranty coverage under s. 13(2)(g) of the *Ontario New Home Warranties Plan Act*.

473 First Year Performance Audit - PA Ref #: 906.0

Description: Incomplete/missing intercom/enterphone/keypad system into the garage.

Location: Concrete pad at entrance driveway to parking garage.

Observation showed that no intercom/enterphone/keypad system installed into the garage. GC acting on behalf of the Trustee, that the intercom system suppose to serve two buildings and must be part of the shared facility agreement (SFA). That's why it wasn't installed. WSSC 591 confirmed the same, as they are in progress of finalizing the SFA with the owner of phase II.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

476 First Year Performance Audit - PA Ref #: 909.0

Description: Cracked and settled asphalt paving.

Location: At entrance driveway from Park Street.

Observation showed asphalt shrinkage cracks at edge adjacent public concrete sidewalks separating the property from the street and curbs at entrance driveway from park street. Most of these asphalt cracks were beyond the property boundary line, and occurs due to freeze/thaw cycle and heavy traffic condition.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

This item is consistent with normal shrinkage of materials caused by drying after construction. Normal shrinkage is excluded from warranty coverage under s. 13(2)(d) of the *Ontario New Home Warranties Plan Act*.



- 478 First Year Performance Audit - PA Ref #: 913.0**
Description: Irrigation system does not function and missing commissioning report.
Location: Ground level landscape irrigation system.

WSSC 591 confirmed this item was resolved by General Contractor acting on behalf of the Trustee.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 480 First Year Performance Audit - PA Ref #: 918.0**
Description: Cracked/open drywall taping.
Location: Level P3 - Exterior wall adjacent Stall 29, 35.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSSC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 482 First Year Performance Audit - PA Ref #: 921.0**
Description: Missing accessible bottom/operators for doors.
Location: Level P3 - Garage vestibule adjacent Stall 9.

Observation showed a removed conduit next to the parking garage door located at the P3 level with no accessibility buttons. WSSC 591 indicated that the removed conduit related to the missing FOB system. General Contractor (GC) acting on behalf of the Trustee, advised that FOB system was originally installed by the Vendor/Builder, however, the FOB system was in violation with the City of Waterloo By-Law prior to registration, and there was an Order to Comply issued by the City to remove it. Therefore, the Authority Having Jurisdiction (AHJ) forced the GC/Trustee to remove the FOB system to grant registration. GC also indicated that there is no accessibility button controls required per drawings/plans at these locations. Drawings were reviewed and confirmed the same.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 483 First Year Performance Audit - PA Ref #: 923.0**
Description: Missing accessible bottom/operators for doors.
Location: Level P3 - Garage vestibule adjacent Stall 8.

Observation showed a removed conduit next to the parking garage door located at the P3 level with no accessibility buttons. WSCC 591 indicated that the removed conduit related to the missing FOB system. General Contractor (GC) acting on behalf of the Trustee, advised that FOB system was originally installed by the Vendor/Builder, however, the FOB system was in violation with the City of Waterloo By-Law prior to registration, and there was an Order to Comply issued by the City to remove it. Therefore, the Authority Having Jurisdiction (AHJ) forced the GC/Trustee to remove the FOB system to grant registration. GC also indicated that there is no accessibility button controls required per drawings/plans at these locations. Drawings were reviewed and confirmed the same.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

484 First Year Performance Audit - PA Ref #: 940.0

Description: Water leakage on drywall drop ceiling, with staining, peeling tape, rusted studs, etc.

Location: Level P3 - Adjacent Stall 10&11.

Observation showed no signs of moisture/leakage at soffit drop ceiling adjacent stalls 10 and 11 at P3 level, the area appeared to be repaired.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

487 First Year Performance Audit - PA Ref #: 953.0

Description: Incomplete/poor finish of wall, with missing paint, missing seal at top of wall to slab and walls/columns.

Location: Level P3 - Exterior wall adjacent Stall 28, 29, 30, 31, 32, 33, 34, 35, 54, 55, 56.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

488 First Year Performance Audit - PA Ref #: 960.0

Description: Water leakage at HVAC duct penetrations in slab. With water damaged drywall enclosure, rusted studs. Drywall should not be installed near the slab and has resulted in water leakage below.

Location: Level P2 - Adjacent Stall 10, 13.

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

489 First Year Performance Audit - PA Ref #: 961.0

Description: Cracked/open drywall taping.

Location: Level P2 - Exterior wall adjacent Stall 20, 21, 22, 23, 24, 25, 118.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

490 First Year Performance Audit - PA Ref #: 962.0

Description: Inadequate slope in slab to drain, resulting in ponding/standing water around the drain. Drain is not the low spot.

Location: Level P2 - Adjacent Stall 9 (in drive aisle and parking stall).

Observation showed minor standing water ponding at a small area adjacent stall 9 in drive aisle and parking stall. It is acceptable per section 1.8 of CE CPG.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

492 First Year Performance Audit - PA Ref #: 965.0

Description: Missing accessible button/operators for doors.

Location: Level P2 - Garage vestibule adjacent Stall 7.

Observation showed a removed conduit next to the parking garage door located at the P2 level, garage vestibule adjacent stall # 7, with no accessibility buttons. WSCC 591 indicated that the removed conduit related to the missing FOB system. General Contractor (GC) acting on behalf of the Trustee, advised that FOB system was originally installed by the Vendor/Builder, however, the FOB system was in violation with the City of Waterloo By-Law prior to registration, and there was an Order to Comply issued by the City to remove it. Therefore, the Authority Having Jurisdiction (AHJ) forced the GC/Trustee to remove the FOB system to grant registration. GC also indicated that there is no accessibility button controls required per drawings/plans at these locations. Drawings were reviewed and confirmed the same.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

493 First Year Performance Audit - PA Ref #: 967.0

Description: Incomplete/missing paint finish floor.

Location: Level P2 - On ramp and stairs adjacent Stall 7.

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.



- 494 First Year Performance Audit - PA Ref #: 978.0**
Description: Incomplete/poor finish of wall, with missing paint, missing seal at top of wall to slab and walls/columns.
Location: Level P2 - Exterior wall adjacent Stall 18, 19, 20, 21, 22, 23, 24, 25, 116, 117, 118.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 495 First Year Performance Audit - PA Ref #: 982.0**
Description: Peeling/flaking paint on slab soffit (near walls and columns).
Location: Level P2 - Adjacent Stalls 10, 11, 12, 13, 14, 15, 16.

Observation showed localized peeling/flaking paint on slab soffit near walls and columns at stalls 14 and 15 only.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

This item is consistent with normal wear and tear. Normal wear and tear is excluded from warranty coverage under s. 13(2)(c) of the *Ontario New Home Warranties Plan Act*.

- 496 First Year Performance Audit - PA Ref #: 985.0**
Description: No access to area due to construction hoarding.
Location: Level P2 - Area adjacent Stall 9.

Observation showed construction hoarding located at area adjacent stall 9-P2 level. The General Contractor acting on behalf of the Trustee advised this area is temporary used for storage of trades' material and equipment. It will be removed once repair work is completed. WSCC 591 acknowledged and approved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 497 First Year Performance Audit - PA Ref #: 989.0**
Description: Water leakage at HVAC duct penetrations in slab. With water damaged drywall enclosure, rusted studs. Drywall should not be installed near the slab and has resulted in water leakage below.
Location: Level P1 - Adjacent Stall 39, 42.

WSCC 591 confirmed this item is resolved by the GC.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

500 First Year Performance Audit - PA Ref #: 999.0

Description: Missing accessible button/operators for doors.

Location: Level P1 - Garage vestibule entrance near the main lobby.

Observation showed no accessible button/operators for the door located at the P1 level from the garage vestibule entrance near the main lobby. WSCC 591 indicated that there is no FOB system installed. General Contractor (GC) acting on behalf of the Trustee, advised that FOB system was originally installed by the Vendor/Builder, however, the FOB system was in violation with the City of Waterloo By-Law prior to registration, and there was an Order to Comply issued by the City to remove it. Therefore, the Authority Having Jurisdiction (AHJ) forced the GC/Trustee to remove the FOB system to grant registration. GC also indicated that there is no accessibility button controls required per drawings/plans at these locations. Drawings were reviewed and confirmed the same.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

503 First Year Performance Audit - PA Ref #: 1007.0

Description: Incomplete/poor finish of wall, with missing paint, missing seal at top of wall to slab and walls/columns.

Location: Level P1 - Exterior wall adjacent Stall 14, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

504 First Year Performance Audit - PA Ref #: 1014.0

Description: Incomplete wall construction, with temporary plywood in place.

The building envelope is incomplete, with a lack of insulation, vapour/moisture barrier, seal, etc.

Location: Level P1 - Adjacent Stall 14.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

506 First Year Performance Audit - PA Ref #: 1016.0

Description: Water leakage above parking garage entrance overhead door, with note rusting above door on metal plate. The door springs were rusted and replaced to maintain access into garage.

Location: Level P1 - Parking garage entrance overhead door.

Observation showed no defects.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

507 First Year Performance Audit - PA Ref #: 1020.0

Description: Rusted exterior door frame.

Location: Level P1 - Stairwell C.

Observation showed no defects.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

509 First Year Performance Audit - PA Ref #: 1022.0

Description: Active/signs of water leakage through soffit.

Location: Level UG1 - Adjacent Stalls 54&55.

Minor moisture stain (efflorescent) observed through soffit at level UG1 adjacent stalls 54 and 55, not an active leakage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

511 First Year Performance Audit - PA Ref #: 1024.0

Description: Active/signs of water leakage through soffit.

Location: Level UG1 - Adjacent Stalls 41&42.

Observation showed no active leak, only sign of an old moisture stain located on a ceiling/soffit hairline crack.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

513 First Year Performance Audit - PA Ref #: 1026.0

Description: Active/signs of water leakage through soffit and foundation wall.

Location: Level UG1 - Adjacent Stalls 7, 8, 9.

Observation showed no active leak, only sign of moisture stain on the soffit at level UG1 adjacent stalls 7, 8 and 9. WSCC 591 indicated this location was repaired by the GC acting on behalf of the Trustee.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

514 First Year Performance Audit - PA Ref #: 1027.0

Description: Active/signs of water leakage through soffit and foundation wall.

Location: Level UG1 - Adjacent Stalls 10.

No active leakage observed, WSCC 591 indicated this location was repaired by the GC acting on behalf of the Trustee.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.



- 517 First Year Performance Audit - PA Ref #: 1030.0**
Description: Active/signs of water leakage through soffit and foundation wall.
Location: Level UG1 - Adjacent Stalls 20.
- No active leakage observed through soffit.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*
- 519 First Year Performance Audit - PA Ref #: 1032.0**
Description: Active/signs of water leakage through soffit and foundation wall.
Location: Level UG1 - Adjacent Stalls 22.
- Observation showed no leakage through soffit adjacent stall 22 at level UG1.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*
- 520 First Year Performance Audit - PA Ref #: 1033.0**
Description: Active/signs of water leakage through soffit and foundation wall.
Location: Level UG1 - Adjacent Stalls 23.
- Observation showed an active leakage through soffit adjacent stall 23 at level UG1.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*
- 522 First Year Performance Audit - PA Ref #: 1035.0**
Description: Active/signs of water leakage through soffit and foundation wall.
Location: Level UG1 - Adjacent Stalls 36&37.
- Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.
- There is no water penetration through the basement or foundation of the home and, therefore, no breach of the *Two Year Water Penetration - Basement Warranty.*
- 523 First Year Performance Audit - PA Ref #: 1036.0**
Description: Active water leakage on drywall drop ceiling, with staining, peeling tape, rusted studs, etc.
Location: Level UG1 - Adjacent Stalls 48&49.
- No issues observed. WSCC 591 indicated it was resolved by GC acting on behalf of the Trustee.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*
- 526 First Year Performance Audit - PA Ref #: 1039.0**
Description: Active/signs of water leakage through foundation wall.
Location: Level UG1 - Within Stairwell A.



Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no water penetration through the basement or foundation of the home and, therefore, no breach of the *Two Year Water Penetration - Basement Warranty*.

527 First Year Performance Audit - PA Ref #: 1040.0

Description: Active/signs of water leakage through foundation wall.

Location: Level UG1 - Adjacent Stalls 98&99.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no water penetration through the basement or foundation of the home and, therefore, no breach of the *Two Year Water Penetration - Basement Warranty*.

529 First Year Performance Audit - PA Ref #: 1054.0

Description: Construction debris and materials left storage room.

Location: Level UG1 - Storage Room adjacent Stall 63.

No issues observed. WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

530 First Year Performance Audit - PA Ref #: 1067.0

Description: Missing railing at stairs, creating a tripping/fall hazard.

Location: Level UG1 - Within mechanical room adjacent Stall 30.

WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

531 First Year Performance Audit - PA Ref #: 1070.0

Description: Crooked electrical outlet cover.

Location: Level UG1 - Elevator lobby.

No issues observed. WSCC 591 confirmed this issue is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

534 First Year Performance Audit - PA Ref #: 1073.0

Description: Issues with over current.

Location: Elevators 1, 2.

WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.



535 First Year Performance Audit - PA Ref #: 1074.0

Description: Issues with tapehead.

Location: Elevators 1, 2.

WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

536 First Year Performance Audit - PA Ref #: 1075.0

Description: Issues with hall lock.

Location: Elevators 1, 2.

WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

537 First Year Performance Audit - PA Ref #: 1076.0

Description: Loose gibs on various hall doors.

Location: Elevators 1, 2.

WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

538 First Year Performance Audit - PA Ref #: 1077.0

Description: Issues with door bumpers coming off slam post and sticking to doors.

Location: Elevators 1, 2.

WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

543 First Year Performance Audit - PA Ref #: 1086.0

Description: Each piece of documentation not submitted (but typically received from the developer/contractors) and; therefore, not reviewed is considered to be a deficiency. The outstanding documentation should be delivered for review.

Location: a) Mechanical Specifications.

b) Electrical Specifications.

c) Mechanical and electrical systems Operating and Maintenance Manuals.

d) Mechanical Contractors Warranty.

e) Commissioning reports for domestic water booster pump set, boilers, make up air unit, and Generator Set.

f) Fire alarm verification certificate.

g) Letter from Electrical Safety Authority stating that all has been inspected and is acceptable.

h) Commissioning reports for heat pump system, fire pump, and other major systems.

i) Generator test and verification certificate.

j) Sprinkler contractors' test certificate and sprinkler systems hydraulic calculations.

k) Hydrostatic test certificates.

l) Thermographic scan report for electrical supply and distribution systems.

m) Air balancing report for ventilation equipment. Water balancing report for heat pump system.

This item is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

544 First Year Performance Audit - PA Ref #: 1089.0

Description: The Developer should submit a formal TSSA Fuel Inspection Report indicating that the entire Emergency Generator system has been accepted and passed including the fuel supply systems and piping. The TSSA report should also indicate any accepted variances that were allowed. A Fuel Suppliers report is not acceptable, even with a TSSA stamp affixed to it.

Location: Generator.

The emergency generator is operated by natural gas, not by a diesel fuel. therefore, TSSA certificate is not required.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

545 First Year Performance Audit - PA Ref #: 1090.0

Description: The maintenance contractor (Total Power) reported that a leak was noted above the muffler in the ceiling cover the generator. Where the muffler has come out of its enclosure, causing leaks resulting in rusting/corrosion of generator spark plugs and piston heads in one cylinder.

Location: Generator.

Observation showed no rust/corrosion or any leaks. WSCC 591 confirmed the generator is working properly and service contractor reported no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

548 First Year Performance Audit - PA Ref #: 1094.0

Description: According to the maintenance contractor, Fluid cooler control panel's hood open indicator light did not light when the hood dampers were 100% open. The control panel indicator light may have failed. The operation of the control panel should be tested and any component found to be defective should be replaced.

Location: Roof - fluid cooler.

WSCC 591 confirmed this issue is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

552 First Year Performance Audit - PA Ref #: 1100.0

Description: There appears to be gaps around the exhaust vents for the heating boilers where the boiler vents penetrate the exterior wall. Each exhaust vent wall penetration should have a rated wall fitting.

Location: Penthouse boiler room.

Observations showed no issues. WSCC 591 advised that, per CSA - B149 - 8.15.4, the connection shall adhere to the requirement of the CSA statement. WSCC 591 showed no TSSA tag or any orders by TSSA been issued regarding this matter.

The General Contractor (GC) acting on behalf of the Trustee, indicated that the exhaust vents were installed per the manufacturer requirements and passed by the Jurisdiction Having Authority (JHA).

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

553 First Year Performance Audit - PA Ref #: 1105.0

Description: The cooling loop pumps (PH-3) are both in operation and on "hand" the position on their respective control panel. These pumps are typically in the "auto" position on their respective control panels. The reason for having both pumps running at the same time should be stated.

Location: Penthouse boiler room.

WSCC 591 referred to the Building Automated system panel, however, WSCC 591 did not demonstrate what was the defect.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.



554 First Year Performance Audit - PA Ref #: 1107.0

Description: The cooling loop pumps (PH-3) are mounted on a cracked housekeeping pad. The housekeeping pad should be repaired or replaced.

Location: Penthouse boiler room.

A hair line crack on housekeeping pad of the cooling loop pump at the PH boiler room was observed caulked and sealed.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

555 First Year Performance Audit - PA Ref #: 1108.0

Description: The 2 ft. panel in front of the main heating boilers has a bad light on the sump pan according the maintenance contractor. This bad light should be replaced.

22.

Location: Penthouse boiler room.

WSSC 591 couldn't demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

557 First Year Performance Audit - PA Ref #: 1126.0

Description: According to the maintenance contractor, the large exhaust fan does not seem to be controllable.

Location: Fourth floor party room.

The General Contractor acting on behalf of the Trustee advised the exhaust fan has no control and is connected to the fire alarm system and will start when activated.

There is no defect in materials and, therefore, no breach of the *One Year Materials Warranty*.

558 First Year Performance Audit - PA Ref #: 1143.0

Description: According to the maintenance contractor, the Leonard temperature blending valves do not seem to be working properly. The mixing valves should be tested. Any components found deficient should be repaired or replaced.

Location: Third floor mechanical room (Mechanical B3)

The General Contractor acting on behalf of the Trustee advised the mixing valves should be maintained regularly to remove the calcium built up. WSSC 591 did not demonstrate any deficiency related to the mixing valves.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

559 First Year Performance Audit - PA Ref #: 1160.0

Description: According to the maintenance contractor, the 'Engineered Air' ceiling mounted unit heater is missing a temperature control knob. The knob for the heating control of the unit should be replaced.

Location: Level 1, stairwell A.

The General Contractor acting on behalf of the Trustee confirmed this issue was rectified. WSCC 591 confirmed the same.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

561 First Year Performance Audit - PA Ref #: 1168.0

Description: According to the mechanical maintenance contractor, the sanitary sump pump control panel door will not close and there is no lock on the panel guard. This panel should be repaired and have a lock on the panel guard.

Location: Underground parking level

The General Contractor acting on behalf of the Trustee advised that the locks and keys were provided to WSCC 591. WSCC 591 confirmed the same.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

562 First Year Performance Audit - PA Ref #: 1169.0

Description: According to the maintenance contractor, pump #2 of the sanitary sump pump set (near parking spot #54) is overloading. The submerged sanitary pumps should be inspected and components found defective should be replaced.

Location: Underground parking level

WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

563 First Year Performance Audit - PA Ref #: 1170.0

Description: According to the maintenance contractor, at least one of the bolts for exhaust fan #9's cage/cover cannot be removed for service. The fan mounting or safety cage/cover of the fan should be fixed to allow proper maintenance access, and any components found defective should be replaced.

Location: Underground parking level

The cage/cover for exhaust fan # 9's at the underground parking level was observed secure. WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.



564 First Year Performance Audit - PA Ref #: 1173.0

Description: Distribution panel XRC has a questionable Amperage rating of 40 A and the Voltage in not given. Developer to verify rating of panel and change lamacoid tag as required.

Location: Cable room of the underground parking level

Observation showed no issue.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

565 First Year Performance Audit - PA Ref #: 1175.0

Description: The pressure gauge associated with pump PH-6 is cracked. This pressure gauge should be replaced.

Location: Mechanical room B of the underground parking level

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

567 First Year Performance Audit - PA Ref #: 1177.0

Description: according to the maintenance contractor, AHU-2 has trouble keeping a consistent temperature in the Conditioned space during cooling season due to temperature set point and compressor staging. The cooling performance of AHU-2 should be monitored and any programing or equipment adjustments to maintain the desired space temperature should be undertaken.

Location: Mechanical room B of the underground parking level

WSSC 591 advised they have issues keeping consistent temperature during cooling season. The cooling system may require to contact the manufacturer and engage a Building Automated System (BAS) specialist to adjust the system set point accordingly.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

This is damage resulting from improper maintenance by the owner. Such damage is excluded from warranty coverage under s. 13(2)(f) of the *Ontario New Home Warranties Plan Act*.

568 First Year Performance Audit - PA Ref #: 1178.0

Description: According to the maintenance contractor, the unit heater does not have a thermostat. A thermostat should be connected to the unit heater.

Location: Mechanical room B of the underground parking level

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

569 First Year Performance Audit - PA Ref #: 1179.0

Description: According to the maintenance contractor, the hydronic heating supply valve to AHU-2 is shut off. The hydronic heating supply line for the unit heater should be opened.

Location: Mechanical room B of the underground parking level

The General Contractor acting on behalf of the Trustee advised that he couldn't find any shut-off valve, otherwise, the hallways wouldn't have been provided with hot air. WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

570 First Year Performance Audit - PA Ref #: 1180.0

Description: According to the maintenance contractor, the hydronic unit heater has no thermostat. The hydronic unit heater should have a thermostat installed.

Location: Mechanical room B of the underground parking level

Duplicate and related to item PA Ref # 1179. WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

571 First Year Performance Audit - PA Ref #: 1181.0

Description: According to the maintenance contractor, the properties for the glycol that is supplied to AHU-2 is not known. Developer to supply maintenance contractor and management with all useful glycol properties including MSDS sheets.

Location: Mechanical room B of the underground parking level

The General Contractor acting on behalf of the Trustee advised that the glycol is rated 20 degrees Celsius. WSCC 591 advised that it is very good and no need for MSDS sheets to be provided. WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

574 First Year Performance Audit - PA Ref #: 1191.0

Description: According to the maintenance contractor, exhaust fan #11 is not working and has no power. The exhaust fan #11 should be connected to electrical power and activated by a switch.

Location: P1 level locker room C

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

578 First Year Performance Audit - PA Ref #: 1242.0

Description: Unit owner reported issues with sound transmission between units and common area.

Location: Suite 104, 704, 906, 908, 1008, 1101, 1301, 1402, 1505, 1603, 1605, 1705, 1804.

WSSC 591 confirmed these reported issues are all resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

579 First Year Performance Audit - PA Ref #: 1244.0

Description: Unit owner reported issues with sound transmission between unit and drainage piping.

Location: Suite 104.

Homeowner advised that they are hearing water noise from above level when the toilet/shower was used. Section 7.7 of the CE CPG indicated that the sound of water flowing through pipes is normal and not covered by the statutory warranty.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

580 First Year Performance Audit - PA Ref #: 1247.0

Description: Unit owner reported issues with water flow.

Location: Suite 104.

Homeowner advised that they are hearing water noise from above level when the toilet/shower was used. Section 7.7 of the CE CPG indicated that the sound of water flowing through pipes is normal and not covered by the statutory warranty.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

581 First Year Performance Audit - PA Ref #: 1248.0

Description: Unit owner reported issues with heated water.

Location: Suite 104, 1008, 1705.

WSSC 591 advised that only unit 104 has this issue as outstanding. Homeowner of unit 104 confirmed this issue was resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

582 First Year Performance Audit - PA Ref #: 1250.0

Description: Unit owner reported damaged steps.

Location: Suite 104.

Observation showed no issues with the steps.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.



583 First Year Performance Audit - PA Ref #: 1251.0

Description: Unit owner reported issues with balcony quality.

Location: Suite 108.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

584 First Year Performance Audit - PA Ref #: 1252.0

Description: Unit owner reported issues with concrete finish/quality on landing and steps.

Location: Suite 108.

Observation showed no issues with the concrete finishes, some minor variation of color shades of the concrete.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

585 First Year Performance Audit - PA Ref #: 1253.0

Description: Unit owner reported issues with separation between wall and patio tiles.

Location: Suite 405.

WSSC 591 did not demonstrate. No access provided.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

586 First Year Performance Audit - PA Ref #: 1254.0

Description: Unit owner reported that heat pump unit is noisy.

Location: Suite 405.

WSSC 591 did not demonstrate. No access provided.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

587 First Year Performance Audit - PA Ref #: 1255.0

Description: Unit owner reported water leakage at bedroom window.

Location: Suite 406.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

588 First Year Performance Audit - PA Ref #: 1256.0

Description: Unit owner reported water leakage at southwest living room window.

Location: Suite 605.



Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 589 First Year Performance Audit - PA Ref #: 1258.0**
Description: Unit owner reported water leakage at entrance door to unit.
Location: Suite 1406.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 590 First Year Performance Audit - PA Ref #: 1264.0**
Description: Unit owner reported sliding door is not sealed.
Location: Suite 406.

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 591 First Year Performance Audit - PA Ref #: 1265.0**
Description: Unit owner reported that balcony floor is sloped towards the unit.
Location: Suite 406.

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 593 First Year Performance Audit - PA Ref #: 1269.0**
Description: Unit owner reported draft from front door.
Location: Suite 601

WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 595 First Year Performance Audit - PA Ref #: 1272.0**
Description: Unit owner reported issues with electrical outlets on balcony.
Location: Suite 510.

Observation showed the electrical outlets on balcony are functioning.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 597 First Year Performance Audit - PA Ref #: 1274.0**
Description: Unit owner reported issues with balcony ceiling finish.
Location: Suite 704, 1201, 1210, 1502, 1601, 1701, 1704, 1705, 1706.



Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 598 First Year Performance Audit - PA Ref #: 1275.0**
Description: Unit owner reported issues with cracks in balcony slab.
Location: Suite 704, 1502, 1701.

Observation showed localized hairlines cracks in balcony slab of suite 704 and no issues observed at other suites.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This item is consistent with normal shrinkage of materials caused by drying after construction. Normal shrinkage is excluded from warranty coverage under s. 13(2)(d) of the *Ontario New Home Warranties Plan Act*.

- 601 First Year Performance Audit - PA Ref #: 1279.0**
Description: Unit owner reported condensation in bedroom and balcony doors.
Location: Suite 906.

WSSC 591 confirmed this issue is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 602 First Year Performance Audit - PA Ref #: 1281.0**
Description: Unit owner reported issues with air leakage at balcony doors.
Location: Suite 1101.

WSSC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 603 First Year Performance Audit - PA Ref #: 1282.0**
Description: Unit owner reported that there are extra holes drilled on balcony railing and missing end caps.
Location: Suite 1006

WSSC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 604 First Year Performance Audit - PA Ref #: 1283.0**
Description: Unit owner reported missing balcony screen door.
Location: Suite 1006

WSSC 591 did not demonstrate.



There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

606 First Year Performance Audit - PA Ref #: 1285.0

Description: Unit owner reported issues with balcony sliding door track.
Location: Suite 1103, 1704.

No issues observed.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

608 First Year Performance Audit - PA Ref #: 1288.0

Description: Unit owner reported odour transfer between units and common area.
Location: Suite 1106.

WSSC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

609 First Year Performance Audit - PA Ref #: 1289.0

Description: Unit owner reported that window frames and balcony door frames are not fitted properly.
Location: Suite 1106.

WSSC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

610 First Year Performance Audit - PA Ref #: 1290.0

Description: Unit owner reported poor caulking installation.
Location: Suite 1106.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

611 First Year Performance Audit - PA Ref #: 1291.0

Description: Unit owner reported crack on inside pane of bedroom window.
Location: Suite 1106.

WSSC 591 confirmed this item is a duplicate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.



- 612 First Year Performance Audit - PA Ref #: 1292.0**
Description: Unit owner reported missing caulking around lower flashing on balcony.
Location: Suite 1108.
- Observation showed no issue. The item was resolved.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.
- 613 First Year Performance Audit - PA Ref #: 1294.0**
Description: Unit owner reported damage to exterior wall.
Location: Suite 1206.
- Observation showed no issue.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.
- 614 First Year Performance Audit - PA Ref #: 1295.0**
Description: Unit owner reported missing railing cap.
Location: Suite 1206.
- Observation showed no issue. The item has been resolved.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.
- 616 First Year Performance Audit - PA Ref #: 1297.0**
Description: Unit owner reported balcony door lock does not function properly.
Location: Suite 1210, 1601.
- Observation showed no issue. The issues at the two units have been resolved.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.
- 617 First Year Performance Audit - PA Ref #: 1298.0**
Description: Unit owner reported missing balcony railing parts.
Location: Suite 1406.
- Observation showed no issue. The item has been resolved.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.
- 618 First Year Performance Audit - PA Ref #: 1299.0**
Description: Unit owner reported window sealant is expanding, detached.
Location: Suite 1505.
- WSSC 591 did not demonstrate.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

619 First Year Performance Audit - PA Ref #: 1301.0

Description: Unit owner reported support column in balcony has discoloured and turned brown.

Location: Suite 1603, 1701.

Observation showed the following:

Suite 1603 - minor observed at the concrete panels.

Suite 1701 - brown residue/discoloration observed at south window's precast.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

622 First Year Performance Audit - PA Ref #: 1304.0

Description: Unit owner reported crack in ceiling of living room.

Location: Suite 1605.

Observation showed hairline crack in ceiling of living room.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This item is consistent with normal shrinkage of materials caused by drying after construction. Normal shrinkage is excluded from warranty coverage under s. 13(2)(d) of the *Ontario New Home Warranties Plan Act*.

623 First Year Performance Audit - PA Ref #: 1305.0

Description: Unit owner reported construction debris on railings.

Location: Suite 1701.

WSSC 591/homeowner confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

624 First Year Performance Audit - PA Ref #: 1306.0

Description: Unit owner reported blotchy marks on stucco finish.

Location: Suite 1701.

WSSC 591/homeowner confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

625 First Year Performance Audit - PA Ref #: 1307.0

Description: Unit owner reported damaged/scratched balcony railing.

Location: Suite 1704.

WSSC 591/homeowner confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.



626 First Year Performance Audit - PA Ref #: 1308.0

Description: Unit owner reported issues with caulking at balcony doors.

Location: Suite 1704.

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

627 First Year Performance Audit - PA Ref #: 1309.0

Description: Unit owner reported issues with operation of balcony doors.

Location: Suite 1705, 1706.

WSCC 591/homeowner of unit 1706 confirmed this item is resolved.

Observation showed no issues related to unit 1705.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

628 First Year Performance Audit - PA Ref #: 1310.0

Description: Unit owner reported issues with heating/cooling unit.

Location: Suite 1705.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

629 First Year Performance Audit - PA Ref #: 1311.0

Description: Unit owner reported that the electrical outlet on the balcony does not work.

Location: Suite 1801.

WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

631 First Year Performance Audit - PA Ref #: 1313.0

Description: Unit owner reported missing caulking at window sills.

Location: Suite GPH1.

WSCC 591 did not demonstrate.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

632 First Year Performance Audit - PA Ref #: 1316.0

Description: Unit owner reported poor cover of tar paper on terrace.

Location: Suite GPH1.

WSCC 591 confirmed this item is resolved.



There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

634 First Year Performance Audit - PA Ref #: 1318.0

Description: Unit owner reported sound transmission from above units mimicking the sound of a bowling ball dropped down an alley.

Location: Suite 704, 14th, 16th, 17th floor units.

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

635 First Year Performance Audit - PA Ref #: 1319.0

Description: - Incomplete finish/missing waterproofing on concrete slab.

- Poor use of plywood as edge restraint for paving stone.

- Railings do not match typical system used throughout the building (i.e. prefinished aluminum, with glass panels, etc.)

- Surface rusting of railings throughout.

Location: 4th floor terrace - along the entire east perimeter

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

636 First Year Performance Audit - PA Ref #: 1322.0

Description: Unfinished/used plywood boxes fastened to terrace. Use and purpose unknown.

Location: 4th floor terrace - adjacent Stairwell A.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

638 First Year Performance Audit - PA Ref #: 1324.0

Description: Pitted/deteriorated concrete slab at stairwell landing.

Location: 4th floor terrace - Stairwell C.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

645 First Year Performance Audit - PA Ref #: 1339.0

Description: Loose/shaky divider fence.

Location: 4th floor terrace - between terrace of Unit 401/402.

Observation showed that the divider fence between unit 401/402 is shaky, however, the connection is not loose.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

648 First Year Performance Audit - PA Ref #: 1343.0

Description: Missing custom precast concrete shell for 2 built in BBQ and missing 2 BBQ, as per landscape drawings.

Location: 4th floor terrace - common amenity area.

Observation showed that the custom precast concrete shell for 2 built-in BBQ is missing and not installed. Tarion's warranty applies on defects in workmanship and material. Missing items related to incomplete installation of equipment due to a breach of contract between trades and Vendor/Builder (VB), is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

649 First Year Performance Audit - PA Ref #: 1345.0

Description: Missing decorative wood fence/privacy screen along south perimeter of entrance driveway, as per landscape drawings.

Location: Ground level - entrance driveway area.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

650 First Year Performance Audit - PA Ref #: 1346.0

Description: Incomplete/missing landscaping along the south perimeter of the entrance driveway and around electrical transformer.

Location: Ground level - entrance driveway area.

Per article 21 "Additional Work" and schedule "C" of the shared facility agreement (SFA), between WSCC 591 and the Tower II declarant, this issue will be completed by the Tower II declarant.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

651 First Year Performance Audit - PA Ref #: 1353.0

Description: Missing bollard to protect gas lines.

Location: Ground level - adjacent driveway area.

Observation showed two bollards installed to protect gas lines. WSCC 591 advised that the distance between the two installed bollards is insufficient and required a third bollard to be installed. WSCC 591 did not substantiate such requirement.



There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 653 First Year Performance Audit - PA Ref #: 1359.0**
Description: Honeycombing of balcony slab edge.
Location: East elevation - Suite 1109.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 654 First Year Performance Audit - PA Ref #: 1360.0**
Description: Honeycombing of balcony slab edge.
Location: East elevation - Suite 810.

Observation showed minor and small area of honeycombing at the edge of balcony slab of unit 810. This is considered acceptable as it does not negatively impact performance.

There is no defect in materials and, therefore, no breach of the *One Year Materials Warranty*.

- 655 First Year Performance Audit - PA Ref #: 1361.0**
Description: Honeycombing of balcony slab edge.
Location: South elevation - Suite 510.

Observation showed minor and small area of honeycombing at the edge of balcony slab of unit 510. This is considered acceptable as it does not negatively impact performance.

There is no defect in materials and, therefore, no breach of the *One Year Materials Warranty*.

- 656 First Year Performance Audit - PA Ref #: 1362.0**
Description: Balcony slab drip edge is not continuous to precast panel.
Location: South elevation - Suite 401.

Observation showed the balcony slab drip edge is short 4 inches at the far end. This condition does not negatively impact performance.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 658 First Year Performance Audit - PA Ref #: 1366.0**
Description: Suite doors do not close automatically due to high air pressure in corridors, effecting fire safety.
Location: Typically throughout building of suite entrance doors.

WSSC 591 advised that corrective measures were taken by the General Contractor acting on behalf of the Trustee and the issue is resolved.



There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 659 First Year Performance Audit - PA Ref #: 1368.0**
Description: Unit owner reported failed seal of bottom right corner kitchen window.
Location: Suite 505.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 660 First Year Performance Audit - PA Ref #: 1369.0**
Description: Unit owner reported gap in seal around balcony door.
Location: Suite 506.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 664 First Year Performance Audit - PA Ref #: 1373.0**
Description: Unit owner reported suite door has large gap around it.
Location: Suite 1806.

General Contractor acting on behalf of the Trustee advised that the homeowner retained a private company to modify the suite door and added a seal on the door perimeter. WSSC 591 confirmed the same.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

This item relates to an alteration, deletion or addition made by the owner. Alterations, deletions or additions made by the owner are excluded from warranty coverage under s. 13(2)(g) of the *Ontario New Home Warranties Plan Act*.

- 667 First Year Performance Audit - PA Ref #: 1388.0**
Description: Graffiti and shoe print carved into concrete of concrete block.
Location: Rooftop.

Observation showed graffiti and shoe print carved into concrete of concrete block located at rooftop. No performance issue.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 671 First Year Performance Audit - PA Ref #: 1411.0**
Description: Landscape and electrical drawings are "for Permit" but not As-Built. Missing as-built drawings.
Location: Building Documentation.



This item is beyond Tarion's warranty coverage.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

672 First Year Performance Audit - PA Ref #: 1412.0

Description: Maintenance Contractor indicated that the valves are not holding and unable to remove the valves. There butterfly valves located on the 4th and Penthouse levels. The valves were shutoff and after the removal of 5 gallons of glycol the pressure was still high with no sign of backing off. This would indicate the valves were not holding and why we were unable to remove the valves. Typically a hose bib would be installed on the riser to allow for draining the system but currently we would have to do it through a unit on the 4th floor, which is not practical with the possibility of flooding, damage, etc.

We should bring the building down after a thorough investigation on the valves and rectify the situation properly and ensure all valves are functioning as designed or replace if not.

Location: Ball Valves

Observation showed a drain was located at the 4th floor ceiling adjacent unit 407 and was installed per drawings and specifications. The General Contractor (GC) acting on behalf of the Trustee indicated that the shut-off valves installed at the bottom of risers are designed to withstand 300 psi pressure, which is more than sufficient

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

673 First Year Performance Audit - PA Ref #: 1413.0

Description: Maintenance Contractor indicated that due to the way the recirculation pump is piped for the upper floors (13-18 we are assuming) air is being trapped in the system and constantly appearing and needing to be bled off.

Location: DHW Loop – Air in System

WSCC 591 confirmed they have repaired this item, and looking for reimbursement of the repair cost. Tarion was not given the opportunity to inspect and assess the alleged defects; to determine what, if any, repair work was necessary.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

This item relates to an alteration, deletion or addition made by the owner. Alterations, deletions or additions made by the owner are excluded from warranty coverage under s. 13(2)(g) of the *Ontario New Home Warranties Plan Act*.

675 First Year Performance Audit - PA Ref #: 1415.0

Description: Maintenance Contractor indicated there are currently no turning vanes on the system that allow the air to mix and flow efficiently.

Location: Common Corridor Air Temperature - Turning Vanes



The General Contractor acting on behalf of the Trustee indicated that the turning valves are not required, in February 2016 the air balancing report was handed over to WSCC 591 and all air vents were balanced within 10% of the designed criteria.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

4. Items Not Assessed

The following items have not been assessed.

174 First Year Performance Audit - PA Ref #: 296.0

Description: Peeling wall paper

Location: Level 11 - adjacent the following locations:

- Suite doors 1101, 1102, 1103, 1105, 1106, 1107, 1108, 1109, 1110.

WSCC 591 confirmed this item is a duplicate. See PA Ref # 286

A warranty assessment was not made because the owner withdrew this item.

303 First Year Performance Audit - PA Ref #: 533.0

Description: Incomplete/poor finish of the back of the sink with exposed piping that are visible.

Location: Level 4 - Party Room - bathroom.

WSCC 591 confirmed this item is withdrawn.

A warranty assessment was not made because the owner withdrew this item.

425 First Year Performance Audit - PA Ref #: 826.0

Description: Damaged door frame (on inside of unit).

Location: Suite 104.

This item related to an in-suite issue.

This item relates to a condominium unit. The condominium corporation is the owner of the common elements, but not the owner of the units for the purposes of statutory warranty coverage. Tarion can only assess this item if it is reported by the owner of the unit.

460 First Year Performance Audit - PA Ref #: 870.0

Description: Suite entrance door frame is twisted and door does not close/seal properly.

Location: Suite 1603.

WSCC 591 confirmed this item is duplicate.

A warranty assessment was not made because the owner withdrew this item.



540 First Year Performance Audit - PA Ref #: 1081.0

Description: Speakers have low volume.

Location: Suite 1207 (x2 speakers).

This is a unit issue.

This item relates to a condominium unit. The condominium corporation is the owner of the common elements, but not the owner of the units for the purposes of statutory warranty coverage. Tarion can only assess this item if it is reported by the owner of the unit.

541 First Year Performance Audit - PA Ref #: 1082.0

Description: Smoke/CO alarm combo is not functioning.

Location: Suite 1604 (by bathroom).

This is a unit issue.

This item relates to a condominium unit. The condominium corporation is the owner of the common elements, but not the owner of the units for the purposes of statutory warranty coverage. Tarion can only assess this item if it is reported by the owner of the unit.

542 First Year Performance Audit - PA Ref #: 1083.0

Description: Smoke alarm is not functioning.

Location: Suite 1009, 1303.

This is a unit issue.

This item relates to a condominium unit. The condominium corporation is the owner of the common elements, but not the owner of the units for the purposes of statutory warranty coverage. Tarion can only assess this item if it is reported by the owner of the unit.

APPENDIX "A"

WARRANTIES UNDER THE ONTARIO NEW HOME WARRANTIES PLAN ACT - DEFINITIONS & DESCRIPTIONS

Note: These are simplified descriptions provided for ease of understanding. The full definitions/descriptions are found in the references in brackets. The warranties and limits on warranties are also described in the *Homeowner Information Package* and on www.tarion.com.

The Pre-Completion Warranties

Deposit Protection

- A home buyer who has entered into a contract to purchase a home from a vendor is entitled to reimbursement of a deposit paid to the vendor which is to be credited to the purchase price under the contract on closing if
 - the person has exercised a statutory right to rescind the contract before closing; or
 - the person has a cause of action against the vendor resulting from the fact that title to the home has not been transferred to the person because,
 - the vendor has gone into bankruptcy, or
 - the vendor has fundamentally breached the contract
- [s.14(1) of the *Ontario New Home Warranties Plan Act* (the "Act")].

Financial Loss for Contract Homes

- An owner of land who has entered into a contract with the builder for the construction of a home on the land and who has a cause of action against the builder for damages resulting from the builder's failure to substantially perform the contract is entitled to receive reimbursement for shortfall, if any, between the amount paid by the owner to the builder under the contract and the value of work and materials supplied by the builder [s.14(2) of the Act].

The Delayed Closing/Occupancy Warranties

Delayed Closing or Delayed Occupancy Compensation Warranty

- If the closing of the sale of your home or the occupancy date of the condominium is delayed beyond the permitted delays in the legislation, then delayed closing or occupancy compensation may be payable [Reg. 165 under the Act].

The One Year Warranty

Workmanship

- Every vendor of a home warrants for one year after the date of possession that the home is constructed in a workmanlike manner [s.13(1)(a)(i) of the Act].

Materials

- Every vendor of a home warrants for one year after the date of possession that the home is free from defects in materials [s.13(1)(a)(i) of the Act].

Fit for Habitation

- Every vendor of a home warrants for one year after the date of possession that the home is fit for habitation [s.13(1)(a)(ii) of the Act].

Building Code

- Every vendor of a home warrants for one year after the date of possession that the home is constructed in accordance with the *Ontario Building Code* [s.13(1)(a)(iii) of the Act].

Major Structural Defect

- Every vendor of a home warrants to the owner for one year after the date of possession that the home is free of major structural defects as defined in the legislation [s.13(1)(b) of the Act].



The Two Year Warranty

Water Penetration - Basement / Foundation

- Every vendor of a home warrants for two years after the date of possession that there will be no water penetration through the basement or foundation of the home [s.14 of Reg. 892 under the Act].

Water Penetration - Building Envelope

- Every vendor of a home warrants for two years after the date of possession that the home is constructed in a workmanlike manner and is free from defects in materials including windows, doors, and caulking such that the building envelope of the home prevents water penetration [s.15(2)(a) of Reg. 892 under the Act].

Distribution System

- Every vendor of a home warrants for two years after the date of possession that the electrical, plumbing and heating delivery and distribution systems are free from defects in materials and work. "Delivery and distribution systems" includes "all wires, conduits, pipes, junctions, switches, receptacles and seals, but does not include appliances, fittings and fixtures" [s.15(2)(b) and s.15(1) of Reg. 892 under the Act].

Cladding

- Every vendor of a home warrants for two years after the date of possession that all exterior cladding of the home is free from defects in material and work resulting in detachment, displacement or physical deterioration [s.15(2)(c) of Reg. 892 under the Act].

Building Code - Health & Safety

- Every vendor of a home warrants for two years after the date of possession that the home is free from violations of the *Ontario Building Code* regulations under which the building permit was issued affecting health and safety, including but not limited to fire safety, insulation, air and vapour barriers, ventilation, heating and structural adequacy [s.15(2)(d) of Reg. 892 under the Act].

Major Structural Defect

- Every vendor of a home warrants for two years after the date of possession that the home is free of major structural defects [s.15(2)(e) of Reg. 892 under the Act].

The Seven Year Warranty

Major Structural Defect

- Every vendor of a home warrants for seven years after the date of possession that the home is free of major structural defects [s.16 of Reg. 892 under the Act].

Unauthorized Substitutions

Selected Items

- Every vendor of a home warrants that the vendor shall make no substitutions in those items of construction or finishing for which the purchaser is entitled to make a selection pursuant to the purchase agreement without the written consent of the purchaser [s.18 (1) of Reg. 892 under the Act].

Specified Items

- Every vendor of a home warrants that, where the vendor makes a substitution with respect to an item that is referred to in the purchase agreement that is not an item that is to be selected by the purchaser, the item will be of equal or better quality than the item referred to in the purchase agreement [s.19 of Reg. 892 under the Act].

Exclusions from Warranty

Specific Warranty Exclusions

- The conditions and items that are not covered by the warranties are set out in the legislation [s.13(2) of the Act] and in the *Homeowner Information Package*.



Warranty Assessment Report

Owner Name(s): WATERLOO CONDOMINIUM CORPORATION 591
Enrolment Number: H1637218
Enrolment Address: 144 Park St. WATERLOO, N2L 0B6
Vendor/Builder Name: 144 Park Ltd.
Vendor/Builder Number: 39278
Warranty Start Date: May 25, 2015
Case Type/Sub-Type: CE Case
Case Number: 3234147
Inspection Date: October 2, 2017
Report Date: December 19, 2017
Attendance at Inspection:

Richard Magnussen, Board of Director-President, WSCC 591
 Aj Mueller, Board of Director, WSCC 591
 Mike Williams, Board of Director, WSCC 591
 Andy Balogun, Property Manager, First Residential Property Management, WSCC 591
 Paul Nasato, Cion/Coulter Engineers & Building Scientists, WSCC 591
 Lloyd Holloway, General Contractor acting on behalf of the Trustee
 Chuck Murad, Tarion Warranty Corporation

This report indicates Tarion's assessment of the claim items submitted by the owner. The item numbers and descriptions in the report are exactly as submitted by the owner.

This report is divided into the following sections:

1. Assessment Summary
2. Warranted Items
3. Items Not Warranted
4. Items Not Assessed

Note: If there are no items in a section, that section will not appear on this report.

The warranties referred to in the report are described in Appendix "A".



1. Assessment Summary

This is only a summary. Please review the entire report to determine which items or aspects of items are covered by the warranties.

Item	Owner's Description	Tarion's Assessment
1	2nd yr. PA. Performance Audit Reference #: 1.0 Deficiency: 3.1 Interior Finishes - Exposed spray foam insulation at sides of roll-up door, combustible material should be protected. Location: "Ground Level - Garage room. See Photograph No. 2"	Warranted
2	2nd yr. PA. Performance Audit Reference #: 2.0 Deficiency: 3.1 Interior Finishes - Cracked/open fire seal adjacent exit door. Location: "Ground Level - Exterior exit door of Stair B. See Photograph No. 3"	Warranted
3	2nd yr. PA. Performance Audit Reference #: 3.0 Deficiency: 3.1 Interior Finishes - Soffit water leakage. Location: "Ground Level - Locker room adjacent parking garage entrance to corridor - Locker 27. See Photograph No. 4"	Not Warranted
4	2nd yr. PA. Performance Audit Reference #: 4.0 Deficiency: 3.1 Interior Finishes - Missing fire seal at drywall to concrete and block wall. Location: "Level 2 - Locker room - locker 38 and 108. See Photograph No. 5"	Warranted
5	2nd yr. PA. Performance Audit Reference #: 5.0 Deficiency: 3.1 Interior Finishes - Window leakage, with stains on frame. Location: "Level 3 - Fitness room - north wall. See Photograph No. 6"	Not Warranted



6	<p>2nd yr. PA. Performance Audit Reference #: 6.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: "UGP Level - Parking stall 6. See Photograph No. 7"</p>	Not Assessed
7	<p>2nd yr. PA. Performance Audit Reference #: 7.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: UGP Level - Parking stall 8 & 9.</p>	Not Assessed
8	<p>2nd yr. PA. Performance Audit Reference #: 8.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: "UGP Level - Parking stall 13. See Photograph No. 8"</p>	Not Assessed
9	<p>2nd yr. PA. Performance Audit Reference #: 9.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: UGP Level - Parking stall 14.</p>	Not Assessed
10	<p>2nd yr. PA. Performance Audit Reference #: 10.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: UGP Level - Parking stall 21.</p>	Not Assessed
11	<p>2nd yr. PA. Performance Audit Reference #: 11.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: UGP Level - Parking stall 28.</p>	Warranted
12	<p>2nd yr. PA. Performance Audit Reference #: 12.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: "UGP Level - Parking stall 31&32. See Photograph No. 16"</p>	Not Assessed
13	<p>2nd yr. PA. Performance Audit Reference #: 13.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: "UGP Level - Parking stall 45. See Photograph No. 12"</p>	Not Warranted
14	<p>2nd yr. PA. Performance Audit Reference #: 14.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: UGP Level - Parking stall 54 & 55.</p>	Not Assessed



15	<p>2nd yr. PA. Performance Audit Reference #: 15.0 Deficiency: 3.2 - Parking Garage - Foundation wall water leakage. Location: "UGP Level - Parking stall 6. See Photograph No. 7"</p>	Not Assessed
16	<p>2nd yr. PA. Performance Audit Reference #: 16.0 Deficiency: 3.2 - Parking Garage - Foundation wall water leakage. Location: UGP Level - Parking stall 8 & 9.</p>	Not Assessed
17	<p>2nd yr. PA. Performance Audit Reference #: 17.0 Deficiency: 3.2 - Parking Garage - Foundation wall water leakage. Location: "UGP Level - Parking stall 13. See Photograph No. 8"</p>	Not Assessed
18	<p>2nd yr. PA. Performance Audit Reference #: 18.0 Deficiency: 3.2 - Parking Garage - Foundation wall water leakage. Location: UGP Level - Parking stall 14.</p>	Not Assessed
19	<p>2nd yr. PA. Performance Audit Reference #: 19.0 Deficiency: 3.2 - Parking Garage - Foundation wall water leakage. Location: UGP Level - Parking stall 24.</p>	Not Assessed
20	<p>2nd yr. PA. Performance Audit Reference #: 20.0 Deficiency: 3.2 - Parking Garage - Foundation wall water leakage. Location: UGP Level - Parking stall 26, 27, 28.</p>	Not Warranted
21	<p>2nd yr. PA. Performance Audit Reference #: 21.0 Deficiency: 3.2 - Parking Garage - Foundation wall water leakage. Location: "UGP Level - Sprinkler room - north wall. See Photograph No. 9"</p>	Warranted
22	<p>2nd yr. PA. Performance Audit Reference #: 22.0 Deficiency: 3.2 - Parking Garage - Foundation wall water leakage. Location: "UGP Level - Mechanical room adjacent stall 30 - north & east wall. See Photograph No. 10"</p>	Not Warranted



23	<p>2nd yr. PA. Performance Audit Reference #: 23.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: Ground Level - Parking stall 11&12.</p>	Not Warranted
24	<p>2nd yr. PA. Performance Audit Reference #: 24.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: "Ground Level - Parking stall 39 at column. See Photograph No. 11"</p>	Not Warranted
25	<p>2nd yr. PA. Performance Audit Reference #: 25.0 Deficiency: 3.2 - Parking Garage - Cracked waterproofing membrane on suspended slab. Location: "Ground Level - Parking stall 10. See Photograph No. 18"</p>	Not Warranted
26	<p>2nd yr. PA. Performance Audit Reference #: 26.0 Deficiency: 3.2 - Parking Garage - Debonded waterproofing membrane on suspended slab. Location: Ground Level - Parking stall 38.</p>	Not Warranted
27	<p>2nd yr. PA. Performance Audit Reference #: 27.0 Deficiency: 3.2 - Parking Garage - Debonded waterproofing membrane on suspended slab. Location: "Ground Level - Base of ramp to Level 2. See Photograph No. 19"</p>	Not Warranted
28	<p>2nd yr. PA. Performance Audit Reference #: 28.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: "Level 2 - Parking stall 22. See Photograph No. 13"</p>	Not Warranted
29	<p>2nd yr. PA. Performance Audit Reference #: 29.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: "Level 2 - In drive aisle between stall 2&17. See Photograph No. 15"</p>	Not Warranted
30	<p>2nd yr. PA. Performance Audit Reference #: 30.0 Deficiency: 3.2 - Parking Garage - Soffit water leakage. Location: "Level 2 - Parking stall 1. See Photograph No. 14"</p>	Not Warranted



31	<p>2nd yr. PA. Performance Audit Reference #: 31.0 Deficiency: 3.2 - Parking Garage - Cracked waterproofing membrane on suspended slab. Location: "Level 2 - Parking stall 1. See Photograph No. 20"</p>	Not Warranted
32	<p>2nd yr. PA. Performance Audit Reference #: 32.0 Deficiency: 3.2 - Parking Garage - Debonded waterproofing membrane on suspended slab. Location: "Level 2 - Parking stall 10. See Photograph No. 17"</p>	Not Warranted
33	<p>2nd yr. PA. Performance Audit Reference #: 33.0 Deficiency: 3.2 - Parking Garage - Debonded waterproofing membrane on suspended slab. Location: "Level 2 - Top of ramp from Ground level. See Photograph No. 21"</p>	Not Warranted
34	<p>2nd yr. PA. Performance Audit Reference #: 34.0 Deficiency: 3.2 - Parking Garage - Cracked waterproofing membrane on suspended slab. Location: "Level 3 - Parking stall 2. See Photograph No. 22"</p>	Not Warranted
35	<p>2nd yr. PA. Performance Audit Reference #: 35.0 Deficiency: 3.3 Building Envelope - Missing/detached top rail of railing. Location: "Level 3 - Suite TH8. See Photograph No. 24"</p>	Not Warranted
36	<p>2nd yr. PA. Performance Audit Reference #: 36.0 Deficiency: 3.3 Building Envelope - Missing/detached top rail of railing. Location: "Level 3 - Suite TH1. See Photograph No. 25"</p>	Not Warranted
37	<p>2nd yr. PA. Performance Audit Reference #: 37.0 Deficiency: 3.3 Building Envelope - Missing/detached top rail of railing. Location: "Level 3 - Suite TH2. See Photograph No. 26"</p>	Not Warranted
38	<p>2nd yr. PA. Performance Audit Reference #: 38.0 Deficiency: 3.3 Building Envelope - Loose/displaced railing. Location: "Level 3 - Suite TH8. See Photograph No. 24"</p>	Not Warranted

39	<p>2nd yr. PA. Performance Audit Reference #: 39.0 Deficiency: 3.3 Building Envelope - Missing/detached bolt on divider panel baseplate, making it loose. Location: "Level 3 - Suite TH7. See Photograph No. 27"</p>	Warranted
40	<p>2nd yr. PA. Performance Audit Reference #: 40.0 Deficiency: 3.3 Building Envelope - Missing electrical outlet on wall. Location: "Level 3 - Suite TH7. See Photograph No. 28"</p>	Not Warranted
41	<p>2nd yr. PA. Performance Audit Reference #: 41.0 Deficiency: 3.3 Building Envelope - Missing/detached caulking at top corner of exterior door. Location: "Level 3 - Suite TH7. See Photograph No. 29"</p>	Warranted
42	<p>2nd yr. PA. Performance Audit Reference #: 42.0 Deficiency: 3.3 Building Envelope - Missing/detached caulking at column (stucco to metal flashing). Location: "Level 4 - Suite 407. See Photograph No. 30"</p>	Not Assessed
43	<p>2nd yr. PA. Performance Audit Reference #: 43.0 Deficiency: 3.3 Building Envelope - Missing/detached caulking at base of wall (precast panel to metal flashing). Location: "Level 4 - Suite 407. See Photograph No. 31"</p>	Warranted
44	<p>2nd yr. PA. Performance Audit Reference #: 44.0 Deficiency: 3.3 Building Envelope - Debonded caulking at precast panel to metal flashing at curb. Location: "Level 7 - Suite 705 (north side of balcony). See Photograph No. 32"</p>	Warranted
45	<p>2nd yr. PA. Performance Audit Reference #: 45.0 Deficiency: 3.3 Building Envelope - Debonded caulking at precast panel to soffit. Location: "Level 9 - Suite 904 (north side of balcony). See Photograph No. 33"</p>	Warranted
46	<p>2nd yr. PA. Performance Audit Reference #: 46.0 Deficiency: 3.3 Building Envelope - Debonded caulking at bottom left corner of sliding door. Location: "Level 14 - Suite 1402. See Photograph No. 34"</p>	Warranted



47	<p>2nd yr. PA. Performance Audit Reference #: 47.0 Deficiency: 3.3 Building Envelope - Missing/debonded caulking at vertical edge of precast coping joints. Location: "Level 15 - Suite 1505 (west side of balcony). See Photograph No. 35"</p>	Not Warranted
48	<p>2nd yr. PA. Performance Audit Reference #: 48.0 Deficiency: 3.3 Building Envelope - Deteriorated/delaminated concrete balcony floor slab. Location: "Level 17 - Suite 1704. See Photograph No. 36"</p>	Warranted
49	<p>2nd yr. PA. Performance Audit Reference #: 49.0 Deficiency: 3.3 Building Envelope - Debonded caulking at horizontal joint of precast panel. Location: "Level 17 - Suite 1704 (west side of balcony). See Photograph No. 37"</p>	Warranted
50	<p>2nd yr. PA. Performance Audit Reference #: 50.0 Deficiency: 3.3 Building Envelope - Debonded caulking at vertical joint at precast panel to EIFS connection. Location: "Level 17 - Suite 1705 (south side of balcony). See Photograph No. 38"</p>	Warranted
51	<p>2nd yr. PA. Performance Audit Reference #: 51.0 Deficiency: 3.3 Building Envelope - Water leakage adjacent sliding door (with water damaged baseboard). Location: "Level 17 - Suite 1703 (south balcony door from kitchen). See Photograph No. 39"</p>	Not Warranted
52	<p>2nd yr. PA. Performance Audit Reference #: 52.0 Deficiency: 3.3 Building Envelope - Missing/detached caulking at precast cornice corner joints. Location: "Level PH - Suite PH07. See Photograph No. 40"</p>	Warranted
53	<p>2nd yr. PA. Performance Audit Reference #: 53.0 Deficiency: 3.3 Building Envelope - Missing/detached caulking at precast cornice corner joints. Location: "Level PH - Suite PH06. See Photograph No. 41"</p>	Warranted



54	<p>2nd yr. PA. Performance Audit Reference #: 54.0 Deficiency: 3.3 Building Envelope - Poor finish of roof anchors on soffit. Location: "Level PH - Suite PH06 & PH07. See Photograph No. 42"</p>	Warranted
55	<p>2nd yr. PA. Performance Audit Reference #: 55.0 Deficiency: 3.3 Building Envelope - Missing/debonded caulking at scupper pipe to precast panel. Location: "Level GPH - Suite GPH01 (observed from roof level - north side between balcony and terrace). See Photograph No. 43"</p>	Warranted
56	<p>2nd yr. PA. Performance Audit Reference #: 56.0 Deficiency: 3.3 Building Envelope - Deteriorated/delaminated stucco finish on wall. Location: "Roof Level - Mechanical penthouse exterior wall adjacent cooling tower and MUA. See Photograph No. 44"</p>	Not Assessed
57	<p>2nd yr. PA. Performance Audit Reference #: 57.0 Deficiency: 3.3 Building Envelope - Deteriorated/delaminated stucco finish at entrance overhang (bottom edge). Location: "Ground Level - West Elevation - Suite TH4. See Photograph No. 45"</p>	Warranted
58	<p>2nd yr. PA. Performance Audit Reference #: 58.0 Deficiency: 3.3 Building Envelope - Cracked/debonded caulking at vertical joint of precast panel. Location: "Ground Level - West Elevation - Inside corner above Stair C door. See Photograph No. 46"</p>	Not Warranted
59	<p>2nd yr. PA. Performance Audit Reference #: 59.0 Deficiency: 3.3 Building Envelope - Cracked/debonded caulking at vertical joint of precast panel. Location: "Ground Level - South Elevation - above loading dock. See Photograph No. 47"</p>	Warranted
60	<p>2nd yr. PA. Performance Audit Reference #: 60.0 Deficiency: 3.3 Building Envelope - Deteriorated/delaminated stucco finish at entrance overhang (bottom edge). Location: "Ground Level - North Elevation - Suite TH8. See Photograph No. 48"</p>	Warranted



61	<p>2nd yr. PA. Performance Audit Reference #: 61.0 Deficiency: 3.3 Building Envelope - Deteriorated/delaminated stucco finish at window trim. Location: "Ground Level - North Elevation - Suite TH7 (second floor window). See Photograph No. 49"</p>	Warranted
62	<p>2nd yr. PA. Performance Audit Reference #: 62.0 Deficiency: 3.3 Building Envelope - Deteriorated/delaminated stucco finish adjacent entrance door. Location: "Ground Level - North Elevation - Suite TH5. See Photograph No. 50"</p>	Not Warranted
63	<p>2nd yr. PA. Performance Audit Reference #: 63.0 Deficiency: 3.4 Life Safety Systems - No safety cage at elevator motors Location: "Mechanical Penthouse - Elevator Machine Room. See Photograph No. 110"</p>	Not Warranted
64	<p>2nd yr. PA. Performance Audit Reference #: 64.0 Deficiency: 3.4 Life Safety Systems - Hole within the control panel of elevator #1 Location: "Mechanical Penthouse - Elevator Machine Room. See Photograph No. 111"</p>	Not Warranted
65	<p>2nd yr. PA. Performance Audit Reference #: 65.0 Deficiency: 3.4 Life Safety Systems - There is a trouble/alarm on the fire panel indicating trouble in the basement. Location: "Ground level - CACF room. See Photograph No. 131"</p>	Not Assessed
66	<p>2nd yr. PA. Performance Audit Reference #: 66.0 Deficiency: 3.4 Life Safety Systems - There are reported strobe lights and speakers in the garage that are sending trouble signals to the fire alarm panel. Also ground fault troubles are noted, that could be related to the same strobes/speakers issue. Location: Basement level - Parking Garage.</p>	Not Warranted



67	<p>2nd yr. PA. Performance Audit Reference #: 67.0 Deficiency: 3.4 Life Safety Systems - No smoke detector was noted at the top of the garbage chute Location: "Mechanical Penthouse - Roof. See Photograph No. 104"</p>	Not Warranted
68	<p>2nd yr. PA. Performance Audit Reference #: 68.0 Deficiency: 3.4 Life Safety Systems - Paint over fire rating tag at the door Location: "Level GPH - Stair D. See Photograph No. 112"</p>	Not Warranted
69	<p>2nd yr. PA. Performance Audit Reference #: 69.0 Deficiency: 3.4 Life Safety Systems - Paint over fire rating tag at the door Location: "Roof Level - Door to Cooling Tower. See Photograph No. 109"</p>	Not Warranted
70	<p>2nd yr. PA. Performance Audit Reference #: 70.0 Deficiency: 3.4 Life Safety Systems - Paint over fire rating tag at the door Location: "Level PH - Door to electrical room. See Photograph No. 108"</p>	Not Warranted
71	<p>2nd yr. PA. Performance Audit Reference #: 71.0 Deficiency: 3.4 Life Safety Systems - Paint over fire rating tag at the door Location: "Various levels - Stair D at 17th floor, Electrical closet at 17th, 9th, and 4th floors, Stair B at 17th floor. See Photograph No. 116"</p>	Not Warranted
72	<p>2nd yr. PA. Performance Audit Reference #: 72.0 Deficiency: 3.4 Life Safety Systems - Fire rating tag at the door is missing Location: "Levels 5 and 9 - Stair D. See Photograph No. 121"</p>	Warranted
73	<p>2nd yr. PA. Performance Audit Reference #: 73.0 Deficiency: 3.4 Life Safety Systems - Sprinkler head with construction cover Location: "Level 15 - Garbage room. See Photograph No. 117"</p>	Not Warranted



74	<p>2nd yr. PA. Performance Audit Reference #: 74.0 Deficiency: 3.4 Life Safety Systems - Sprinkler head is to close to concrete ceiling Location: "Level 15 - Electrical closet. See Photograph No. 118"</p>	Not Warranted
75	<p>2nd yr. PA. Performance Audit Reference #: 75.0 Deficiency: 3.4 Life Safety Systems - Fire phones installed upside down Location: "Various locations - Mechanical Penthouse's corridor and Elevator Machine room. See Photograph No. 107"</p>	Not Warranted
76	<p>2nd yr. PA. Performance Audit Reference #: 76.0 Deficiency: 3.4 Life Safety Systems - There are no plumbing escutcheons around the piping penetrations in the fire hose cabinets. Plumbing escutcheons should be installed on the piping penetrations in the fire hose cabinets. Location: "Level GPH and 11 - Near Stair D. See Photograph No. 113"</p>	Not Warranted
77	<p>2nd yr. PA. Performance Audit Reference #: 77.0 Deficiency: 3.4 Life Safety Systems - No fire speaker is installed. Location: "Level GPH - Top of Stair B. See Photograph No. 114"</p>	Not Warranted
78	<p>2nd yr. PA. Performance Audit Reference #: 78.0 Deficiency: 3.4 Life Safety Systems - Fire door is not self-closing at electrical closets Location: "Various levels - PH, 13th, 12th, 11th, 7th, 5th, 4th, 3rd, 2nd, and Ground floors. See Photograph No. 115"</p>	Warranted
79	<p>2nd yr. PA. Performance Audit Reference #: 79.0 Deficiency: 3.4 Life Safety Systems - No fire sealant at conduit Location: "Level 13 - Electrical closet. See Photograph No. 119"</p>	Not Warranted
80	<p>2nd yr. PA. Performance Audit Reference #: 80.0 Deficiency: 3.4 Life Safety Systems - No fire sealant at conduit Location: "Ground level - Electrical closet. See Photograph No. 130"</p>	Not Warranted



81	<p>2nd yr. PA. Performance Audit Reference #: 81.0 Deficiency: 3.4 Life Safety Systems - Garbage chute door is not completely closing Location: "Level 6 - Garage room. See Photograph No. 122"</p>	Not Warranted
82	<p>2nd yr. PA. Performance Audit Reference #: 82.0 Deficiency: 3.4 Life Safety Systems - Exit sign is not illuminated Location: "Level 4 - Patio area. See Photograph No. 123"</p>	Not Warranted
83	<p>2nd yr. PA. Performance Audit Reference #: 83.0 Deficiency: 3.4 Life Safety Systems - Fire door is not self-closing Location: "Various locations - Stair C to Terrace, and Stair B between Ground floor and Underground level See Photograph No. 124"</p>	Warranted
84	<p>2nd yr. PA. Performance Audit Reference #: 84.0 Deficiency: 3.4 Life Safety Systems - No fire speaker is installed. Location: "Various locations - Third floor locker room, Bicycle storage in P1, and Locker room F. See Photograph No. 126"</p>	Not Warranted
85	<p>2nd yr. PA. Performance Audit Reference #: 85.0 Deficiency: 3.4 Life Safety Systems - No fire sealant at the top of the wall. Location: "Level 3 - Parking See Photograph No. 127"</p>	Not Warranted
86	<p>2nd yr. PA. Performance Audit Reference #: 86.0 Deficiency: 3.4 Life Safety Systems - Fire phone with broken glass Location: "UGP Level - Stair C. See Photograph No. 132"</p>	Not Warranted
87	<p>2nd yr. PA. Performance Audit Reference #: 87.0 Deficiency: 3.5 Mechanical Systems - Fluid cooler needs cleaning due to calcium build-up. Calcium build-up is a result of the configuration of the piping for the water treatment chemicals and does not allow proper flow. Piping also requires cleaning and reconfiguration or an additional pump in order for the chemicals to flow through. Location: Roof Level - Fluid cooler.</p>	Not Assessed



88	<p>2nd yr. PA. Performance Audit Reference #: 88.0 Deficiency: 3.5 Mechanical Systems - Natural gravity fan is missing cover above the mechanical penthouse. Location: "Roof Level - Top roof See Photograph No. 102"</p>	Not Warranted
89	<p>2nd yr. PA. Performance Audit Reference #: 89.0 Deficiency: 3.5 Mechanical Systems - Thermometer at hot water storage tank is showing 64°C (147°F) at the mixing valve, while the maximum allowable is 60°C (140°F). Location: "Roof Level - Roof - Mechanical Penthouse See Photograph No. 103"</p>	Not Warranted
90	<p>2nd yr. PA. Performance Audit Reference #: 90.0 Deficiency: 3.5 Mechanical Systems - There appears to be gaps around the exhaust vents for the heating and hot water boilers where the boiler vents penetrate the exterior wall. Each exhaust vent wall penetration should have a rated wall fitting. Location: "Roof Level - Penthouse boiler room. See Photograph No. 105"</p>	Not Assessed
91	<p>2nd yr. PA. Performance Audit Reference #: 91.0 Deficiency: 3.5 Mechanical Systems - Exhaust fans #18 and #25 are not connected to electrical power Location: "Level 3 - Locker room. See Photograph No. 125"</p>	Warranted
92	<p>2nd yr. PA. Performance Audit Reference #: 92.0 Deficiency: 3.5 Mechanical Systems - Exhaust fan #34 (above locker #34) is not connected to electrical power Location: Level 2 - Locker room.</p>	Not Assessed
94	<p>2nd yr. PA. Performance Audit Reference #: 94.0 Deficiency: 3.6 Electrical Systems - Conduits with inadequate capping Location: "Roof Level - Adjacent to cooling tower. See Photograph No. 101"</p>	Not Warranted
95 RESO	<p>2nd yr. PA. Performance Audit Reference #: 95.0 Deficiency: 3.6 Electrical Systems - Three light fixtures in the garage are not powered Location: Garage – Garage</p>	Not Warranted



96	<p>2nd yr. PA. Performance Audit Reference #: 96.0 Deficiency: 3.6 Electrical Systems - Light fixture was full of water when changing bulb, from water leakage through slab.</p> <p>Location: "UGP Level - Parking stall 12 See Photograph No. 23"</p>	Warranted
97	<p>2nd yr. PA. Performance Audit Reference #: 97.0 Deficiency: 3.6 Electrical Systems - Junction box with no cover Location: "Level 1 - Stair B. See Photograph No. 128"</p>	Not Warranted
98	<p>2nd yr. PA. Performance Audit Reference #: 98.0 Deficiency: 3.6 Electrical Systems - Dark area at the exit to Allen Street Location: "Ground level - Exit to Allen Street See Photograph No. 129"</p>	Not Warranted
99 RESO	<p>2nd yr. PA. Performance Audit Reference #: 99.0 Deficiency: 3.7 Unit Owner Reported Items - Missing end cap on balcony railing. Location: Suite 107 - Balcony.</p>	Not Warranted
100	<p>2nd yr. PA. Performance Audit Reference #: 100.0 Deficiency: 3.7 Unit Owner Reported Items - Missing electrical outlet on wall. Location: Suite 107 - Balcony.</p>	Warranted
101	<p>2nd yr. PA. Performance Audit Reference #: 101.0 Deficiency: 3.7 Unit Owner Reported Items - Missing section of window pile weatherstripping. Location: Suite 107 - Living room window.</p>	Not Warranted
102	<p>2nd yr. PA. Performance Audit Reference #: 102.0 Deficiency: 3.7 Unit Owner Reported Items - Missing end cap of entrance step railing. Location: Suite 107 - Entrance steps.</p>	Not Warranted
103	<p>2nd yr. PA. Performance Audit Reference #: 103.0 Deficiency: 3.7 Unit Owner Reported Items - Delaminated/spalled mortar between brick and concrete curb. Location: Suite 107 - Entrance landing.</p>	Warranted



104	<p>2nd yr. PA. Performance Audit Reference #: 104.0 Deficiency: 3.7 Unit Owner Reported Items - Room temperature is too warm. Location: Suite 401 - Suite.</p>	Not Warranted
105	<p>2nd yr. PA. Performance Audit Reference #: 105.0 Deficiency: 3.7 Unit Owner Reported Items - Water in bath not hot enough. Location: Suite 401 - Bathroom.</p>	Not Warranted
107	<p>2nd yr. PA. Performance Audit Reference #: 107.0 Deficiency: 3.7 Unit Owner Reported Items - Caulking issues on wall. Location: Suite 403 - Balcony.</p>	Not Warranted
108	<p>2nd yr. PA. Performance Audit Reference #: 108.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage from window. Location: Suite 406 - Bedroom.</p>	Not Assessed
109	<p>2nd yr. PA. Performance Audit Reference #: 109.0 Deficiency: 3.7 Unit Owner Reported Items - Balcony door is not properly sealed off (missing gasket at top corner). Location: Suite 406 - Balcony.</p>	Not Assessed
110	<p>2nd yr. PA. Performance Audit Reference #: 110.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage adjacent kitchen island at column. Location: Suite 505 - Kitchen area.</p>	Not Warranted
111	<p>2nd yr. PA. Performance Audit Reference #: 111.0 Deficiency: 3.7 Unit Owner Reported Items - Debonded caulking from wall. Location: Suite 510 - Exterior wall.</p>	Warranted
112	<p>2nd yr. PA. Performance Audit Reference #: 112.0 Deficiency: 3.7 Unit Owner Reported Items - Crack on balcony floor (left side of door). Location: Suite 604 - Balcony.</p>	Not Warranted



113	<p>2nd yr. PA. Performance Audit Reference #: 113.0 Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough. Location: Suite 604 - Bathroom.</p>	Not Warranted
114	<p>2nd yr. PA. Performance Audit Reference #: 114.0 Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough. Location: Suite 605 - Bathroom.</p>	Not Warranted
115	<p>2nd yr. PA. Performance Audit Reference #: 115.0 Deficiency: 3.7 Unit Owner Reported Items - Missing caulking on ceiling of balcony. Location: Suite 608 - Balcony.</p>	Not Warranted
116	<p>2nd yr. PA. Performance Audit Reference #: 116.0 Deficiency: 3.7 Unit Owner Reported Items - Cracked and pitted balcony floor slab. Location: Suite 704 - Balcony.</p>	Not Assessed
117	<p>2nd yr. PA. Performance Audit Reference #: 117.0 Deficiency: 3.7 Unit Owner Reported Items - Chipped window on the exterior facing side. Location: Suite 705 - 2nd bedroom.</p>	Not Assessed
118	<p>2nd yr. PA. Performance Audit Reference #: 118.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall. Location: Suite 705 - Stall 8 - Level 2</p>	Not Warranted
119	<p>2nd yr. PA. Performance Audit Reference #: 119.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage in locker room. Location: Suite 705 - Locker 95.</p>	Not Warranted
122	<p>2nd yr. PA. Performance Audit Reference #: 122.0 Deficiency: 3.7 Unit Owner Reported Items - Crack on the top right (NW) corner of the balcony. Location: Suite 904 - Balcony.</p>	Not Warranted



123	<p>2nd yr. PA. Performance Audit Reference #: 123.0 Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough. Location: Suite 908 - Bathroom.</p>	Not Warranted
124	<p>2nd yr. PA. Performance Audit Reference #: 124.0 Deficiency: 3.7 Unit Owner Reported Items - Inadequate water pressure in guest washroom. Location: Suite 908 - Guest washroom.</p>	Not Warranted
125	<p>2nd yr. PA. Performance Audit Reference #: 125.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall. Location: Suite 908 - Stall 1 - level 2.</p>	Not Warranted
126	<p>2nd yr. PA. Performance Audit Reference #: 126.0 Deficiency: 3.7 Unit Owner Reported Items - Inadequate water pressure. Location: Suite 1010 - Suite.</p>	Not Warranted
127	<p>2nd yr. PA. Performance Audit Reference #: 127.0 Deficiency: 3.7 Unit Owner Reported Items - Cracks in balcony floor slab. Location: Suite 1106 - Balcony.</p>	Not Warranted
129	<p>2nd yr. PA. Performance Audit Reference #: 129.0 Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough. Location: Suite 1106 - Bathroom.</p>	Not Warranted
130	<p>2nd yr. PA. Performance Audit Reference #: 130.0 Deficiency: 3.7 Unit Owner Reported Items - Caulking issues between wall and ceiling. Location: Suite 1106 - Balcony.</p>	Not Warranted
131	<p>2nd yr. PA. Performance Audit Reference #: 131.0 Deficiency: 3.7 Unit Owner Reported Items - Cracks in balcony floor slab. Location: Suite 1109 - Balcony.</p>	Not Warranted



132	<p>2nd yr. PA. Performance Audit Reference #: 132.0 Deficiency: 3.7 Unit Owner Reported Items - Noise from loose/detached material coming from vents on the balcony and over the bedroom window. Location: Suite 1109 - Exterior vents.</p>	Not Warranted
133	<p>2nd yr. PA. Performance Audit Reference #: 133.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage in kitchen and living room bulkhead with separating drywall tape. Location: Suite 1201 - Living room and kitchen.</p>	Not Warranted
134	<p>2nd yr. PA. Performance Audit Reference #: 134.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage adjacent sliding door. Location: Suite 1205 - Sliding door.</p>	Not Warranted
135	<p>2nd yr. PA. Performance Audit Reference #: 135.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall. Location: Suite 1206 - Stall 1.</p>	Not Warranted
137	<p>2nd yr. PA. Performance Audit Reference #: 137.0 Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower is either not hot enough or very hot. Location: Suite 1302 - Bathroom.</p>	Not Warranted
138	<p>2nd yr. PA. Performance Audit Reference #: 138.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage from window at two windows. Location: Suite 1402 - Living and dining room area.</p>	Not Warranted
139	<p>2nd yr. PA. Performance Audit Reference #: 139.0 Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower is either not hot enough or very hot. Location: Suite 1405 - Bathroom.</p>	Not Warranted
140	<p>2nd yr. PA. Performance Audit Reference #: 140.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall. Location: Suite 1405 - Stall 13A - underground level.</p>	Not Assessed



141	<p>2nd yr. PA. Performance Audit Reference #: 141.0 Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough. Location: Suite 1310 - Bathroom.</p>	Not Warranted
142	<p>2nd yr. PA. Performance Audit Reference #: 142.0 Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough. Location: Suite 1410 - Bathroom.</p>	Not Warranted
143	<p>2nd yr. PA. Performance Audit Reference #: 143.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall. Location: Suite 1505 - Stall 31</p>	Not Assessed
144	<p>2nd yr. PA. Performance Audit Reference #: 144.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall. Location: Suite 1601 - Stall 14</p>	Not Assessed
145	<p>2nd yr. PA. Performance Audit Reference #: 145.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage from window. Location: Suite 1603 - Master bedroom window.</p>	Not Assessed
146	<p>2nd yr. PA. Performance Audit Reference #: 146.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage from window. Location: Suite 1701 - Dining room window.</p>	Not Assessed
147	<p>2nd yr. PA. Performance Audit Reference #: 147.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage from sliding glass door. Location: Suite 1703 - Kitchen door.</p>	Not Assessed
148	<p>2nd yr. PA. Performance Audit Reference #: 148.0 Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough. Location: Suite 1703 - Bathroom.</p>	Not Warranted



149	<p>2nd yr. PA. Performance Audit Reference #: 149.0 Deficiency: 3.7 Unit Owner Reported Items - Deteriorated/delaminated concrete balcony floor slab. Location: Suite 1704 - Balcony.</p>	Not Assessed
150	<p>2nd yr. PA. Performance Audit Reference #: 150.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage from window. Location: Suite 1705 - main windows.</p>	Not Assessed
151	<p>2nd yr. PA. Performance Audit Reference #: 151.0 Deficiency: 3.7 Unit Owner Reported Items - Cracks in balcony floor slab. Location: Suite 1706 - Balcony.</p>	Not Warranted
152	<p>2nd yr. PA. Performance Audit Reference #: 152.0 Deficiency: 3.7 Unit Owner Reported Items - Hanging electrical conduit from balcony facing east. Location: Suite 1805 - Balcony.</p>	Warranted
153	<p>2nd yr. PA. Performance Audit Reference #: 153.0 Deficiency: 3.7 Unit Owner Reported Items - Water leakage from windows. Location: Suite GPH1 - Kitchen windows.</p>	Not Warranted

2. Warranted Items

The following items are covered by the warranties and the vendor must resolve them.

- 1** **2nd yr. PA.**
Performance Audit Reference #: 1.0
Deficiency: 3.1 Interior Finishes - Exposed spray foam insulation at sides of
roll-up door, combustible material should be protected.
Location: "Ground Level - Garage room. See Photograph No. 2"

observation showed exposed spray foam insulation at sides of roll-up door at the garage room. The foam insulation should be sealed. General contractor (GC) acting on behalf of the Trustee agreed to complete this item.

This is a violation of the *Ontario Building Code* affecting health and safety and is, therefore, a breach of the *Two Year Building Code - Health & Safety Warranty*.



- 2** **2nd yr. PA.**
Performance Audit Reference #: 2.0
Deficiency: 3.1 Interior Finishes - Cracked/open fire seal adjacent exit door.
Location: "Ground Level - Exterior exit door of Stair B. See Photograph No. 3"
- Observation showed a few cracks and open gaps in the fire seal adjacent exit door at ground level, exterior exit door of stair B.
- This is a violation of the *Ontario Building Code* affecting health and safety and is, therefore, a breach of the *Two Year Building Code - Health & Safety Warranty*.
- 4** **2nd yr. PA.**
Performance Audit Reference #: 4.0
Deficiency: 3.1 Interior Finishes - Missing fire seal at drywall to concrete and block wall.
Location: "Level 2 - Locker room - locker 38 and 108. See Photograph No. 5"
- Observation showed missing fire seal at drywall to concrete and block wall at locker 38 and 108.
- This is a violation of the *Ontario Building Code* affecting health and safety and is, therefore, a breach of the *Two Year Building Code - Health & Safety Warranty*.
- 11** **2nd yr. PA.**
Performance Audit Reference #: 11.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: UGP Level - Parking stall 28.
- this section of the soffit is exposed to the exterior (landscaping above), observation showed evidence of moisture stain and efflorescence accumulated through a hair line crack.
- This water penetration through the basement or foundation of the home is a breach of the *Two Year Water Penetration - Basement/Foundation Warranty*.
- 21** **2nd yr. PA.**
Performance Audit Reference #: 21.0
Deficiency: 3.2 - Parking Garage - Foundation wall water leakage.
Location: "UGP Level - Sprinkler room - north wall. See Photograph No. 9"
- Observation showed old rust/moisture stain on floor below a pipe in the sprinkler room at the north wall. Water observed bleeding from the pipe coupling.
- This is a defect in a delivery and distribution system in the home and is, therefore, a breach of the *Two Year Distribution System Warranty*.
- 39** **2nd yr. PA.**
Performance Audit Reference #: 39.0
Deficiency: 3.3 Building Envelope - Missing/detached bolt on divider panel baseplate, making it loose.
Location: "Level 3 - Suite TH7. See Photograph No. 27"



Observation showed bolt is in place and the curb is off the baseplate. Also, it appeared that the divider panel is loose and required to be fastened at top to stabilize the divider panel.

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.

- 41 2nd yr. PA.**
Performance Audit Reference #: 41.0
Deficiency: 3.3 Building Envelope - Missing/detached caulking at top corner of exterior door.
Location: "Level 3 - Suite TH7. See Photograph No. 29"

Observation showed a small spot of caulking is missing at level 3 of top left corner of exterior door of suite TH7.

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.

- 43 2nd yr. PA.**
Performance Audit Reference #: 43.0
Deficiency: 3.3 Building Envelope - Missing/detached caulking at base of wall (precast panel to metal flashing).
Location: "Level 4 - Suite 407. See Photograph No. 31"

A missing caulking was observed at base of wall (precast panel to metal flashing at the identified location).

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.

- 44 2nd yr. PA.**
Performance Audit Reference #: 44.0
Deficiency: 3.3 Building Envelope - Debonded caulking at precast panel to metal flashing at curb.
Location: "Level 7 - Suite 705 (north side of balcony). See Photograph No. 32"

Debonded caulking of 6 inches long was observed at precast panel to metal flashing at curb at the identified location.

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.



- 45 2nd yr. PA.**
Performance Audit Reference #: 45.0
Deficiency: 3.3 Building Envelope - Debonded caulking at precast panel to soffit.
Location: "Level 9 - Suite 904 (north side of balcony). See Photograph No. 33"
- Debonded caulking at precast panel to soffit was observed at the identified location.
- This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.
- 46 2nd yr. PA.**
Performance Audit Reference #: 46.0
Deficiency: 3.3 Building Envelope - Debonded caulking at bottom left corner of sliding door.
Location: "Level 14 - Suite 1402. See Photograph No. 34"
- Incomplete caulking was observed at bottom left corner of sliding door at the identified location.
- This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.
- 48 2nd yr. PA.**
Performance Audit Reference #: 48.0
Deficiency: 3.3 Building Envelope - Deteriorated/delaminated concrete balcony floor slab.
Location: "Level 17 - Suite 1704. See Photograph No. 36"
- A 0.3 m x 0.3 deteriorated/delaminated concrete balcony floor slab was observed at the identified location.
- This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.
- 49 2nd yr. PA.**
Performance Audit Reference #: 49.0
Deficiency: 3.3 Building Envelope - Debonded caulking at horizontal joint of precast panel.
Location: "Level 17 - Suite 1704 (west side of balcony). See Photograph No. 37"
- Debonded caulking at horizontal joint of precast panel was observed at the identified location.
- This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.



- 50** **2nd yr. PA.**
Performance Audit Reference #: 50.0
Deficiency: 3.3 Building Envelope - Debonded caulking at vertical joint at precast panel to EIFS connection.
Location: "Level 17 - Suite 1705 (south side of balcony). See Photograph No. 38"

Debonded caulking was observed at vertical joint at precast panel to EIFS was observed at the identified location.

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.

- 52** **2nd yr. PA.**
Performance Audit Reference #: 52.0
Deficiency: 3.3 Building Envelope - Missing/detached caulking at precast cornice corner joints.
Location: "Level PH - Suite PH07. See Photograph No. 40"

Missing/detached caulking at precast cornice corner joints was observed at the identified location.

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.

- 53** **2nd yr. PA.**
Performance Audit Reference #: 53.0
Deficiency: 3.3 Building Envelope - Missing/detached caulking at precast cornice corner joints.
Location: "Level PH - Suite PH06. See Photograph No. 41"

Missing/detached caulking at precast cornice corner joints was observed at the identified location.

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.

- 54** **2nd yr. PA.**
Performance Audit Reference #: 54.0
Deficiency: 3.3 Building Envelope - Poor finish of roof anchors on soffit.
Location: "Level PH - Suite PH06 & PH07. See Photograph No. 42"

observation showed the concrete soffit was chipped and delaminated where the roof anchor penetrated the soffit. This issue was observed at both indicated locations.

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.

- 55 2nd yr. PA.**
Performance Audit Reference #: 55.0
Deficiency: 3.3 Building Envelope - Missing/debonded caulking at scupper pipe to precast panel.
Location: "Level GPH - Suite GPH01 (observed from roof level - north side between balcony and terrace). See Photograph No. 43"
- Debonded caulking was observed at scupper pipe to precast panel was observed at the identified location.
- This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.
- 57 2nd yr. PA.**
Performance Audit Reference #: 57.0
Deficiency: 3.3 Building Envelope - Deteriorated/delaminated stucco finish at entrance overhang (bottom edge).
Location: "Ground Level - West Elevation - Suite TH4. See Photograph No. 45"
- Two minor spots of deteriorated EIFS with exposed mesh were observed at the identified location.
- This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.
- 59 2nd yr. PA.**
Performance Audit Reference #: 59.0
Deficiency: 3.3 Building Envelope - Cracked/debonded caulking at vertical joint of precast panel.
Location: "Ground Level - South Elevation - above loading dock. See Photograph No. 47"
- Debonded portion of 6 inches of caulking at vertical joint of precast panel was observed at the identified location.
- This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.
- 60 2nd yr. PA.**
Performance Audit Reference #: 60.0
Deficiency: 3.3 Building Envelope - Deteriorated/delaminated stucco finish at entrance overhang (bottom edge).
Location: "Ground Level - North Elevation - Suite TH8. See Photograph No. 48"
- Deteriorated/delaminated EIFS finish at entrance overhang (bottom edge) was observed at a few locations of north elevation of suite TH8.



This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.

- 61 2nd yr. PA.**
Performance Audit Reference #: 61.0
Deficiency: 3.3 Building Envelope - Deteriorated/delaminated stucco finish at window trim.
Location: "Ground Level - North Elevation - Suite TH7 (second floor window). See Photograph No. 49"

Dented and delaminated area of EIFS finish at window trim/window jamb was observed at the north elevation of suite TH7 (second floor window).

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.

- 72 2nd yr. PA.**
Performance Audit Reference #: 72.0
Deficiency: 3.4 Life Safety Systems - Fire rating tag at the door is missing
Location: "Levels 5 and 9 - Stair D. See Photograph No. 121"

Observation showed fire rating label at the door of stair D at levels 5 and 9 is missing.

This is a violation of the *Ontario Building Code* affecting health and safety and is, therefore, a breach of the *Two Year Building Code - Health & Safety Warranty*.

- 78 2nd yr. PA.**
Performance Audit Reference #: 78.0
Deficiency: 3.4 Life Safety Systems - Fire door is not self-closing at electrical closets
Location: "Various levels - PH, 13th, 12th, 11th, 7th, 5th, 4th, 3rd, 2nd, and Ground floors. See Photograph No. 115"

Observation showed that the only at PH level, hinges (self closing) for the fire door at electrical closet are defective. Per section 4.9 of the CE CPG, this item is a health and safety violation of OBC

This is a violation of the *Ontario Building Code* affecting health and safety and is, therefore, a breach of the *Two Year Building Code - Health & Safety Warranty*.

- 83 2nd yr. PA.**
Performance Audit Reference #: 83.0
Deficiency: 3.4 Life Safety Systems - Fire door is not self-closing
Location: "Various locations - Stair C to Terrace, and Stair B between Ground floor and Underground level See Photograph No. 124"

Observation showed that the only the fire door of stair B between ground floor and underground level is not self-closing. Per section 4.9 of the CE CPG, this item is a health and safety violation of OBC



This is a violation of the *Ontario Building Code* affecting health and safety and is, therefore, a breach of the *Two Year Building Code - Health & Safety Warranty*.

- 91 2nd yr. PA.**
Performance Audit Reference #: 91.0
Deficiency: 3.5 Mechanical Systems - Exhaust fans #18 and #25 are not connected to electrical power
Location: "Level 3 - Locker room. See Photograph No. 125"

Observation showed that only exhaust fan # 18 at locker room located at level 3 is not working and not connected to electrical power.

This is a defect in a delivery and distribution system in the home and is, therefore, a breach of the *Two Year Distribution System Warranty*.

- 96 2nd yr. PA.**
Performance Audit Reference #: 96.0
Deficiency: 3.6 Electrical Systems - Light fixture was full of water when changing bulb, from water leakage through slab.
Location: "UGP Level - Parking stall 12 See Photograph No. 23"

Observation showed the light fixture at front of parking stall 12 at the UGL is full of water, the source of water leakage appeared unknown.

This water penetration through the basement or foundation of the home is a breach of the *Two Year Water Penetration - Basement/Foundation Warranty*.

- 100 2nd yr. PA.**
Performance Audit Reference #: 100.0
Deficiency: 3.7 Unit Owner Reported Items - Missing electrical outlet on wall.
Location: Suite 107 - Balcony.

Observation showed an electrical conduit outlet is missing on wall of unit 107 balcony and wires are exposed.

This is a defect in a delivery and distribution system in the home and is, therefore, a breach of the *Two Year Distribution System Warranty*.

- 103 2nd yr. PA.**
Performance Audit Reference #: 103.0
Deficiency: 3.7 Unit Owner Reported Items - Delaminated/spalled mortar between brick and concrete curb.
Location: Suite 107 - Entrance landing.

Observation showed delaminated piece of mortar and missing piece of caulking between brick and concrete adjacent entrance landing of unit 107.

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.



- 111 2nd yr. PA.**
Performance Audit Reference #: 111.0
Deficiency:
3.7 Unit Owner Reported Items - Debonded caulking from wall.
Location: Suite 510 - Exterior wall.

Caulking observed debonded at bottom of exterior wall.

This is a defect in the exterior cladding of the home resulting in the detachment, displacement or physical deterioration and is, therefore, a breach of the *Two Year Cladding Warranty*.

- 152 2nd yr. PA.**
Performance Audit Reference #: 152.0
Deficiency: 3.7 Unit Owner Reported Items - Hanging electrical conduit from balcony facing east.
Location: Suite 1805 - Balcony.

Observation showed a hanging and insecure electrical cable/conduit between the precast panel cladding and above balcony slab of suite 1805.

This is a defect in a delivery and distribution system in the home and is, therefore, a breach of the *Two Year Distribution System Warranty*.

3. Items Not Warranted

The following items are not covered by the warranties and the vendor is not required to take any further action.

- 3 2nd yr. PA.**
Performance Audit Reference #: 3.0
Deficiency: 3.1 Interior Finishes - Soffit water leakage.
Location: "Ground Level - Locker room adjacent parking garage entrance to corridor - Locker 27. See Photograph No. 4"

WSSC 591 confirmed this item was resolved.

There is no water penetration through the basement or foundation of the home and, therefore, no breach of the *Two Year Water Penetration - Basement Warranty*.

- 5 2nd yr. PA.**
Performance Audit Reference #: 5.0
Deficiency: 3.1 Interior Finishes - Window leakage, with stains on frame.
Location: "Level 3 - Fitness room - north wall. See Photograph No. 6"

WSSC 591 confirmed this item is resolved.

There is no water penetration through the building envelope of the home and, therefore, no breach of the *Two Year Water Penetration - Building Envelope Warranty*.



- 13** **2nd yr. PA.**
Performance Audit Reference #: 13.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: "UGP Level - Parking stall 45. See Photograph No. 12"

WSSC 591 confirmed this items is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

- 20** **2nd yr. PA.**
Performance Audit Reference #: 20.0
Deficiency: 3.2 - Parking Garage - Foundation wall water leakage.
Location: UGP Level - Parking stall 26, 27, 28.

Observation showed very minor moisture stain on wall of stall 27, and a hairline crack observed on soffit with no signs of active leaks.

There is no water penetration through the basement or foundation of the home and, therefore, no breach of the *Two Year Water Penetration - Basement Warranty.*

- 22** **2nd yr. PA.**
Performance Audit Reference #: 22.0
Deficiency: 3.2 - Parking Garage - Foundation wall water leakage.
Location: "UGP Level - Mechanical room adjacent stall 30 - north & east wall. See Photograph No. 10"

Observation showed very minor moisture/efflorescence stain on north and east wall adjacent stall 30 with no signs of active leaks.

There is no water penetration through the basement or foundation of the home and, therefore, no breach of the *Two Year Water Penetration - Basement Warranty.*

- 23** **2nd yr. PA.**
Performance Audit Reference #: 23.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: Ground Level - Parking stall 11&12.

Observation showed minor moisture stain and paint flaking at soffit of parking stall 11 and 12 with no active leak. The soffit at the ground level parking is not part of the building envelope. for further clarification, please check CE CPG section 1.3.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty.*

- 24** **2nd yr. PA.**
Performance Audit Reference #: 24.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: "Ground Level - Parking stall 39 at column. See Photograph No. 11"



Observation showed hairline crack across to column at parking stall 39. The soffit at the ground level parking is not part of the building envelope. for further clarification, please check CE CPG section 1.3.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty or the One Year Materials Warranty*.

- 25 2nd yr. PA.**
Performance Audit Reference #: 25.0
Deficiency: 3.2 - Parking Garage - Cracked waterproofing membrane on suspended slab.
Location: "Ground Level - Parking stall 10. See Photograph No. 18"

Observation showed hairline crack of waterproofing membrane on suspended slab at ground level parking stall 10. This item should have been reported within the 1st year warranty coverage. For further clarification, please check CE CPG section 1.3.

There is no breach of the *Second Year Warranties*.

- 26 2nd yr. PA.**
Performance Audit Reference #: 26.0
Deficiency: 3.2 - Parking Garage - Debonded waterproofing membrane on suspended slab.
Location: Ground Level - Parking stall 38.

Observation showed deterioration/debonded waterproofing membrane on suspended slab at ground level parking stall 38. This suspended slab is not part of building envelope. This item should have been reported within the 1st year warranty coverage. For further clarification, please check CE CPG section 1.3.

There is no breach of the *Second Year Warranties*.

- 27 2nd yr. PA.**
Performance Audit Reference #: 27.0
Deficiency: 3.2 - Parking Garage - Debonded waterproofing membrane on suspended slab.
Location: "Ground Level - Base of ramp to Level 2. See Photograph No. 19"

Observation showed deterioration/debonded waterproofing membrane right at the edges of the expansion joint line across the ramp on suspended slab at ground level adjacent parking stall 38. This item should have been reported within the 1st year warranty coverage. For further clarification, please check CE CPG section 1.3.

There is no breach of the *Second Year Warranties*.

This item is consistent with normal wear and tear. Normal wear and tear is excluded from warranty coverage under s. 13(2)(c) of the *Ontario New Home Warranties Plan Act*.



- 28** **2nd yr. PA.**
Performance Audit Reference #: 28.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: "Level 2 - Parking stall 22. See Photograph No. 13"

Observation showed hairline crack on soffit at level 2 parking stall 22 with no signs of leak. This soffit is not part of building envelope. This item should have been reported within the 1st year warranty coverage. For further clarification, please check CE CPG section 1.3.

There is no breach of the *Second Year Warranties*.

This item is consistent with normal shrinkage of materials caused by drying after construction. Normal shrinkage is excluded from warranty coverage under s. 13(2)(d) of the *Ontario New Home Warranties Plan Act*.

- 29** **2nd yr. PA.**
Performance Audit Reference #: 29.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: "Level 2 - In drive aisle between stall 2&17. See Photograph No. 15"

Observation showed no signs of leak. This soffit is not part of building envelope. Soffit is not part of building envelope. For further clarification, please check CE CPG section 1.3.

There is no breach of the *Second Year Warranties*.

- 30** **2nd yr. PA.**
Performance Audit Reference #: 30.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: "Level 2 - Parking stall 1. See Photograph No. 14"

Observation showed no signs of leak. WSCC 591 advised that this matter has created lack of use for this parking stall. This soffit is not part of building envelope. This item should have been reported within the 1st year warranty coverage. For further clarification, please check CE CPG section 1.3.

There is no breach of the *Second Year Warranties*.

- 31** **2nd yr. PA.**
Performance Audit Reference #: 31.0
Deficiency: 3.2 - Parking Garage - Cracked waterproofing membrane on suspended slab.
Location: "Level 2 - Parking stall 1. See Photograph No. 20"

Observation showed a waterproofing membrane crack measured from a hairline to 1.5mm.

This item should have been reported within the 1st year warranty coverage. For further clarification, please check CE CPG section 1.3.

There is no breach of the *Second Year Warranties*.



- 32 2nd yr. PA.**
Performance Audit Reference #: 32.0
Deficiency: 3.2 - Parking Garage - Debonded waterproofing membrane on suspended slab.
Location: "Level 2 - Parking stall 10. See Photograph No. 17"

Observation showed an area measured 1 m x 0.5 m of debonded and deteriorated waterproofing membrane.

This item should have been reported within the 1st year warranty coverage. For further clarification, please check CE CPG section 1.3.

There is no breach of the *Second Year Warranties*.

- 33 2nd yr. PA.**
Performance Audit Reference #: 33.0
Deficiency: 3.2 - Parking Garage - Debonded waterproofing membrane on suspended slab.
Location: "Level 2 - Top of ramp from Ground level. See Photograph No. 21"

Observation showed a deteriorated waterproofing membrane at couple of locations right on the expansion joint at top of ramp from ground level.

This item should have been reported within the 1st year warranty coverage. For further clarification, please check CE CPG section 1.3.

There is no breach of the *Second Year Warranties*.

- 34 2nd yr. PA.**
Performance Audit Reference #: 34.0
Deficiency: 3.2 - Parking Garage - Cracked waterproofing membrane on suspended slab.
Location: "Level 3 - Parking stall 2. See Photograph No. 22"

Observation showed minor areas of hairline cracks on suspended slab at parking stall 2. WSCC 591 advised that this matter relates to item # 30 and has created lack of use for the below parking stall.

This item should have been reported within the 1st year warranty coverage. For further clarification, please check CE CPG section 1.3.

There is no breach of the *Second Year Warranties*.

- 35 2nd yr. PA.**
Performance Audit Reference #: 35.0
Deficiency: 3.3 Building Envelope - Missing/detached top rail of railing.
Location: "Level 3 - Suite TH8. See Photograph No. 24"

Observation showed that top rail of railing located at balcony of level 3 of TH8 is missing and detached from the left side railing. WSCC 591 confirmed that this portion of the balcony has no access. This issue falls under 1st year defects in material.

There is no breach of the *Second Year Warranties*.



- 36** **2nd yr. PA.**
Performance Audit Reference #: 36.0
Deficiency: 3.3 Building Envelope - Missing/detached top rail of railing.
Location: "Level 3 - Suite TH1. See Photograph No. 25"
- Observation showed that top rail of railing located at balcony of level 3 of suite TH1 is missing. WSCC 591 confirmed that this portion of the balcony has no access. This issue falls under 1st year defects in material.
- There is no breach of the *Second Year Warranties*.
- 37** **2nd yr. PA.**
Performance Audit Reference #: 37.0
Deficiency: 3.3 Building Envelope - Missing/detached top rail of railing.
Location: "Level 3 - Suite TH2. See Photograph No. 26"
- Observation showed that top rail of railing located at balcony of level 3 of suite TH2 is missing. WSCC 591 confirmed that this portion of the balcony has no access. This issue falls under 1st year defects in material.
- There is no breach of the *Second Year Warranties*.
- 38** **2nd yr. PA.**
Performance Audit Reference #: 38.0
Deficiency: 3.3 Building Envelope - Loose/displaced railing.
Location: "Level 3 - Suite TH8. See Photograph No. 24"
- Observation showed that 1 ft. long displaced railing at balcony of level 3 of TH8 is detached. WSCC 591 confirmed that this portion of the balcony has no access. This issue falls under 1st year defects in material.
- There is no breach of the *Second Year Warranties*.
- 40** **2nd yr. PA.**
Performance Audit Reference #: 40.0
Deficiency: 3.3 Building Envelope - Missing electrical outlet on wall.
Location: "Level 3 - Suite TH7. See Photograph No. 28"
- WSCC 591 confirmed this item is resolved.
- There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.
- 47** **2nd yr. PA.**
Performance Audit Reference #: 47.0
Deficiency: 3.3 Building Envelope - Missing/debonded caulking at vertical edge of precast coping joints.
Location: "Level 15 - Suite 1505 (west side of balcony). See Photograph No. 35"
- No issues observed.



There is no defect in the exterior cladding of the home resulting in detachment, displacement or physical deterioration and, therefore, no breach of the *Two Year Cladding Warranty*.

- 51** **2nd yr. PA.**
Performance Audit Reference #: 51.0
Deficiency: 3.3 Building Envelope - Water leakage adjacent sliding door (with water damaged baseboard).
Location: "Level 17 - Suite 1703 (south balcony door from kitchen). See Photograph No. 39"

WSSC 591 confirmed this item was resolved by the homeowner.

There is no water penetration through the building envelope of the home and, therefore, no breach of the *Two Year Water Penetration - Building Envelope Warranty*.

- 58** **2nd yr. PA.**
Performance Audit Reference #: 58.0
Deficiency: 3.3 Building Envelope - Cracked/debonded caulking at vertical joint of precast panel.
Location: "Ground Level - West Elevation - Inside corner above Stair C door. See Photograph No. 46"

WSSC 591 confirmed this item is resolved.

There is no defect in the exterior cladding of the home resulting in detachment, displacement or physical deterioration and, therefore, no breach of the *Two Year Cladding Warranty*.

- 62** **2nd yr. PA.**
Performance Audit Reference #: 62.0
Deficiency: 3.3 Building Envelope - Deteriorated/delaminated stucco finish adjacent entrance door.
Location: "Ground Level - North Elevation - Suite TH5. See Photograph No. 50"

WSSC 591 confirmed this item is resolved.

There is no defect in the exterior cladding of the home resulting in detachment, displacement or physical deterioration and, therefore, no breach of the *Two Year Cladding Warranty*.

- 63** **2nd yr. PA.**
Performance Audit Reference #: 63.0
Deficiency: 3.4 Life Safety Systems - No safety cage at elevator motors
Location: "Mechanical Penthouse - Elevator Machine Room. See Photograph No. 110"

Duplicate item. This item was reported in appendix F of the 1st year PA. Please see the assessment of item # 1072 of the 1st year PA.



There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 64 2nd yr. PA.**
Performance Audit Reference #: 64.0
Deficiency: 3.4 Life Safety Systems - Hole within the control panel of elevator #1
Location: "Mechanical Penthouse - Elevator Machine Room. See Photograph No. 111"

Observation showed a missing rounded cover within the control panel of elevator # 1 at the elevator machine room.

There is no breach of the *Second Year Warranties*.

- 66 2nd yr. PA.**
Performance Audit Reference #: 66.0
Deficiency: 3.4 Life Safety Systems - There are reported strobe lights and speakers in the garage that are sending trouble signals to the fire alarm panel. Also ground fault troubles are noted, that could be related to the same strobes/speakers issue.
Location: Basement level - Parking Garage.

WSSC 591 confirmed this item is resolved.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

- 67 2nd yr. PA.**
Performance Audit Reference #: 67.0
Deficiency: 3.4 Life Safety Systems - No smoke detector was noted at the top of the garbage chute
Location: "Mechanical Penthouse - Roof. See Photograph No. 104"

The general contractor (GC) acting on behalf of the Trustee indicated that the smoke detector is not required since it is sprinkler. WSSC 591 to provide OBC specific requirement to indicate whether a smoke detector is required by OBC.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 68 2nd yr. PA.**
Performance Audit Reference #: 68.0
Deficiency: 3.4 Life Safety Systems - Paint over fire rating tag at the door
Location: "Level GPH - Stair D. See Photograph No. 112"

Observation showed paint over the fire rating label at the door of staid D located at level PHD.



The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 69** **2nd yr. PA.**
Performance Audit Reference #: 69.0
Deficiency: 3.4 Life Safety Systems - Paint over fire rating tag at the door
Location: "Roof Level - Door to Cooling Tower. See Photograph No. 109"

Observation showed paint over the fire rating label at the door to cooling tower at roof level.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 70** **2nd yr. PA.**
Performance Audit Reference #: 70.0
Deficiency: 3.4 Life Safety Systems - Paint over fire rating tag at the door
Location: "Level PH - Door to electrical room. See Photograph No. 108"

WSSC 591 confirmed this item is resolved.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 71** **2nd yr. PA.**
Performance Audit Reference #: 71.0
Deficiency: 3.4 Life Safety Systems - Paint over fire rating tag at the door
Location: "Various levels - Stair D at 17th floor, Electrical closet at 17th, 9th, and 4th floors, Stair B at 17th floor. See Photograph No. 116"

WSSC 591 confirmed this item is resolved.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 73** **2nd yr. PA.**
Performance Audit Reference #: 73.0
Deficiency: 3.4 Life Safety Systems - Sprinkler head with construction cover
Location: "Level 15 - Garbage room. See Photograph No. 117"

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.



- 74** **2nd yr. PA.**
Performance Audit Reference #: 74.0
Deficiency: 3.4 Life Safety Systems - Sprinkler head is too close to concrete ceiling
Location: "Level 15 - Electrical closet. See Photograph No. 118"

Measurement showed that the sprinkler head is 3/4 of an inch from the concrete ceiling. WSCC 591 to provide the OBC section that requires specific distance away from the ceiling.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 75** **2nd yr. PA.**
Performance Audit Reference #: 75.0
Deficiency: 3.4 Life Safety Systems - Fire phones installed upside down
Location: "Various locations - Mechanical Penthouse's corridor and Elevator Machine room.
See Photograph No. 107"

WSCC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 76** **2nd yr. PA.**
Performance Audit Reference #: 76.0
Deficiency: 3.4 Life Safety Systems - There are no plumbing escutcheons around the piping penetrations in the fire hose cabinets. Plumbing escutcheons should be installed on the piping penetrations in the fire hose cabinets.
Location: "Level GPH and 11 - Near Stair D. See Photograph No. 113"

WSCC 591 confirmed this item is resolved.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

- 77** **2nd yr. PA.**
Performance Audit Reference #: 77.0
Deficiency: 3.4 Life Safety Systems - No fire speaker is installed.
Location: "Level GPH - Top of Stair B. See Photograph No. 114"

Observation showed that no fire speaker installed at GPH level top of stair B. However, a fire speaker was installed every third floor. WSCC 591 to provide the OBC section that requires a fire speaker should have been installed at each floor.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.



- 79** **2nd yr. PA.**
Performance Audit Reference #: 79.0
Deficiency: 3.4 Life Safety Systems - No fire sealant at conduit
Location: "Level 13 - Electrical closet. See Photograph No. 119"

WSSC 591 confirmed this item is resolved.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 80** **2nd yr. PA.**
Performance Audit Reference #: 80.0
Deficiency: 3.4 Life Safety Systems - No fire sealant at conduit
Location: "Ground level - Electrical closet. See Photograph No. 130"

WSSC 591 confirmed this item is resolved.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 81** **2nd yr. PA.**
Performance Audit Reference #: 81.0
Deficiency: 3.4 Life Safety Systems - Garbage chute door is not completely closing
Location: "Level 6 - Garage room. See Photograph No. 122"

WSSC 591 confirmed this item is resolved.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 82** **2nd yr. PA.**
Performance Audit Reference #: 82.0
Deficiency: 3.4 Life Safety Systems - Exit sign is not illuminated
Location: "Level 4 - Patio area. See Photograph No. 123"

Observation showed no issues.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 84** **2nd yr. PA.**
Performance Audit Reference #: 84.0
Deficiency: 3.4 Life Safety Systems - No fire speaker is installed.
Location: "Various locations - Third floor locker room, Bicycle storage in P1, and Locker room F. See Photograph No. 126"

Observation showed there are fire speakers installed at front and above the third floor locker room from exterior and adjacent to the door of locker room F.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 85 2nd yr. PA.**
Performance Audit Reference #: 85.0
Deficiency: 3.4 Life Safety Systems - No fire sealant at the top of the wall.
Location: "Level 3 – Parking See Photograph No. 127"

WSSC 591 referred to the missing fire sealant at top of the temporary drywalls installed, which should be removed when phase II construction is completed. Fire sealant is not required.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 86 2nd yr. PA.**
Performance Audit Reference #: 86.0
Deficiency: 3.4 Life Safety Systems - Fire phone with broken glass
Location: "UGP Level - Stair C. See Photograph No. 132"

WSSC 591 confirmed this items is resolved.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.

- 88 2nd yr. PA.**
Performance Audit Reference #: 88.0
Deficiency: 3.5 Mechanical Systems - Natural gravity fan is missing cover above the mechanical penthouse.
Location: "Roof Level - Top roof See Photograph No. 102"

No natural gravity fan cover observed above the top roof of the mechanical penthouse. WSSC 591 advised there was water signs on the floor of the MPH. This issue should have been reported in the 1st year warranty coverage period.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 89 2nd yr. PA.**
Performance Audit Reference #: 89.0
Deficiency: 3.5 Mechanical Systems - Thermometer at hot water storage tank is showing 64°C (147°F) at the mixing valve, while the maximum allowable is 60°C (140°F).
Location: "Roof Level - Roof - Mechanical Penthouse See Photograph No. 103"



WSSC 591 confirmed this item is resolved.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

- 94 2nd yr. PA.**
Performance Audit Reference #: 94.0
Deficiency: 3.6 Electrical Systems - Conduits with inadequate capping
Location: "Roof Level - Adjacent to cooling tower. See Photograph No. 101"

Observation showed this item is completed. WSSC 591 confirmed this item is resolved.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

- 95 2nd yr. PA.**
RESO Performance Audit Reference #: 95.0
LVE Deficiency: 3.6 Electrical Systems - Three light fixtures in the garage are not powered
Location: Garage – Garage

WSSC 591 confirmed this item is resolved.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

- 97 2nd yr. PA.**
Performance Audit Reference #: 97.0
Deficiency: 3.6 Electrical Systems - Junction box with no cover
Location: "Level 1 - Stair B. See Photograph No. 128"

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 98 2nd yr. PA.**
Performance Audit Reference #: 98.0
Deficiency: 3.6 Electrical Systems - Dark area at the exit to Allen Street
Location: "Ground level - Exit to Allen Street See Photograph No. 129"

WSSC 591 did not demonstrate how much was the light level at the exit to Allen street and OBC requirements.

The workmanship and materials meet the health and safety requirements of the *Ontario Building Code* and there is, therefore, no breach of the *Two Year Building Code Warranty*.



- 99 2nd yr. PA.**
RESO Performance Audit Reference #: 99.0
LVE Deficiency: 3.7 Unit Owner Reported Items - Missing end cap on balcony railing.
Location: Suite 107 - Balcony.

Observation showed this end cap on balcony railing of unit 107 is missing. This item should have been reported in the 1st year warranty coverage.

There is no breach of the *Second Year Warranties*.

- 101 2nd yr. PA.**
Performance Audit Reference #: 101.0
Deficiency: 3.7 Unit Owner Reported Items - Missing section of window pile weatherstripping.
Location: Suite 107 - Living room window.

Observation showed no issues.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 102 2nd yr. PA.**
Performance Audit Reference #: 102.0
Deficiency: 3.7 Unit Owner Reported Items - Missing end cap of entrance step railing.
Location: Suite 107 - Entrance steps.

WSSC 591 confirmed this item is resolved.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

- 104 2nd yr. PA.**
Performance Audit Reference #: 104.0
Deficiency: 3.7 Unit Owner Reported Items - Room temperature is too warm.
Location: Suite 401 - Suite.

WSSC 591 confirmed this item is resolved.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

- 105 2nd yr. PA.**
Performance Audit Reference #: 105.0
Deficiency: 3.7 Unit Owner Reported Items - Water in bath not hot enough.
Location: Suite 401 - Bathroom.

WSSC 591 confirmed this item is resolved.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.



- 107 2nd yr. PA.**
Performance Audit Reference #: 107.0
Deficiency: 3.7 Unit Owner Reported Items - Caulking issues on wall.
Location: Suite 403 - Balcony.
- Observation showed no issues.
- There is no defect in the exterior cladding of the home resulting in detachment, displacement or physical deterioration and, therefore, no breach of the *Two Year Cladding Warranty*.
- 110 2nd yr. PA.**
Performance Audit Reference #: 110.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage adjacent kitchen island at column.
Location: Suite 505 - Kitchen area.
- No access granted. WSCC 591 did not demonstrate. WSCC 591 confirmed they have received no response from the homeowner.
- There is no water penetration through the building envelope of the home and, therefore, no breach of the *Two Year Water Penetration - Building Envelope Warranty*.
- 112 2nd yr. PA.**
Performance Audit Reference #: 112.0
Deficiency: 3.7 Unit Owner Reported Items - Crack on balcony floor (left side of door).
Location: Suite 604 - Balcony.
- Observation showed a hairline crack on balcony floor.
- There is no defect in the exterior cladding of the home resulting in detachment, displacement or physical deterioration and, therefore, no breach of the *Two Year Cladding Warranty*.
- This item is consistent with normal shrinkage of materials caused by drying after construction. Normal shrinkage is excluded from warranty coverage under s. 13(2)(d) of the *Ontario New Home Warranties Plan Act*.
- 113 2nd yr. PA.**
Performance Audit Reference #: 113.0
Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough.
Location: Suite 604 - Bathroom.
- WSCC 591 confirmed this item is resolved.
- There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.



- 114 2nd yr. PA.**
Performance Audit Reference #: 114.0
Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough.
Location: Suite 605 - Bathroom.
- WSSC 591 confirmed this item is resolved.
- There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.
- 115 2nd yr. PA.**
Performance Audit Reference #: 115.0
Deficiency: 3.7 Unit Owner Reported Items - Missing caulking on ceiling of balcony.
Location: Suite 608 - Balcony.
- Observation showed no issues.
- There is no defect in the exterior cladding of the home resulting in detachment, displacement or physical deterioration and, therefore, no breach of the *Two Year Cladding Warranty*.
- 118 2nd yr. PA.**
Performance Audit Reference #: 118.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall.
Location: Suite 705 - Stall 8 - Level 2
- WSSC 591 confirmed this item is resolved.
- There is no water penetration through the basement or foundation of the home and, therefore, no breach of the *Two Year Water Penetration - Basement Warranty*.
- 119 2nd yr. PA.**
Performance Audit Reference #: 119.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage in locker room.
Location: Suite 705 - Locker 95.
- WSSC 591 confirmed this item is resolved.
- There is no water penetration through the basement or foundation of the home and, therefore, no breach of the *Two Year Water Penetration - Basement Warranty*.
- 122 2nd yr. PA.**
Performance Audit Reference #: 122.0
Deficiency: 3.7 Unit Owner Reported Items - Crack on the top right (NW) corner of the balcony.
Location: Suite 904 - Balcony.
- Observation showed a hair line crack on the top right (NW) corner of the balcony of unit 904.



There is no defect in the exterior cladding of the home resulting in detachment, displacement or physical deterioration and, therefore, no breach of the *Two Year Cladding Warranty*.

This item is consistent with normal shrinkage of materials caused by drying after construction. Normal shrinkage is excluded from warranty coverage under s. 13(2)(d) of the *Ontario New Home Warranties Plan Act*.

- 123 2nd yr. PA.**
Performance Audit Reference #: 123.0
Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough.
Location: Suite 908 - Bathroom.

WSSC 591 advised the homeowner it is related to a cartridge problem and ask to have a plumber to fix it.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

- 124 2nd yr. PA.**
Performance Audit Reference #: 124.0
Deficiency: 3.7 Unit Owner Reported Items - Inadequate water pressure in guest washroom.
Location: Suite 908 - Guest washroom.

WSSC 591 confirmed this item is resolved.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

- 125 2nd yr. PA.**
Performance Audit Reference #: 125.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall.
Location: Suite 908 - Stall 1 - level 2.

WSSC 591 confirmed this item is resolved.

There is no water penetration through the basement or foundation of the home and, therefore, no breach of the *Two Year Water Penetration - Basement Warranty*.

- 126 2nd yr. PA.**
Performance Audit Reference #: 126.0
Deficiency: 3.7 Unit Owner Reported Items - Inadequate water pressure.
Location: Suite 1010 - Suite.

WSSC 591 advised this matter is related to a cartridge problem and ask to have a plumber to fix it.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

**127 2nd yr. PA.****Performance Audit Reference #: 127.0****Deficiency: 3.7 Unit Owner Reported Items - Cracks in balcony floor slab.****Location: Suite 1106 - Balcony.**

Observation showed a hairline cracks in balcony floor slab of suite 1106.

There is no defect in the exterior cladding of the home resulting in detachment, displacement or physical deterioration and, therefore, no breach of the *Two Year Cladding Warranty*.

This item is consistent with normal shrinkage of materials caused by drying after construction. Normal shrinkage is excluded from warranty coverage under s. 13(2)(d) of the *Ontario New Home Warranties Plan Act*.

129 2nd yr. PA.**Performance Audit Reference #: 129.0****Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough.****Location: Suite 1106 - Bathroom.**

WSSC 591 confirmed this item is resolved.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

130 2nd yr. PA.**Performance Audit Reference #: 130.0****Deficiency: 3.7 Unit Owner Reported Items - Caulking issues between wall and ceiling.****Location: Suite 1106 - Balcony.**

Observation showed no issues.

There is no defect in the exterior cladding of the home resulting in detachment, displacement or physical deterioration and, therefore, no breach of the *Two Year Cladding Warranty*.

131 2nd yr. PA.**Performance Audit Reference #: 131.0****Deficiency: 3.7 Unit Owner Reported Items - Cracks in balcony floor slab.****Location: Suite 1109 - Balcony.**

Observation showed a hairline crack in balcony floor slab of suite 1109.

There is no defect in the exterior cladding of the home resulting in detachment, displacement or physical deterioration and, therefore, no breach of the *Two Year Cladding Warranty*.

This item is consistent with normal shrinkage of materials caused by drying after construction. Normal shrinkage is excluded from warranty coverage under s. 13(2)(d) of the *Ontario New Home Warranties Plan Act*.

**132 2nd yr. PA.****Performance Audit Reference #: 132.0****Deficiency: 3.7 Unit Owner Reported Items - Noise from loose/detached material coming from vents on the balcony and over the bedroom window.****Location: Suite 1109 - Exterior vents.**

At the time of the conciliation inspection, the homeowner indicated that a rattling noise coming from the bulk - heat pump location and from the vents on the balcony. WSCC 591 couldn't verify the noise location.

There is no defect in workmanship or materials and, therefore, no breach of the *One Year Workmanship Warranty* or the *One Year Materials Warranty*.

133 2nd yr. PA.**Performance Audit Reference #: 133.0****Deficiency: 3.7 Unit Owner Reported Items - Water leakage in kitchen and living room bulkhead with separating drywall tape.****Location: Suite 1201 - Living room and kitchen.**

WSCC 591 confirmed this item is resolved.

There is no water penetration through the building envelope of the home and, therefore, no breach of the *Two Year Water Penetration - Building Envelope Warranty*.

134 2nd yr. PA.**Performance Audit Reference #: 134.0****Deficiency: 3.7 Unit Owner Reported Items - Water leakage adjacent sliding door.****Location: Suite 1205 - Sliding door.**

Observation showed no issues.

There is no water penetration through the building envelope of the home and, therefore, no breach of the *Two Year Water Penetration - Building Envelope Warranty*.

135 2nd yr. PA.**Performance Audit Reference #: 135.0****Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall.****Location: Suite 1206 - Stall 1.**

Observation showed no water leakage.

There is no water penetration through the basement or foundation of the home and, therefore, no breach of the *Two Year Water Penetration - Basement Warranty*.



- 137 2nd yr. PA.**
Performance Audit Reference #: 137.0
Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower is either not hot enough or very hot.
Location: Suite 1302 - Bathroom.
- WSSC 591 advised the homeowner it is related to a cartridge problem and ask to have a plumber to fix it.
- There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.
- 138 2nd yr. PA.**
Performance Audit Reference #: 138.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage from window at two windows.
Location: Suite 1402 - Living and dining room area.
- At the time of the inspection, the Homeowner confirmed, for the last six months, no water leakage observed.
- There is no water penetration through the building envelope of the home and, therefore, no breach of the *Two Year Water Penetration - Building Envelope Warranty*.
- 139 2nd yr. PA.**
Performance Audit Reference #: 139.0
Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower is either not hot enough or very hot.
Location: Suite 1405 - Bathroom.
- WSSC 591 advised the homeowner it is related to a cartridge problem and ask to have a plumber to fix it.
- There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.
- 141 2nd yr. PA.**
Performance Audit Reference #: 141.0
Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough.
Location: Suite 1310 - Bathroom.
- WSSC 591 advised the homeowner it is related to a cartridge problem and ask to have a plumber to fix it.
- There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.



- 142 2nd yr. PA.**
Performance Audit Reference #: 142.0
Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough.
Location: Suite 1410 - Bathroom.

WSSC 591 confirmed this item is resolved.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

- 148 2nd yr. PA.**
Performance Audit Reference #: 148.0
Deficiency: 3.7 Unit Owner Reported Items - Water in bath/shower not hot enough.
Location: Suite 1703 - Bathroom.

WSSC 591 confirmed this item is resolved.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

- 151 2nd yr. PA.**
Performance Audit Reference #: 151.0
Deficiency: 3.7 Unit Owner Reported Items - Cracks in balcony floor slab.
Location: Suite 1706 - Balcony.

Observation showed cracks from the original cast-in-place concrete in balcony floor slab of suite 1706.

There is no defect in the exterior cladding of the home resulting in detachment, displacement or physical deterioration and, therefore, no breach of the *Two Year Cladding Warranty*.

This item is consistent with normal shrinkage of materials caused by drying after construction. Normal shrinkage is excluded from warranty coverage under s. 13(2)(d) of the *Ontario New Home Warranties Plan Act*.

- 153 2nd yr. PA.**
Performance Audit Reference #: 153.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage from windows.
Location: Suite GPH1 - Kitchen windows.

WSSC 591 confirmed this item is resolved.

There is no water penetration through the building envelope of the home and, therefore, no breach of the *Two Year Water Penetration - Building Envelope Warranty*.

4. Items Not Assessed



The following items have not been assessed.

- 6** **2nd yr. PA.**
Performance Audit Reference #: 6.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: "UGP Level - Parking stall 6. See Photograph No. 7"
- WSSC 591 confirmed this item is a duplicate.
A warranty assessment was not made because the owner withdrew this item.
- 7** **2nd yr. PA.**
Performance Audit Reference #: 7.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: UGP Level - Parking stall 8 & 9.
- WSSC 591 confirmed this item is a duplicate.
A warranty assessment was not made because the owner withdrew this item.
- 8** **2nd yr. PA.**
Performance Audit Reference #: 8.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: "UGP Level - Parking stall 13. See Photograph No. 8"
- WSSC 591 confirmed this item is a duplicate.
A warranty assessment was not made because the owner withdrew this item.
- 9** **2nd yr. PA.**
Performance Audit Reference #: 9.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: UGP Level - Parking stall 14.
- WSSC 591 confirmed this item is a duplicate.
A warranty assessment was not made because the owner withdrew this item.
- 10** **2nd yr. PA.**
Performance Audit Reference #: 10.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: UGP Level - Parking stall 21.
- WSSC 591 confirmed this item is a duplicate.
A warranty assessment was not made because the owner withdrew this item.
- 12** **2nd yr. PA.**
Performance Audit Reference #: 12.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: "UGP Level - Parking stall 31&32. See Photograph No. 16"



WSSC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 14 2nd yr. PA.**
Performance Audit Reference #: 14.0
Deficiency: 3.2 - Parking Garage - Soffit water leakage.
Location: UGP Level - Parking stall 54 & 55.

WSSC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 15 2nd yr. PA.**
Performance Audit Reference #: 15.0
Deficiency: 3.2 - Parking Garage - Foundation wall water leakage.
Location: "UGP Level - Parking stall 6. See Photograph No. 7"

WSSC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 16 2nd yr. PA.**
Performance Audit Reference #: 16.0
Deficiency: 3.2 - Parking Garage - Foundation wall water leakage.
Location: UGP Level - Parking stall 8 & 9.

WSSC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 17 2nd yr. PA.**
Performance Audit Reference #: 17.0
Deficiency: 3.2 - Parking Garage - Foundation wall water leakage.
Location: "UGP Level - Parking stall 13. See Photograph No. 8"

WSSC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 18 2nd yr. PA.**
Performance Audit Reference #: 18.0
Deficiency: 3.2 - Parking Garage - Foundation wall water leakage.
Location: UGP Level - Parking stall 14.

WSSC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 19 2nd yr. PA.**
Performance Audit Reference #: 19.0
Deficiency: 3.2 - Parking Garage - Foundation wall water leakage.
Location: UGP Level - Parking stall 24.



WSSC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 42 2nd yr. PA.**
Performance Audit Reference #: 42.0
Deficiency: 3.3 Building Envelope - Missing/detached caulking at column (stucco to metal flashing).
Location: "Level 4 - Suite 407. See Photograph No. 30"

WSSC 591 confirmed this item is a duplicate from 1st year Audit.

A warranty assessment was not made because the owner withdrew this item.

- 56 2nd yr. PA.**
Performance Audit Reference #: 56.0
Deficiency: 3.3 Building Envelope - Deteriorated/delaminated stucco finish on wall.
Location: "Roof Level - Mechanical penthouse exterior wall adjacent cooling tower and MUA. See Photograph No. 44"

WSSC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 65 2nd yr. PA.**
Performance Audit Reference #: 65.0
Deficiency: 3.4 Life Safety Systems - There is a trouble/alarm on the fire panel indicating trouble in the basement.
Location: "Ground level - CACF room. See Photograph No. 131"

WSSC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 87 2nd yr. PA.**
Performance Audit Reference #: 87.0
Deficiency: 3.5 Mechanical Systems - Fluid cooler needs cleaning due to calcium build-up. Calcium build-up is a result of the configuration of the piping for the water treatment chemicals and does not allow proper flow. Piping also requires cleaning and reconfiguration or an additional pump in order for the chemicals to flow through.
Location: Roof Level - Fluid cooler.

WSSC 591 confirmed this item is a duplicate of item # 1092 from the 1st year Performance Audit.

A warranty assessment was not made because the owner withdrew this item.



- 90** **2nd yr. PA.**
Performance Audit Reference #: 90.0
Deficiency: 3.5 Mechanical Systems - There appears to be gaps around the exhaust vents for the heating and hot water boilers where the boiler vents penetrate the exterior wall. Each exhaust vent wall penetration should have a rated wall fitting.
Location: "Roof Level - Penthouse boiler room. See Photograph No. 105"
- WSSC 591 confirmed this items is a duplicate.
 A warranty assessment was not made because the owner withdrew this item.
- 92** **2nd yr. PA.**
Performance Audit Reference #: 92.0
Deficiency: 3.5 Mechanical Systems - Exhaust fan #34 (above locker #34) is not connected to electrical power
Location: Level 2 - Locker room.
- WSSC 591 confirmed that this is a duplicate item.
 A warranty assessment was not made because the owner withdrew this item.
- 108** **2nd yr. PA.**
Performance Audit Reference #: 108.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage from window.
Location: Suite 406 - Bedroom.
- WSSC 591 confirmed this item is a duplicate.
 A warranty assessment was not made because the owner withdrew this item.
- 109** **2nd yr. PA.**
Performance Audit Reference #: 109.0
Deficiency: 3.7 Unit Owner Reported Items - Balcony door is not properly sealed off (missing gasket at top corner).
Location: Suite 406 - Balcony.
- WSSC 591 confirmed this item is a duplicate.
 A warranty assessment was not made because the owner withdrew this item.
- 116** **2nd yr. PA.**
Performance Audit Reference #: 116.0
Deficiency: 3.7 Unit Owner Reported Items - Cracked and pitted balcony floor slab.
Location: Suite 704 - Balcony.
- WSSC 591 confirmed this item is a duplicate.
 A warranty assessment was not made because the owner withdrew this item.



- 117 2nd yr. PA.**
Performance Audit Reference #: 117.0
Deficiency: 3.7 Unit Owner Reported Items - Chipped window on the exterior facing side.
Location: Suite 705 - 2nd bedroom.

WSCC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 140 2nd yr. PA.**
Performance Audit Reference #: 140.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall.
Location: Suite 1405 - Stall 13A - underground level.

WSCC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 143 2nd yr. PA.**
Performance Audit Reference #: 143.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall.
Location: Suite 1505 - Stall 31

WSCC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 144 2nd yr. PA.**
Performance Audit Reference #: 144.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage in parking stall.
Location: Suite 1601 - Stall 14

WSCC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 145 2nd yr. PA.**
Performance Audit Reference #: 145.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage from window.
Location: Suite 1603 - Master bedroom window.

WSCC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 146 2nd yr. PA.**
Performance Audit Reference #: 146.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage from window.
Location: Suite 1701 - Dining room window.

WSCC 591 confirmed this item is a duplicate.



A warranty assessment was not made because the owner withdrew this item.

- 147 2nd yr. PA.**
Performance Audit Reference #: 147.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage from sliding glass door.
Location: Suite 1703 - Kitchen door.

WSCC 591 confirmed this item is a duplicate of item # 51. Also, they confirmed it was resolved by the homeowner.

A warranty assessment was not made because the owner withdrew this item.

- 149 2nd yr. PA.**
Performance Audit Reference #: 149.0
Deficiency: 3.7 Unit Owner Reported Items - Deteriorated/delaminated concrete balcony floor slab.
Location: Suite 1704 - Balcony.

WSCC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.

- 150 2nd yr. PA.**
Performance Audit Reference #: 150.0
Deficiency: 3.7 Unit Owner Reported Items - Water leakage from window.
Location: Suite 1705 - main windows.

WSCC 591 confirmed this item is a duplicate.

A warranty assessment was not made because the owner withdrew this item.



APPENDIX "A"

WARRANTIES UNDER THE ONTARIO NEW HOME WARRANTIES PLAN ACT - DEFINITIONS & DESCRIPTIONS

Note: These are simplified descriptions provided for ease of understanding. The full definitions/descriptions are found in the references in brackets. The warranties and limits on warranties are also described in the *Homeowner Information Package* and on www.tarion.com.

The Pre-Completion Warranties

Deposit Protection

- A home buyer who has entered into a contract to purchase a home from a vendor is entitled to reimbursement of a deposit paid to the vendor which is to be credited to the purchase price under the contract on closing if
 - the person has exercised a statutory right to rescind the contract before closing; or
 - the person has a cause of action against the vendor resulting from the fact that title to the home has not been transferred to the person because,
 - the vendor has gone into bankruptcy, or
 - the vendor has fundamentally breached the contract
- [s.14(1) of the *Ontario New Home Warranties Plan Act* (the "Act")].

Financial Loss for Contract Homes

- An owner of land who has entered into a contract with the builder for the construction of a home on the land and who has a cause of action against the builder for damages resulting from the builder's failure to substantially perform the contract is entitled to receive reimbursement for shortfall, if any, between the amount paid by the owner to the builder under the contract and the value of work and materials supplied by the builder [s.14(2) of the Act].

The Delayed Closing/Occupancy Warranties

Delayed Closing or Delayed Occupancy Compensation Warranty

- If the closing of the sale of your home or the occupancy date of the condominium is delayed beyond the permitted delays in the legislation, then delayed closing or occupancy compensation may be payable [Reg. 165 under the Act].

The One Year Warranty

Workmanship

- Every vendor of a home warrants for one year after the date of possession that the home is constructed in a workmanlike manner [s.13(1)(a)(i) of the Act].

Materials

- Every vendor of a home warrants for one year after the date of possession that the home is free from defects in materials [s.13(1)(a)(i) of the Act],

Fit for Habitation

- Every vendor of a home warrants for one year after the date of possession that the home is fit for habitation [s.13(1)(a)(ii) of the Act].

Building Code

- Every vendor of a home warrants for one year after the date of possession that the home is constructed in accordance with the *Ontario Building Code* [s.13(1)(a)(iii) of the Act].

Major Structural Defect

- Every vendor of a home warrants to the owner for one year after the date of possession that the home is free of major structural defects as defined in the legislation [s.13(1)(b) of the Act].



The Two Year Warranty

Water Penetration - Basement / Foundation

- Every vendor of a home warrants for two years after the date of possession that there will be no water penetration through the basement or foundation of the home [s.14 of Reg. 892 under the Act].

Water Penetration - Building Envelope

- Every vendor of a home warrants for two years after the date of possession that the home is constructed in a workmanlike manner and is free from defects in materials including windows, doors, and caulking such that the building envelope of the home prevents water penetration [s.15(2)(a) of Reg. 892 under the Act].

Distribution System

- Every vendor of a home warrants for two years after the date of possession that the electrical, plumbing and heating delivery and distribution systems are free from defects in materials and work. "Delivery and distribution systems" includes "all wires, conduits, pipes, junctions, switches, receptacles and seals, but does not include appliances, fittings and fixtures" [s.15(2)(b) and s.15(1) of Reg. 892 under the Act].

Cladding

- Every vendor of a home warrants for two years after the date of possession that all exterior cladding of the home is free from defects in material and work resulting in detachment, displacement or physical deterioration [s.15(2)(c) of Reg. 892 under the Act].

Building Code - Health & Safety

- Every vendor of a home warrants for two years after the date of possession that the home is free from violations of the *Ontario Building Code* regulations under which the building permit was issued affecting health and safety, including but not limited to fire safety, insulation, air and vapour barriers, ventilation, heating and structural adequacy [s.15(2)(d) of Reg. 892 under the Act].

Major Structural Defect

- Every vendor of a home warrants for two years after the date of possession that the home is free of major structural defects [s.15(2)(e) of Reg. 892 under the Act].

The Seven Year Warranty

Major Structural Defect

- Every vendor of a home warrants for seven years after the date of possession that the home is free of major structural defects [s.16 of Reg. 892 under the Act].

Unauthorized Substitutions

Selected Items

- Every vendor of a home warrants that the vendor shall make no substitutions in those items of construction or finishing for which the purchaser is entitled to make a selection pursuant to the purchase agreement without the written consent of the purchaser [s.18 (1) of Reg. 892 under the Act].

Specified Items

- Every vendor of a home warrants that, where the vendor makes a substitution with respect to an item that is referred to in the purchase agreement that is not an item that is to be selected by the purchaser, the item will be of equal or better quality than the item referred to in the purchase agreement [s.19 of Reg. 892 under the Act].

Exclusions from Warranty

Specific Warranty Exclusions

- The conditions and items that are not covered by the warranties are set out in the legislation [s.13(2) of the Act] and in the *Homeowner Information Package*.



Warranty Assessment Report

Owner Name(s): WATERLOO CONDOMINIUM CORPORATION 591
Enrolment Number: H1637218
Enrolment Address: 144 Park St. WATERLOO, N2L 0B6
Vendor/Builder Name: 144 Park Ltd.
Vendor/Builder Number: 39278
Warranty Start Date: May 25, 2015
Case Type/Sub-Type: CE Case
Case Number: 3234147
Inspection Date: N/A
Report Date: December 19, 2017
Attendance at Inspection:

Richard Magnussen, Board of Director-President, WSCC 591 (via phone)
 Aj Mueller, Board of Director, WSCC 591
 Mike Williams, Board of Director, WSCC 591
 Sally Dooman, Property Manager, First Residential Property Management, WSCC 591
 Paul Nasato, Cion/Coulter Engineers & Building Scientists, WSCC 591
 Paul Zimmerman, CoolTeam, WSCC 591
 Lloyd Holloway, General Contractor acting on behalf of the Trustee
 Jeff Russell, KPH Mechanics for General Contractor
 Morgan Pickles, KPH Mechanics for General Contractor
 Chuck Murad, Tarion Warranty Corporation

This report indicates Tarion's assessment of the claim items submitted by the owner. The item numbers and descriptions in the report are exactly as submitted by the owner.

This report is divided into the following sections:

1. Assessment Summary
2. Warranted Items
3. Items Not Warranted
4. Items Not Assessed

Note: If there are no items in a section, that section will not appear on this report.

The warranties referred to in the report are described in Appendix "A".



1. Assessment Summary

This is only a summary. Please review the entire report to determine which items or aspects of items are covered by the warranties.

Item	Owner's Description	Tarion's Assessment
576	<p>First Year Performance Audit - PA Ref #: 1196.0 Description: Poor quality ball valve for the heat pump system. The failure of a ball valve in Suite 502 has caused damage to 6 units on 2 floors. A engineering report by McEwen & Associated dated May 15, 2015 concluded that the valve serviced a glycol-water solution and failed due to dezincification. The material composition of the valve does not satisfy any North American specifications. As such the valve is likely counterfeit. It was recommended that all similar valves be replaced to prevent any further failures. Location: Typical throughout all the unit heat pumps.</p>	Not Warranted
93	<p>2nd yr. PA. Performance Audit Reference #: 93.0 Deficiency: 3.5 Mechanical Systems - Valves for the heat pump system have failed in Suite 502. As such, further investigation and testing has been completed in Suites 1110, 1306, 1503, 1607, 1609, and 1707. An engineering report by Pario Engineering & Environmental Sciences dated February 22, 2017 concluded that all the valves, despite carrying three different brand names, were manufactured from the same materials and exhibit de-zincification. Location: Throughout the Building - Typical throughout all the unit heat pumps.</p>	Not Warranted

3. Items Not Warranted

The following items are not covered by the warranties and the vendor is not required to take any further action.



- 576 First Year Performance Audit - PA Ref #: 1196.0**
Description: Poor quality ball valve for the heat pump system. The failure of a ball valve in Suite 502 has caused damage to 6 units on 2 floors. A engineering report by McEwen & Associated dated May 15, 2015 concluded that the valve serviced a glycol-water solution and failed due to dezincification. The material composition of the valve does not satisfy any North American specifications. As such the valve is likely counterfeit. It was recommended that all similar valves be replaced to prevent any further failures.
Location: Typical throughout all the unit heat pumps.

Tarion to retain a third party consultant to further investigate this matter.

Tarion's third party engineering firm, Morrison Hershfield (MH) has issued their final report dated October 31, 2017 regarding the failed ball valve. The report concluded that the valve failure was an isolated incident caused by a manufacturing defect.

A copy of the MH report is included within the Warranty Assessment Report (WAR), please read the MH report in its entirety.

There is no defect in a delivery and distribution system in the home and, therefore, no breach of the *Two Year Distribution System Warranty*.

- 93 2nd yr. PA.**
Performance Audit Reference #: 93.0
Deficiency: 3.5 Mechanical Systems - Valves for the heat pump system have failed in Suite 502. As such, further investigation and testing has been completed in Suites 1110, 1306, 1503, 1607, 1609, and 1707. An engineering report by Pario Engineering & Environmental Sciences dated February 22, 2017 concluded that all the valves, despite carrying three different brand names, were manufactured from the same materials and exhibit de-zincification.
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MORRISON HERSHFIELD

October 31, 2017

Mr. Chuck Murad, M.B.Sc., B.Eng., C.E.T., BSSO,
Senior Warranty Services Representative, Common Elements
Tarion Warranty Corporation
5160 Yonge Street, 12th Floor
Toronto, ON M2N 6L9

Dear Mr. Murad:

Re: Final Report on Investigation of Failure of Brass Isolation Valves in Heat Pump System at 144 Park St., Waterloo, ON.

We are pleased to submit our final report on Morrison Hershfield's investigation into the matter described above.

MH Investigation and Observations

A report prepared by Pario Engineering and Environmental Sciences (Pario) stated that the failed valve was defective before it left the factory because of a partial fracture, and because of dezincification of the valve body while in service. While the crack that occurred during manufacturing significantly weakened the valve body, it appears that dezincification may have advanced the weakness further, to the point where the valve ultimately failed.

Additional valves were removed from other heat pumps and were found to be from three different manufacturers as follows:

1. Valves with a logo on the body but no manufacturer's name. This is the type of valve that failed.
2. Kitz Industrial
3. Ningbo EFF Manufactory Company

All valves showed signs of dezincification. Dezincification alone is capable of producing cracks in brass over time that may lead to mechanical failure, but it has not currently advanced to that stage. Corrosion due to dezincification appears to be only superficial.

The glycol used in the system contains corrosion inhibitors that will help to reduce the incidence of various forms of corrosion. However, if the glycol condition is not closely monitored then the inhibitors lose their effectiveness, the glycol deteriorates and becomes acidic and corrosive conditions will develop that will accelerate dezincification and corrosion of the steel pipes.

Morrison Hershfield visited the building on September 28 to obtain a sample of the glycol for analysis in Chem-Aqua's (the glycol supplier) lab. The sample represents a current-day snapshot of the condition of the system, and while it does not represent how things were in 2015 it is an accurate indication of whether there is cause for concern in the future. The report (attached as Appendix A) shows that pH (9.9), inhibitor concentration (1,240 mg/L as Sodium

- 2 -

Nitrite) are within normal ranges. Glycol concentration was 30%, which corresponds to a freezing point temperature of -16°C. The glycol was reported to be slightly hazy and slightly yellow. It is acceptable, but ideally it should be clear.

The mechanical maintenance contractor reported that the glycol was not in good condition when they began working in the building, which leads us to believe that the glycol chemistry was not being attended to before the condominium corporation took over. However, while this may be the case it does not lead to the conclusion that this was the cause of the faulty valve.

Statements in separate reports authored by an outside party have been made that the failed valve does not comply with any CSA Standard and that the valve is counterfeit. However, we note that no applicable standard was quoted and that the claims were not made by Pario or Steel Image Laboratory, who conducted the destructive tests on the valve. Thus, our opinion is that these claims currently have little merit without further substantiation.

Conclusion and Recommendations

It is interesting to note that the only valve to fail had a crack in it that was there when the valve left the factory. No other valves have failed since then, and none of the other valves removed for destructive testing had similar cracks. The valves removed for destructive testing were from three separate manufacturers and all showed symptoms of dezincification to varying degrees.

We contacted a local distributor of valves from several manufacturers to discuss the situation. The response from the distributor was that brass valves are widely used in glycol systems, and they are compatible with ethylene glycol provided chemical treatment is properly maintained. If the valves showed signs of dezincification it may be because the glycol system chemistry was not carefully maintained for a period in the past.

With the information we have at this time it is our opinion that the valve failure was an isolated incident caused by a manufacturing defect. This type of failure may happen again in the future; it cannot be predicted. Whether dezincification was a significant factor is difficult to say. The crack created during manufacturing is large and easily visible. The erosion due to dezincification is only visible under a microscope.

At this time, our recommendations are as follows:

- Ensure that glycol quality is constantly monitored and that the chemistry is adjusted to maintain recommended levels of ethylene glycol, corrosion inhibitors in the system.
- Chem-Aqua recommends installing a flow meter in the line to the side stream glycol filters that would indicate lower flow when the filters need to be changed.

There is no guarantee that there isn't another cracked valve that may fail in a similar manner in the future. However, the recommended actions described above should provide suite owners with confidence that failures will not happen because the system is not being properly maintained.

Sincerely,
Morrison Hershfield Limited



Ken Alexander, C.E.T.
Mechanical Technologist

Morrison Hershfield Limited



Stephen Jones, P.Eng
Principal, Senior Mechanical Engineer



CHEM-AQUA
Div. of NCH Canada Inc.

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Brampton, ON
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519-827-7904
www.chemaqua.com

INDUSTRIAL WATER ANALYSIS REPORT

REPORT NO. 17020

Date Analysis Completed:	Oct 6, 2017	Customer:	Morrison Hershfield – 144 Park, Waterloo
Date Sample Received:	Oct 5, 2017	Date Sampled:	Unknown
Representative:	Nandan Atre		

1. Sampling Point	Heat Pump Loop		
2. Appearance	Slightly hazy, slightly yellow (1,2)		
3. pH	9.9		
4. Specific Conductance, umhos, 25°C			
5. Total Hardness, mg/L CaCO ₃			
6. Calcium, mg/L CaCO ₃			
7. Magnesium, mg/L CaCO ₃			
8. P-Alkalinity, mg/L CaCO ₃			
9. M-Alkalinity, mg/L CaCO ₃			
10. Sulphate, mg/L SO ₄			
11. Chloride, mg/L Cl			
12. Phosphate, mg/L PO ₄			
13. Nitrate, mg/L NO ₃			
14. Iron, mg/L Fe			
15. Copper, mg/L Cu			
16. Silica, mg/L SiO ₂			
17. Sodium Nitrite, mg/L NaNO ₂	1240		
18. Phosphonate, mg/L			
19. Sulphite, mg/L SO ₃			
20. Hydrazine, mg/L N ₂ H ₄			
21. Molybdenum mg/L Mo			
22. Manganese mg/L Mn			
23. Specific Gravity kg/L			
24. % Glycol (vol/vol)	30		
25. Freeze Point °C	-16		

COMMENTS:

Scientific protocol requires that all test results be recorded as "less than" or "<" when the result is below the tests' calculated detectable limit. For the purposes of this Water Analysis Report the "<" sign can be interpreted as "zero detected".

1. Abundance of fine magnetite present.

2. Nandan said glycol is 100% ethylene glycol manufactured by Quatic Industries.

Analyst: D. Berry, M.Sc., C. Chem.



MORRISON HERSHFIELD

October 31, 2017

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There is no guarantee that there isn't another cracked valve that may fail in a similar manner in the future. However, the recommended actions described above should provide suite owners with confidence that failures will not happen because the system is not being properly maintained.

- 3 -

Sincerely,
Morrison Hershfield Limited



Ken Alexander, C.E.T.
Mechanical Technologist

Morrison Hershfield Limited



Stephen Jones, P.Eng
Principal, Senior Mechanical Engineer

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CHEM-AQUA
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Brampton, ON
L6T 1E6
519-827-7904
www.chemaqua.com

INDUSTRIAL WATER ANALYSIS REPORT

REPORT NO. 17020

Date Analysis Completed:	Oct 6, 2017	Customer:	Morrison Hershfield – 144 Park, Waterloo
Date Sample Received:	Oct 5, 2017	Date Sampled:	Unknown
Representative:	Nandan Atre		

1. Sampling Point	Heat Pump Loop		
2. Appearance	Slightly hazy, slightly yellow (1,2)		
3. pH	9.9		
4. Specific Conductance, umhos, 25°C			
5. Total Hardness, mg/L CaCO ₃			
6. Calcium, mg/L CaCO ₃			
7. Magnesium, mg/L CaCO ₃			
8. P-Alkalinity, mg/L CaCO ₃			
9. M-Alkalinity, mg/L CaCO ₃			
10. Sulphate, mg/L SO ₄			
11. Chloride, mg/L Cl			
12. Phosphate, mg/L PO ₄			
13. Nitrate, mg/L NO ₃			
14. Iron, mg/L Fe			
15. Copper, mg/L Cu			
16. Silica, mg/L SiO ₂			
17. Sodium Nitrite, mg/L NaNO ₂	1240		
18. Phosphonate, mg/L			
19. Sulphite, mg/L SO ₃			
20. Hydrazine, mg/L N ₂ H ₄			
21. Molybdenum mg/L Mo			
22. Manganese mg/L Mn			
23. Specific Gravity kg/L			
24. % Glycol (vol/vol)	30		
25. Freeze Point °C	-16		

COMMENTS:

Scientific protocol requires that all test results be recorded as "less than" or "<" when the result is below the tests' calculated detectable limit. For the purposes of this Water Analysis Report the "<" sign can be interpreted as "zero detected".

1. Abundance of fine magnetite present.

2. Nandan said glycol is 100% ethylene glycol manufactured by Quatic Industries.

Analyst: D. Berry, M.Sc., C. Chem.

APPENDIX E



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #58

23591-0016 (LT)

PAGE 1 OF 6
PREPARED FOR CClark18
ON 2018/02/07 AT 14:42:46

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 16, LEVEL 1, WATERLOO STANDARD CONDOMINIUM PLAN NO. 591 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WR882241; CITY OF WATERLOO

PROPERTY REMARKS: PLANNING ACT CONSENT IN 1356494. FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2013/06/13, INSTRUMENT WR759234.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY:
CONDOMINIUM FROM 22417-0152

PIN CREATION DATE:
2015/05/25

OWNERS' NAMES
144 PARK LTD.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/05/25 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
WR611290	2011/05/02	NOTICE	\$5	ALLEN STREET HOLDINGS INC.	ALLEN STREET HOLDINGS INC. 2184038 ONTARIO INC. 144 PARK LTD. COB GP INC.	C
WR625222	2011/07/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF WATERLOO	ALLEN STREET HOLDINGS INC.	C
WR639368	2011/09/01	CHARGE	\$8,500,000	144 PARK LTD.	AVIVA INSURANCE COMPANY OF CANADA	C
WR639369	2011/09/01	CHARGE	\$3,000,000	144 PARK LTD.	ALLEN STREET HOLDINGS INC.	C
WR655113	2011/11/17	NOTICE		THE CORPORATION OF THE CITY OF WATERLOO	144 PARK LTD.	C
WR660381	2011/12/13	CHARGE	\$2,887,696	144 PARK LTD.	MARSHALLZEHR GROUP INC.	C
WR666363	2012/01/18	TRANSFER EASEMENT	\$2	144 PARK LTD.	ROGERS CABLE COMMUNICATIONS INC.	C
WR690395	2012/05/25	CHARGE	\$40,000,000	144 PARK LTD.	LAURENTIAN BANK OF CANADA	C
WR690396	2012/05/25	NO ASSGN RENT GEN		144 PARK LTD.	LAURENTIAN BANK OF CANADA	C
REMARKS: WR690395.						
WR690416	2012/05/25	POSTPONEMENT		ALLEN STREET HOLDINGS INC.	LAURENTIAN BANK OF CANADA	C
REMARKS: WR639369 TO WR690395						
WR690422	2012/05/25	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	C
REMARKS: WR639368 TO WR690395						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WR690423	2012/05/25	POSTPONEMENT		MARSHALLZEHR GROUP INC.	LAURENTIAN BANK OF CANADA	C
		REMARKS: WR660381 TO WR690395				
58R17836	2013/06/13	PLAN REFERENCE				C
WR847447	2014/10/24	CONSTRUCTION LIEN	\$301,592	GLOBAL FIRE PROTECTION LTD.		C
WR849030	2014/10/31	CONSTRUCTION LIEN	\$88,883	694643 ONTARIO LIMITED		C
WR854810	2014/12/01	CONSTRUCTION LIEN	\$537,286	J & I GAWEDA CONSTRUCTION LIMITED		C
WR854978	2014/12/02	CONSTRUCTION LIEN	\$26,889	BAST HOME COMFORT INC.		C
WR856168	2014/12/08	NOTICE		THE CORPORATION OF THE CITY OF WATERLOO	144 PARK LTD.	C
WR856621	2014/12/10	CERTIFICATE		GLOBAL FIRE PROTECTION LTD.	144 PARK LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. LAURENTIAN BANK OF CANADA MARSHALLZEHR GROUP INC.	C
		REMARKS: WR847447				
WR856756	2014/12/11	CONSTRUCTION LIEN	\$328,260	FRENDEL KITCHENS LIMITED		C
WR857239	2014/12/12	CONSTRUCTION LIEN	\$436,314	T.I.C. CONTRACTING LTD.		C
WR857322	2014/12/15	CONSTRUCTION LIEN	\$188,393	GLOBAL PRECAST INC.		C
WR857462	2014/12/15	CONSTRUCTION LIEN	\$110,716	2050491 ONTARIO INC. O/A THE DOWNSVIEW GROUP		C
WR857468	2014/12/15	CONSTRUCTION LIEN	\$104,009	SAM TORTOLA ENTERPRISES INC.		C
WR857793	2014/12/16	CONSTRUCTION LIEN	\$15,870	CRS CONTRACTORS RENTAL SUPPLY GENERAL PARTNER INC.		C
WR857850	2014/12/16	CONSTRUCTION LIEN	\$83,436	ADLERS MAIN TILE & CARPET CO. LTD.		C
WR858473	2014/12/19	CONSTRUCTION LIEN	\$30,851	TURNER FLEISCHER ARCHITECTS INC.		C
WR858748	2014/12/19	CONSTRUCTION LIEN	\$46,043	HAMMERSCHLAG & JOFFE INC.		C
WR858991	2014/12/22	CONSTRUCTION LIEN	\$345,952	SERREEN PAINTING LTD.		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WR859188	2014/12/23	CONSTRUCTION LIEN	\$176,771	WESTON FLOORING LIMITED		C
WR859941	2014/12/30	CONSTRUCTION LIEN	\$32,381	GREAT PYRAMID ALUMINUM LTD.		C
WR860525	2015/01/05	CONSTRUCTION LIEN	\$139,287	ADLERS MAIN TILE & CARPET CO. LTD.		C
WR860757	2015/01/06	CERTIFICATE		FRENDEL KITCHENS LIMITED	144 PARK LTD. MADY DEVELOPMENT CORPORATION MADY CONTRACT DIVISION (2009) LTD. MADY CONTRACT DIVISION LTD. D. MADY INVESTMENTS INC. MARSHALLZEHR GROUP INC. ALLEN STREET HOLDINGS INC. AVIVA INSURANCE COMPANY OF CANADA LAURENTIAN BANK OF CANADA	C
					REMARKS: CERTIFICATE OF ACTION WR856756	
WR861891	2015/01/13	CERTIFICATE		BAST HOME COMFORT INC.		C
					REMARKS: CERTIFICATE OF ACTION RE WR854978	
WR862054	2015/01/14	CERTIFICATE		J & I GAWEDA CONSTRUCTION LIMITED		C
					REMARKS: WR854810	
WR862055	2015/01/14	CERTIFICATE		GLOBAL FIRE PROTECTION LTD.	144 PARK LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. LAURENTIAN BANK OF CANADA MARSHALLZEHR GROUP INC.	C
					REMARKS: WR847447	
WR862500	2015/01/16	CERTIFICATE		694643 ONTARIO LIMITED		C
					REMARKS: WR849030	
WR863268	2015/01/21	CERTIFICATE		TURNER FLEISCHER ARCHITECTS INC.	MADY CONTRACT DIVISION LTD. MADY CONTRACT DIVISION (2009) LTD. MADY DEVELOPMENT CORPORATION 144 PARK LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS INC. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
					REMARKS: WR858473	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WR863291	2015/01/21	CONSTRUCTION LIEN	\$113,328	BRODY WALL SYSTEM LTD.		C
WR863296	2015/01/21	CERTIFICATE		T.I.C. CONTRACTING LTD.		C
		REMARKS: WR857239				
WR863658	2015/01/23	CONSTRUCTION LIEN	\$4,258	SKYWAY CANADA LIMITED		C
WR863814	2015/01/23	CONSTRUCTION LIEN	\$210,190	DKS STONE FABRICATION & DESIGN INC.		C
WR863820	2015/01/23	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)	COLLINS BARROW TORONTO LIMITED	C
WR864339	2015/01/28	CONSTRUCTION LIEN	\$752,632	CLONARD GROUP INC.		C
WR864365	2015/01/28	CERTIFICATE		HAMMERSCHLAG & JOFFE INC.	ONTARIO SUPERIOR COURT OF JUSTICE	C
		REMARKS: RE: WR858748				
WR864508	2015/01/29	TRANSFER EASEMENT	\$2	144 PARK LTD.	WATERLOO NORTH HYDRO INC.	C
WR864655	2015/01/29	CONSTRUCTION LIEN	\$260,447	ALUMINUM WINDOW DESIGN INSTALLATIONS INC.		C
WR865440	2015/02/02	CERTIFICATE		GREAT PYRAMID ALUMINUM LTD.	144 PARK LTD.	C
		REMARKS: CERTIFICATE OF ACTION - WR859941				
WR865713	2015/02/04	CERTIFICATE		GLOBAL PRECAST INC.	144 PARK LTD. MADY CONTRACT DIVISION (2009) LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
		REMARKS: WR857322				
WR865936	2015/02/05	CERTIFICATE		ADLERS MAIN TILE & CARPET CO. LTD.		C
		REMARKS: CERTIFICATE OF ACTION WR860525 AND WR857850				
WR866373	2015/02/09	CERTIFICATE		2050491 ONTARIO INC.	144 PARK LTD. MADY CONTRACT DIVISION (2009) LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
		REMARKS: CERTIFICATE OF ACTION WR857462				
WR867197	2015/02/13	CERTIFICATE		WESTON FLOORING LIMITED		C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
REMARKS: CERTIFICATE OF ACTION WR859188						
WR867313	2015/02/17	NOTICE	\$2	THE REGIONAL MUNICIPALITY OF WATERLOO		C
WR867757	2015/02/19	CERTIFICATE		SEREN PAINTING LTD.		C
REMARKS: WR858991						
WR868712	2015/02/26	CERTIFICATE		SAM TORTOLA ENTERPRISES INC.		C
REMARKS: CERTIFICATE OF ACTION WR857468						
WR870665	2015/03/11	CERTIFICATE		ALUMINUM WINDOW DESIGN INSTALLATIONS INC.		C
REMARKS: WR864655						
WR870768	2015/03/12	CERTIFICATE		CRS CONTRACTORS RENTAL SUPPLY GENERAL PARTNER INC.		C
REMARKS: WR857793						
WR870844	2015/03/12	CERTIFICATE		BRODY WALL SYSTEM LTD.	144 PARK LTD.	C
REMARKS: WR863291						
WR874856	2015/04/08	CERTIFICATE		DKS STONE FABRICATION & DESIGN INC.	144 PARK LTD. MADY DEVELOPMENT CORPORATION MADY CONTRACT DIVISION (2009) LTD. MADY CONTRACT DIVISION LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS INC. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
REMARKS: WR863814						
WR875305	2015/04/10	CERTIFICATE		SKYWAY CANADA LIMITED	144 PARK LTD.	C
REMARKS: WR863658						
WR876062	2015/04/16	NOTICE	\$2	144 PARK LTD.	ONE 55 MADY LTD.	C
WCP591	2015/05/25	STANDARD CONDO PLN				C
WR882241	2015/05/25	CONDO DECLARATION		144 PARK LTD.		C
WR891003	2015/07/03	CONDO BYLAW/98		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C
REMARKS: BY-LAW NO. 1						
WR891004	2015/07/03	CONDO BYLAW/98		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C
REMARKS: BY-LAW NO. 2						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WR891008	2015/07/03	CONDO BYLAW/98 <i>REMARKS: BY-LAW NO. 3</i>		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C
WR891010	2015/07/03	CONDO BYLAW/98 <i>REMARKS: BY-LAW NO. 4</i>		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C
WR953075	2016/05/18	TRANSFER OF CHARGE <i>REMARKS: WR690395.</i>		LAURENTIAN BANK OF CANADA	MARSHALLZEHR GROUP INC.	C
WR988733	2016/10/19	CONDO BYLAW/98 <i>REMARKS: BY-LAW NO. 5</i>		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C

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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: UNIT 33, LEVEL 1, WATERLOO STANDARD CONDOMINIUM PLAN NO. 591 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WR882241; CITY OF WATERLOO

PROPERTY REMARKS: PLANNING ACT CONSENT IN 1356494. FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2013/06/13, INSTRUMENT WR759234.

ESTATE/QUALIFIER: FEE SIMPLE
 LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 22417-0152

PIN CREATION DATE: 2015/05/25

OWNERS' NAMES
 144 PARK LTD.

CAPACITY SHARE
 ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/05/25 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
WR611290	2011/05/02	NOTICE	\$5	ALLEN STREET HOLDINGS INC.	ALLEN STREET HOLDINGS INC. 2184038 ONTARIO INC. 144 PARK LTD. COB GP INC.	C
WR625222	2011/07/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF WATERLOO	ALLEN STREET HOLDINGS INC.	C
WR639368	2011/09/01	CHARGE	\$8,500,000	144 PARK LTD.	AVIVA INSURANCE COMPANY OF CANADA	C
WR639369	2011/09/01	CHARGE	\$3,000,000	144 PARK LTD.	ALLEN STREET HOLDINGS INC.	C
WR655113	2011/11/17	NOTICE		THE CORPORATION OF THE CITY OF WATERLOO	144 PARK LTD.	C
WR660381	2011/12/13	CHARGE	\$2,887,696	144 PARK LTD.	MARSHALLZEHR GROUP INC.	C
WR666363	2012/01/18	TRANSFER EASEMENT	\$2	144 PARK LTD.	ROGERS CABLE COMMUNICATIONS INC.	C
WR690395	2012/05/25	CHARGE	\$40,000,000	144 PARK LTD.	LAURENTIAN BANK OF CANADA	C
WR690396	2012/05/25	NO ASSGN RENT GEN		144 PARK LTD.	LAURENTIAN BANK OF CANADA	C
REMARKS: WR690395.						
WR690416	2012/05/25	POSTPONEMENT		ALLEN STREET HOLDINGS INC.	LAURENTIAN BANK OF CANADA	C
REMARKS: WR639369 TO WR690395						
WR690422	2012/05/25	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	C
REMARKS: WR639368 TO WR690395						

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WR690423	2012/05/25	POSTPONEMENT		MARSHALLZEHR GROUP INC.	LAURENTIAN BANK OF CANADA	C
		REMARKS: WR660381 TO WR690395				
58R17836	2013/06/13	PLAN REFERENCE				C
WR847447	2014/10/24	CONSTRUCTION LIEN	\$301,592	GLOBAL FIRE PROTECTION LTD.		C
WR849030	2014/10/31	CONSTRUCTION LIEN	\$88,883	694643 ONTARIO LIMITED		C
WR854810	2014/12/01	CONSTRUCTION LIEN	\$537,286	J & I GAWEDA CONSTRUCTION LIMITED		C
WR854978	2014/12/02	CONSTRUCTION LIEN	\$26,889	BAST HOME COMFORT INC.		C
WR856168	2014/12/08	NOTICE		THE CORPORATION OF THE CITY OF WATERLOO	144 PARK LTD.	C
WR856621	2014/12/10	CERTIFICATE		GLOBAL FIRE PROTECTION LTD.	144 PARK LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. LAURENTIAN BANK OF CANADA MARSHALLZEHR GROUP INC.	C
		REMARKS: WR847447				
WR856756	2014/12/11	CONSTRUCTION LIEN	\$328,260	FRENDEL KITCHENS LIMITED		C
WR857239	2014/12/12	CONSTRUCTION LIEN	\$436,314	T.I.C. CONTRACTING LTD.		C
WR857322	2014/12/15	CONSTRUCTION LIEN	\$188,393	GLOBAL PRECAST INC.		C
WR857462	2014/12/15	CONSTRUCTION LIEN	\$110,716	2050491 ONTARIO INC. O/A THE DOWNSVIEW GROUP		C
WR857468	2014/12/15	CONSTRUCTION LIEN	\$104,009	SAM TORTOLA ENTERPRISES INC.		C
WR857793	2014/12/16	CONSTRUCTION LIEN	\$15,870	CRS CONTRACTORS RENTAL SUPPLY GENERAL PARTNER INC.		C
WR857850	2014/12/16	CONSTRUCTION LIEN	\$83,436	ADLERS MAIN TILE & CARPET CO. LTD.		C
WR858473	2014/12/19	CONSTRUCTION LIEN	\$30,851	TURNER FLEISCHER ARCHITECTS INC.		C
WR858748	2014/12/19	CONSTRUCTION LIEN	\$46,043	HAMMERSCHLAG & JOFFE INC.		C
WR858991	2014/12/22	CONSTRUCTION LIEN	\$345,952	SERREEN PAINTING LTD.		C

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WR860525	2015/01/05	CONSTRUCTION LIEN	\$139,287	ADLERS MAIN TILE & CARPET CO. LTD.		C
WR860757	2015/01/06	CERTIFICATE		FRENDEL KITCHENS LIMITED	144 PARK LTD. MADY DEVELOPMENT CORPORATION MADY CONTRACT DIVISION (2009) LTD. MADY CONTRACT DIVISION LTD. D. MADY INVESTMENTS INC. MARSHALLZEHR GROUP INC. ALLEN STREET HOLDINGS INC. AVIVA INSURANCE COMPANY OF CANADA LAURENTIAN BANK OF CANADA	C
					REMARKS: CERTIFICATE OF ACTION WR856756	
WR861891	2015/01/13	CERTIFICATE		BAST HOME COMFORT INC.		C
					REMARKS: CERTIFICATE OF ACTION RE WR854978	
WR862054	2015/01/14	CERTIFICATE		J & I GAWEDA CONSTRUCTION LIMITED		C
					REMARKS: WR854810	
WR862055	2015/01/14	CERTIFICATE		GLOBAL FIRE PROTECTION LTD.	144 PARK LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. LAURENTIAN BANK OF CANADA MARSHALLZEHR GROUP INC.	C
					REMARKS: WR847447	
WR862500	2015/01/16	CERTIFICATE		694643 ONTARIO LIMITED		C
					REMARKS: WR849030	
WR863268	2015/01/21	CERTIFICATE		TURNER FLEISCHER ARCHITECTS INC.	MADY CONTRACT DIVISION LTD. MADY CONTRACT DIVISION (2009) LTD. MADY DEVELOPMENT CORPORATION 144 PARK LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS INC. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
					REMARKS: WR858473	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WR863291	2015/01/21	CONSTRUCTION LIEN	\$113,328	BRODY WALL SYSTEM LTD.		C
WR863296	2015/01/21	CERTIFICATE		T.I.C. CONTRACTING LTD.		C
		REMARKS: WR857239				
WR863658	2015/01/23	CONSTRUCTION LIEN	\$4,258	SKYWAY CANADA LIMITED		C
WR863814	2015/01/23	CONSTRUCTION LIEN	\$210,190	DKS STONE FABRICATION & DESIGN INC.		C
WR863820	2015/01/23	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)	COLLINS BARROW TORONTO LIMITED	C
WR864339	2015/01/28	CONSTRUCTION LIEN	\$752,632	CLONARD GROUP INC.		C
WR864365	2015/01/28	CERTIFICATE		HAMMERSCHLAG & JOFFE INC.	ONTARIO SUPERIOR COURT OF JUSTICE	C
		REMARKS: RE: WR858748				
WR864508	2015/01/29	TRANSFER EASEMENT	\$2	144 PARK LTD.	WATERLOO NORTH HYDRO INC.	C
WR864655	2015/01/29	CONSTRUCTION LIEN	\$260,447	ALUMINUM WINDOW DESIGN INSTALLATIONS INC.		C
WR865440	2015/02/02	CERTIFICATE		GREAT PYRAMID ALUMINUM LTD.	144 PARK LTD.	C
		REMARKS: CERTIFICATE OF ACTION - WR859941				
WR865713	2015/02/04	CERTIFICATE		GLOBAL PRECAST INC.	144 PARK LTD. MADY CONTRACT DIVISION (2009) LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
		REMARKS: WR857322				
WR865936	2015/02/05	CERTIFICATE		ADLERS MAIN TILE & CARPET CO. LTD.		C
		REMARKS: CERTIFICATE OF ACTION WR860525 AND WR857850				
WR866373	2015/02/09	CERTIFICATE		2050491 ONTARIO INC.	144 PARK LTD. MADY CONTRACT DIVISION (2009) LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
		REMARKS: CERTIFICATE OF ACTION WR857462				
WR867197	2015/02/13	CERTIFICATE		WESTON FLOORING LIMITED		C

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REMARKS: CERTIFICATE OF ACTION WR859188						
WR867313	2015/02/17	NOTICE	\$2	THE REGIONAL MUNICIPALITY OF WATERLOO		C
WR867757	2015/02/19	CERTIFICATE		SEREN PAINTING LTD.		C
REMARKS: WR858991						
WR868712	2015/02/26	CERTIFICATE		SAM TORTOLA ENTERPRISES INC.		C
REMARKS: CERTIFICATE OF ACTION WR857468						
WR870665	2015/03/11	CERTIFICATE		ALUMINUM WINDOW DESIGN INSTALLATIONS INC.		C
REMARKS: WR864655						
WR870768	2015/03/12	CERTIFICATE		CRS CONTRACTORS RENTAL SUPPLY GENERAL PARTNER INC.		C
REMARKS: WR857793						
WR870844	2015/03/12	CERTIFICATE		BRODY WALL SYSTEM LTD.	144 PARK LTD.	C
REMARKS: WR863291						
WR874856	2015/04/08	CERTIFICATE		DKS STONE FABRICATION & DESIGN INC.	144 PARK LTD. MADY DEVELOPMENT CORPORATION MADY CONTRACT DIVISION (2009) LTD. MADY CONTRACT DIVISION LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS INC. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
REMARKS: WR863814						
WR875305	2015/04/10	CERTIFICATE		SKYWAY CANADA LIMITED	144 PARK LTD.	C
REMARKS: WR863658						
WR876062	2015/04/16	NOTICE	\$2	144 PARK LTD.	ONE 55 MADY LTD.	C
WCP591	2015/05/25	STANDARD CONDO PLN				C
WR882241	2015/05/25	CONDO DECLARATION		144 PARK LTD.		C
WR891003	2015/07/03	CONDO BYLAW/98		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C
REMARKS: BY-LAW NO. 1						
WR891004	2015/07/03	CONDO BYLAW/98		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C
REMARKS: BY-LAW NO. 2						

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WR891008	2015/07/03	CONDO BYLAW/98 <i>REMARKS: BY-LAW NO. 3</i>		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C
WR891010	2015/07/03	CONDO BYLAW/98 <i>REMARKS: BY-LAW NO. 4</i>		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C
WR953075	2016/05/18	TRANSFER OF CHARGE <i>REMARKS: WR690395.</i>		LAURENTIAN BANK OF CANADA	MARSHALLZEHR GROUP INC.	C
WR988733	2016/10/19	CONDO BYLAW/98 <i>REMARKS: BY-LAW NO. 5</i>		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C

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PROPERTY DESCRIPTION: UNIT 2, LEVEL 1, WATERLOO STANDARD CONDOMINIUM PLAN NO. 591 AND ITS APPURTENANT INTEREST; SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN WR882241; CITY OF WATERLOO

PROPERTY REMARKS: PLANNING ACT CONSENT IN 1356494. FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2013/06/13, INSTRUMENT WR759234.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: CONDOMINIUM FROM 22417-0152

PIN CREATION DATE: 2015/05/25

OWNERS' NAMES 144 PARK LTD.

CAPACITY SHARE ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/05/25 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
WR611290	2011/05/02	NOTICE	\$5	ALLEN STREET HOLDINGS INC.	ALLEN STREET HOLDINGS INC. 2184038 ONTARIO INC. 144 PARK LTD. COB GP INC.	C
WR625222	2011/07/07	NOTICE	\$2	THE CORPORATION OF THE CITY OF WATERLOO	ALLEN STREET HOLDINGS INC.	C
WR639368	2011/09/01	CHARGE	\$8,500,000	144 PARK LTD.	AVIVA INSURANCE COMPANY OF CANADA	C
WR639369	2011/09/01	CHARGE	\$3,000,000	144 PARK LTD.	ALLEN STREET HOLDINGS INC.	C
WR655113	2011/11/17	NOTICE		THE CORPORATION OF THE CITY OF WATERLOO	144 PARK LTD.	C
WR660381	2011/12/13	CHARGE	\$2,887,696	144 PARK LTD.	MARSHALLZEHR GROUP INC.	C
WR666363	2012/01/18	TRANSFER EASEMENT	\$2	144 PARK LTD.	ROGERS CABLE COMMUNICATIONS INC.	C
WR690395	2012/05/25	CHARGE	\$40,000,000	144 PARK LTD.	LAURENTIAN BANK OF CANADA	C
WR690396	2012/05/25	NO ASSGN RENT GEN		144 PARK LTD.	LAURENTIAN BANK OF CANADA	C
REMARKS: WR690395.						
WR690416	2012/05/25	POSTPONEMENT		ALLEN STREET HOLDINGS INC.	LAURENTIAN BANK OF CANADA	C
REMARKS: WR639369 TO WR690395						
WR690422	2012/05/25	POSTPONEMENT		AVIVA INSURANCE COMPANY OF CANADA	LAURENTIAN BANK OF CANADA	C
REMARKS: WR639368 TO WR690395						

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WR690423	2012/05/25	POSTPONEMENT		MARSHALLZEHR GROUP INC.	LAURENTIAN BANK OF CANADA	C
		REMARKS: WR660381 TO WR690395				
58R17836	2013/06/13	PLAN REFERENCE				C
WR847447	2014/10/24	CONSTRUCTION LIEN	\$301,592	GLOBAL FIRE PROTECTION LTD.		C
WR849030	2014/10/31	CONSTRUCTION LIEN	\$88,883	694643 ONTARIO LIMITED		C
WR854810	2014/12/01	CONSTRUCTION LIEN	\$537,286	J & I GAWEDA CONSTRUCTION LIMITED		C
WR854978	2014/12/02	CONSTRUCTION LIEN	\$26,889	BAST HOME COMFORT INC.		C
WR856168	2014/12/08	NOTICE		THE CORPORATION OF THE CITY OF WATERLOO	144 PARK LTD.	C
WR856621	2014/12/10	CERTIFICATE		GLOBAL FIRE PROTECTION LTD.	144 PARK LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. LAURENTIAN BANK OF CANADA MARSHALLZEHR GROUP INC.	C
		REMARKS: WR847447				
WR856756	2014/12/11	CONSTRUCTION LIEN	\$328,260	FRENDEL KITCHENS LIMITED		C
WR857239	2014/12/12	CONSTRUCTION LIEN	\$436,314	T.I.C. CONTRACTING LTD.		C
WR857322	2014/12/15	CONSTRUCTION LIEN	\$188,393	GLOBAL PRECAST INC.		C
WR857462	2014/12/15	CONSTRUCTION LIEN	\$110,716	2050491 ONTARIO INC. O/A THE DOWNSVIEW GROUP		C
WR857468	2014/12/15	CONSTRUCTION LIEN	\$104,009	SAM TORTOLA ENTERPRISES INC.		C
WR857793	2014/12/16	CONSTRUCTION LIEN	\$15,870	CRS CONTRACTORS RENTAL SUPPLY GENERAL PARTNER INC.		C
WR857850	2014/12/16	CONSTRUCTION LIEN	\$83,436	ADLERS MAIN TILE & CARPET CO. LTD.		C
WR858473	2014/12/19	CONSTRUCTION LIEN	\$30,851	TURNER FLEISCHER ARCHITECTS INC.		C
WR858748	2014/12/19	CONSTRUCTION LIEN	\$46,043	HAMMERSCHLAG & JOFFE INC.		C
WR858991	2014/12/22	CONSTRUCTION LIEN	\$345,952	SERREEN PAINTING LTD.		C

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WR859188	2014/12/23	CONSTRUCTION LIEN	\$176,771	WESTON FLOORING LIMITED		C
WR859941	2014/12/30	CONSTRUCTION LIEN	\$32,381	GREAT PYRAMID ALUMINUM LTD.		C
WR860525	2015/01/05	CONSTRUCTION LIEN	\$139,287	ADLERS MAIN TILE & CARPET CO. LTD.		C
WR860757	2015/01/06	CERTIFICATE		FRENDEL KITCHENS LIMITED	144 PARK LTD. MADY DEVELOPMENT CORPORATION MADY CONTRACT DIVISION (2009) LTD. MADY CONTRACT DIVISION LTD. D. MADY INVESTMENTS INC. MARSHALLZEHR GROUP INC. ALLEN STREET HOLDINGS INC. AVIVA INSURANCE COMPANY OF CANADA LAURENTIAN BANK OF CANADA	C
					REMARKS: CERTIFICATE OF ACTION WR856756	
WR861891	2015/01/13	CERTIFICATE		BAST HOME COMFORT INC.		C
					REMARKS: CERTIFICATE OF ACTION RE WR854978	
WR862054	2015/01/14	CERTIFICATE		J & I GAWEDA CONSTRUCTION LIMITED		C
					REMARKS: WR854810	
WR862055	2015/01/14	CERTIFICATE		GLOBAL FIRE PROTECTION LTD.	144 PARK LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. LAURENTIAN BANK OF CANADA MARSHALLZEHR GROUP INC.	C
					REMARKS: WR847447	
WR862500	2015/01/16	CERTIFICATE		694643 ONTARIO LIMITED		C
					REMARKS: WR849030	
WR863268	2015/01/21	CERTIFICATE		TURNER FLEISCHER ARCHITECTS INC.	MADY CONTRACT DIVISION LTD. MADY CONTRACT DIVISION (2009) LTD. MADY DEVELOPMENT CORPORATION 144 PARK LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS INC. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
					REMARKS: WR858473	

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WR863291	2015/01/21	CONSTRUCTION LIEN	\$113,328	BRODY WALL SYSTEM LTD.		C
WR863296	2015/01/21	CERTIFICATE		T.I.C. CONTRACTING LTD.		C
		REMARKS: WR857239				
WR863658	2015/01/23	CONSTRUCTION LIEN	\$4,258	SKYWAY CANADA LIMITED		C
WR863814	2015/01/23	CONSTRUCTION LIEN	\$210,190	DKS STONE FABRICATION & DESIGN INC.		C
WR863820	2015/01/23	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)	COLLINS BARROW TORONTO LIMITED	C
WR864339	2015/01/28	CONSTRUCTION LIEN	\$752,632	CLONARD GROUP INC.		C
WR864365	2015/01/28	CERTIFICATE		HAMMERSCHLAG & JOFFE INC.	ONTARIO SUPERIOR COURT OF JUSTICE	C
		REMARKS: RE: WR858748				
WR864508	2015/01/29	TRANSFER EASEMENT	\$2	144 PARK LTD.	WATERLOO NORTH HYDRO INC.	C
WR864655	2015/01/29	CONSTRUCTION LIEN	\$260,447	ALUMINUM WINDOW DESIGN INSTALLATIONS INC.		C
WR865440	2015/02/02	CERTIFICATE		GREAT PYRAMID ALUMINUM LTD.	144 PARK LTD.	C
		REMARKS: CERTIFICATE OF ACTION - WR859941				
WR865713	2015/02/04	CERTIFICATE		GLOBAL PRECAST INC.	144 PARK LTD. MADY CONTRACT DIVISION (2009) LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
		REMARKS: WR857322				
WR865936	2015/02/05	CERTIFICATE		ADLERS MAIN TILE & CARPET CO. LTD.		C
		REMARKS: CERTIFICATE OF ACTION WR860525 AND WR857850				
WR866373	2015/02/09	CERTIFICATE		2050491 ONTARIO INC.	144 PARK LTD. MADY CONTRACT DIVISION (2009) LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS LTD. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
		REMARKS: CERTIFICATE OF ACTION WR857462				
WR867197	2015/02/13	CERTIFICATE		WESTON FLOORING LIMITED		C

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REMARKS: CERTIFICATE OF ACTION WR859188						
WR867313	2015/02/17	NOTICE	\$2	THE REGIONAL MUNICIPALITY OF WATERLOO		C
WR867757	2015/02/19	CERTIFICATE		SEREN PAINTING LTD.		C
REMARKS: WR858991						
WR868712	2015/02/26	CERTIFICATE		SAM TORTOLA ENTERPRISES INC.		C
REMARKS: CERTIFICATE OF ACTION WR857468						
WR870665	2015/03/11	CERTIFICATE		ALUMINUM WINDOW DESIGN INSTALLATIONS INC.		C
REMARKS: WR864655						
WR870768	2015/03/12	CERTIFICATE		CRS CONTRACTORS RENTAL SUPPLY GENERAL PARTNER INC.		C
REMARKS: WR857793						
WR870844	2015/03/12	CERTIFICATE		BRODY WALL SYSTEM LTD.	144 PARK LTD.	C
REMARKS: WR863291						
WR874856	2015/04/08	CERTIFICATE		DKS STONE FABRICATION & DESIGN INC.	144 PARK LTD. MADY DEVELOPMENT CORPORATION MADY CONTRACT DIVISION (2009) LTD. MADY CONTRACT DIVISION LTD. AVIVA INSURANCE COMPANY OF CANADA ALLEN STREET HOLDINGS INC. MARSHALLZEHR GROUP INC. LAURENTIAN BANK OF CANADA	C
REMARKS: WR863814						
WR875305	2015/04/10	CERTIFICATE		SKYWAY CANADA LIMITED	144 PARK LTD.	C
REMARKS: WR863658						
WR876062	2015/04/16	NOTICE	\$2	144 PARK LTD.	ONE 55 MADY LTD.	C
WCP591	2015/05/25	STANDARD CONDO PLN				C
WR882241	2015/05/25	CONDO DECLARATION		144 PARK LTD.		C
WR891003	2015/07/03	CONDO BYLAW/98		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C
REMARKS: BY-LAW NO. 1						
WR891004	2015/07/03	CONDO BYLAW/98		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C
REMARKS: BY-LAW NO. 2						

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WR891010	2015/07/03	CONDO BYLAW/98 <i>REMARKS: BY-LAW NO. 4</i>		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C
WR953075	2016/05/18	TRANSFER OF CHARGE <i>REMARKS: WR690395.</i>		LAURENTIAN BANK OF CANADA	MARSHALLZEHR GROUP INC.	C
WR988733	2016/10/19	CONDO BYLAW/98 <i>REMARKS: BY-LAW NO. 5</i>		WATERLOO STANDARD CONDOMINIUM CORPORATION NO. 591		C

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APPENDIX F

**In the Matter of the Construction Lien Proceeding of 144 Park
Trustee's Statement of Receipts and Disbursements
For the Period January 22, 2015 to January 31, 2018**

	Cumulative to January 31, 2018
Receipts	
Closing proceeds from sale of units	\$ 42,844,107
HST collected	3,813,001
Occupancy fees paid by residents	979,896
DIP funds received	500,000
Property taxes collected from closing of units	564,431
Upgrade revenues collected	616,388
Public art cost recovery	89,147
Hydro utilities recovery	59,023
HST refunds	311,908
Transfers from Harris Sheaffer accounts	8,564
Bank interest	15,015
Sale of access fobs and other miscellaneous receipts, including guest suite mortgage	138,804
Total Receipts	\$ 49,940,283
Disbursements	
Operating expenses (property manager, security, snow removal and landscaping, property cleaner, garbage disposal)	\$ 79,858
Payment of DIP Facility fee	25,000
Repayment of DIP funds	517,062
Costs paid to complete unsold units	1,176,686
Commissions paid on sale of units/upgrade revenues	523,935
Insurance premiums	29,093
Payment of fees and bond premium to Westmount Guarantee	40,480
Insurance deductible	50,000
Trustee's fees	
- pre-appointment consulting fees	36,737
- post-appointment fees	953,567
Legal counsel fees	669,002
Utilities	173,484
Common area maintenance fees paid to WSCC 591	590,199
Reserve fund contribution - trust funds	30,971
Amounts paid on behalf of WSCC 591 (insurance, utilities)	49,889
Repairs and maintenance	1,061,251
Wages	194,136
Third party consultants (engineer, surveyor, planner, architect)	183,622
HST/PST paid	677,706
HST remitted to Canada Revenue Agency	3,418,154
Property taxes paid	714,252
Advertising - Unsold Units	26,475
Registration fees paid to the City and Region of Waterloo	3,375
Courier	1,794
Other	14,005
Total disbursements	\$ 11,240,734
Excess of receipts over disbursements before distributions to mortgagees and lien claimants	\$ 38,699,549
Distribution to mortgagees and lien claimants	
Laurentian Bank of Canada and/or Marshall Zehr Group	36,454,000
Lien claim holdbacks paid	1,418,802
Excess of receipts over disbursements (Note 1)	\$ 826,747

Note 1: The cash balance held by the Trustee includes reserves totaling \$826,747 for the potential payment of harmonized sales tax on certain units sold by the Trustee, costs to complete Unit 102, estimated costs to rectify warranted deficiencies and a general reserve for administration costs of the construction lien proceedings. Certain of these reserves will be reevaluated by the Trustee in February 2018.

APPENDIX G

Court File No. CV-15-10843-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD. FOR THE
APPOINTMENT OF A TRUSTEE UNDER S. 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

**AFFIDAVIT OF ARIF N. DHANANI
(Sworn on February 6, 2018)**

I, ARIF N. DHANANI, of the City of Toronto, in the Province of Ontario, **MAKE OATH AND SAY AS FOLLOWS:**

1. Pursuant to the Order of the Ontario Superior Court of Justice (Commercial List) (the “**Court**”) dated January 22, 2015 (the “**Appointment Order**”), Collins Barrow Toronto Limited was appointed *Construction Lien Act* (Ontario) trustee (the “**Trustee**”) with respect to certain lands and premises owned by 144 Park Ltd. (“**144 Park**”) and known municipally as 142, 144 and 148 Park Street and 21 Allen Street West, Waterloo, Ontario, and legally described in Schedule “A” to the Appointment Order (the “**Property**”).

2. On December 5, 2017, the Court granted an order substituting RSM Canada Limited (“**RSM**”) in place of the name Collins Barrow Toronto Limited (the “**Omnibus Order**”). A copy of the Omnibus Order is attached as Appendix “A” to the Twenty First Report of the Trustee.

3. I am a Vice-President of RSM, in its capacity as Trustee, with respect to the Property and, as such, I have knowledge of the matters to which I hereinafter depose. Unless I indicate to the contrary, the facts herein are within my personal knowledge and are true. Where I have indicated that I have obtained facts from other sources, I believe those facts to be true.

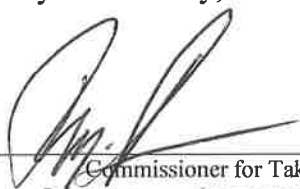
4. Attached hereto and marked as **Exhibit "A"** are detailed invoices (the "**Invoices**") issued by RSM for its fees and disbursements in connection with the proceedings related to the Property pursuant to the Construction Lien Act for the period February 1, 2017 to December 31, 2017. The total fees charged by RSM during this period were \$120,789.00 plus disbursements of \$504.43, plus HST of \$15,768.15 totaling \$137,061.58.

5. The Invoices are a fair and accurate description of the services provided and the amounts charged by RSM.

6. Attached hereto and marked as **Exhibit "B"** is a schedule summarizing the invoices in Exhibit "A" including the total billable hours charged, the total fees charged and the average hourly rate charged.

7. I make this affidavit in support of a motion for an Order approving the Trustee's fees and disbursements and for no other or improper purpose.

SWORN BEFORE ME at the City of
Toronto, in the Province of Ontario, on the
5th day of February, 2018



Commissioner for Taking Affidavits
(or as may be)
Bryan Allan Tannenbaum, a Commissioner, etc.,
Province of Ontario to RSM Canada LLP
and RSM Canada Limited
Expires January 5, 2021.



ARIF N. DHANANI

EXHIBIT "A"**Detailed Invoices**

This is Exhibit "A" to the Affidavit of
Arif N. Dhanani, sworn on February 5, 2018



A Commissioner for the taking of Affidavits, etc.

Bryan Allan Tannenbaum, a Commissioner, etc.
Province of Ontario, for RSM Canada LLP
and RSM Canada Limited.
Expires January 5, 2021.



To 144 Park Ltd.
c/o Collins Barrow Toronto Limited
11 King Street West, Suite 700
Toronto, Ontario
M5H 4C7

Collins Barrow Toronto Limited
Collins Barrow Place
11 King Street West
Suite 700, PO Box 27
Toronto, Ontario
M5H 4C7 Canada

T. 416.480.0160
F. 416.480.2646

toronto.collinsbarrow.com

Date March 2, 2017

GST/HST: 80784 1440 RT 0001

Client File 300027

Invoice 26

No. C000432

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the *Construction Lien Act* of the project known as 144 Park for the period February 1 to February 28, 2017.

Date	Professional	Description
2/1/2017	Arif Dhanani	Telephone call with L. Holloway of Pronto General Contracting ("Pronto") regarding heat pumps and valves; finalize draft cash flow forecast and notes thereto, unsold unit listing and proposed interim distribution schedule; telephone call with G. Abbiento of Pronto regarding invoices; review of invoice for February 2017 common area fees, reconcile same and approve payment therefor; message for S. Tindale at Hughes Amys regarding HTS.
2/2/2017	Daniel Weisz	Review cash flow projection and meet with A. Dhanani to discuss.
2/2/2017	Donna Nishimura	Deposit cheque at the bank.
2/2/2017	Arif Dhanani	Review emails from T. Bolton of Mint Realty regarding Unit 1110 and requirement to delay closing date for Unit 706; telephone call with T. Bolton, execute amendment and send same to Mint Realty, Harris Sheaffer LLP ("HS") and Chaitons LLP; telephone call with S. Tindale; review, amend and execute listing agreement amendments for Units 102, 106, 502, 610, 1009, 1102, 1607, 1707 and 1903; finalize monthly reporting and send same to MarshallZehr Group Inc. ("MZ").
2/3/2017	Arif Dhanani	Email to S. Allen at MZ and request partial discharge statement; attend to file administration; review partial discharge statement and forward reporting and statement to Laurentian Bank of Canada ("LBC") for approval; approve secured creditor distribution for payment subsequent to receipt of approval of discharge statement from LBC; telephone call with L. Holloway regarding PATS list, Tarion and invoices from Cool Team.
2/3/2017	Sandra Pereira	Prepare disbursement cheques.
2/3/2017	Cindy Baeta	Prepare disbursement cheques; post deposits to Ascend.
2/7/2017	Arif Dhanani	Review of email from S. Dooman regarding guest suite mortgage; review of emails from T. Bolton regarding potential offer on Unit 502; telephone call with T. Bolton regarding updates; emails to/from B. Abou-nafeh at LBC regarding distribution cheque; attend at LBC to deliver distribution cheque.

March 2, 2017
 144 Park Ltd.
 Invoice 26
 Page 2

Date	Professional	Description
2/8/2017	Arif Dhanani	Review of quote from Vertechs regarding Unit 106 elevator repairs and telephone call with D. Wolesy of Vertechs in this regard; review of offer on Unit 106 and email to and telephone call with T. Bolton in this regard; review and approve various supplier invoices for payment; review 2017 interim property tax bills received from the City of Waterloo, reconcile same and draft correspondence to the City of Waterloo, email to K. McNeill of HS in this regard.
2/9/2017	Arif Dhanani	Commence drafting Trustee's Sixteenth Report to Court; discussion with L. Holloway regarding Tarion conciliation process; telephone call to C. Murad regarding progress of Tarion conciliation; emails from/to S. Dooman regarding guest suite mortgage payout; telephone call with K. McNeill regarding 2017 property tax bills received for sold units and forwarding same to purchasers' legal counsel.
2/10/2017	Cindy Baeta	Prepare disbursement cheques.
2/10/2017	Arif Dhanani	Continue drafting Trustee's Sixteenth Report; review email from Madorn Snyder LLP regarding payout of guest suite mortgage and forward to A. Katz at HS; calculate remaining balance to be paid on mortgage.
2/13/2017	Arif Dhanani	Finalize Sixteenth Report draft and send to Chaitons for comments; draft fee affidavit for inclusion in Sixteenth Report; review voicemail and email from real estate agent with client interest in townhouses at 144 Park, respond to email and forward contact details to T. Bolton; finalize correspondence to City of Waterloo regarding 2017 interim property tax bills received and approve payment thereof as set out in Trustee's reconciliation; review offer on Unit 502 and telephone call with T. Bolton to discuss; incorporate changes suggested by Chaitons into Sixteenth Report and send to D. Weisz for final review and comment.
2/14/2017	Daniel Weisz	Review and update the Trustee's Sixteenth Report to the Court, review draft fee affidavit.
2/14/2017	Arif Dhanani	Review of mortgage payout letter prepared by A. Katz and send questions thereon to HS; review revised mortgage payout letter from A. Katz, sign same and send back to A. Katz; review changes and comments from D. Weisz on Sixteenth Report and incorporate same, as appropriate; telephone call with M. Karoly of HS; finalize Sixteenth Report and assemble appendices thereto, send to D. Weisz for final review and signing; telephone call with T. Bolton regarding Unit 106 and email to same regarding deposit; forward copy of fully executed APS for Unit 106 to HS and Chaitons.
2/15/2017	Daniel Weisz	Review final report, discussion with A. Dhanani on same and sign report.
2/15/2017	Arif Dhanani	Emails to T. Bolton regarding Unit 106 elevator; email to D. Wolesy to coordinate attendance to repair Unit 106 elevator.
2/16/2017	Arif Dhanani	Facilitate posting of Trustee's Motion Record and Sixteenth Report to Trustee's website; telephone call with T. Bolton; review of offer on Unit 502, sign and send same to Mint Realty.
2/17/2017	Cindy Baeta	Prepare disbursement cheques; prepare bank reconciliation.
2/17/2017	Arif Dhanani	Emails to/from L. Holloway regarding clean out of Unit 106 and utilization of Unit 102 for material storage; complete HST return for January 2017; emails to/from T. Bolton regarding finalization of Unit 502 deal.
2/21/2017	Daniel Weisz	Review and sign cheques.

March 2, 2017
 144 Park Ltd.
 Invoice 26
 Page 3

Date	Professional	Description
2/23/2017	Cindy Baeta	Prepare disbursement cheques.
2/24/2017	Donna Nishimura	Deposit cheque at the bank.
2/24/2017	Arif Dhanani	Emails to/from A. Katz regarding Guest Suite mortgage payout; finalize January 2017 HST return and submit to CRA; facilitate posting of February 23, 2017 Court Order and Endorsement to Trustee's website; telephone call with T. Bolton regarding Unit 1707 offer, Unit 1607 clean up and status of TH6 power issue and elevator; telephone call with L. Holloway regarding PATS items, invoices received from Keith's Plumbing and Jones Electric.
2/27/2017	Arif Dhanani	Emails to T. Bolton regarding Unit 106, 503 and 502; telephone call with T. Bolton regarding Unit 106 and 503; review various invoices from suppliers and approve for payment; update Trustee's R&D to February 27, 2017; commence updating cash flow; emails from/to S. Dooman regarding Unit 508 parking and Guest Suite mortgage payment.
2/28/2017	Arif Dhanani	Email to L. Holloway regarding sale of kitchen units not used; review of amendment to APS for Unit 502, amend, sign and send back to Mint Realty; revising projections for March 2017 and extend to September 2017, update schedule of unsold units and provide all to D. Weisz for comments; review of emails from K. McNeill regarding extension requested by purchaser for closing of Unit 706 and grant same; discussion with K. McNeill regarding upcoming closings.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

March 2, 2017
 144 Park Ltd.
 Invoice 26
 Page 4

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	3.40	\$ 495	\$ 1,683.00
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	46.00	\$ 375	17,250.00
Cindy Baeta/Sandra Pereira	Estate Administrator	3.20	\$ 110	352.00
Donna Nishimura	Estate Administrator	0.20	\$ 110	22.00
Total hours and professional fees		52.80		\$ 19,307.00
Disbursements				
Couriers			\$ 38.05	
Total disbursements				38.05
Total professional fees and disbursements				\$ 19,345.05
HST @ 13%				2,514.86
Total payable				\$ 21,859.91

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

PLEASE RETURN ONE COPY WITH REMITTANCE

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To 144 Park Ltd.
c/o Collins Barrow Toronto Limited
11 King Street West, Suite 700
Toronto, Ontario
M5H 4C7

Collins Barrow Toronto Limited
Collins Barrow Place
11 King Street West
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Toronto, Ontario
M5H 4C7 Canada

T. 416.480.0160
F. 416.480.2646

toronto.collinsbarrow.com

Date April 6, 2017

GST/HST: 80784 1440 RT 0001

Client File 300027
Invoice 27
No. C000444

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the *Construction Lien Act* of the project known as 144 Park for the period March 1 to March 31, 2017.

Date	Professional	Description
3/1/2017	Arif Dhanani	Review of email from M. Snedden of MarshallZehr ("MZ") regarding unsold units and closing dates and respond thereto; review of emails between Madorin Snyder LLP and Harris Sheaffer LLP ("HS") regarding guest suite mortgage closing; attend to file administration.
3/3/2017	Daniel Weisz	Review March cash flow and meet with A. Dhanani on same; review and sign cheques.
3/3/2017	Arif Dhanani	Review of offer on Unit 1903, amend and sign back; emails with Chaitons LLP regarding deposit on Unit 106 and Trustee's next report; review of amendment received on Unit 106 and discuss same with T. Bolton of Mint Realty; meet with D. Weisz to discuss comments on cash flow forecasts and reporting; make amendments to cash flow forecasts and reporting; discussion with T. Bolton regarding Unit 1903 and waiver of rescission period by purchaser, draft amendment to APA regarding same and send to T. Bolton.
3/3/2017	Cindy Baeta	Prepare disbursement cheques; post deposit to Ascend.
3/6/2017	Arif Dhanani	Finalize monthly reporting and send to MZ and Laurentian Bank of Canada ("LBC"); update unit tracking and closing spreadsheet; update Trustee's Seventeenth Report to Court, received from Chaitons; emails to T. Bolton regarding finalized agreement of purchase and sale for Unit 1903.
3/7/2017	Arif Dhanani	Email exchange with property manager and Pronto General Contracting ("Pronto") regarding Unit 1503; review of engineer's report on ball valve testing received from property manager; email to Tarion; finalize draft of Seventeenth Report and send to D. Weisz for comments; incorporate D. Weisz comments and send executed report to Chaitons for service.
3/7/2017	Daniel Weisz	Review the Seventeenth Report to Court and provide comments to A. Dhanani.

April 6, 2017
 144 Park Ltd.
 Invoice 27
 Page 2

Date	Professional	Description
3/8/2017	Arif Dhanani	Call with T. Bolton regarding Units 1607 and 1707, KW real estate market, and appropriateness of listing prices for unsold units; review various invoices from suppliers and approve payment therefor; facilitate posting of Trustee's Motion Record and Seventeenth Report on Trustee's website; review Statement of Adjustments for Unit 1903 and email to HS with changes; emails to/from HS regarding lawyer for Unit 1903 purchaser.
3/9/2017	Arif Dhanani	Review of emails from T. Bolton and L. Holloway of Pronto and respond thereto.
3/10/2017	Cindy Baeta	Prepare disbursement cheques; post deposit to Ascend; prepare bank reconciliation.
3/10/2017	Arif Dhanani	Emails to/from L. Holloway regarding office move and respond thereto; review various supplier invoices and approve payment thereof; email to T. Bolton regarding Unit 106 amendment required by HS; lengthy call with S. Tindale of Hughs Amys LLP regarding failed valve in Unit 502 in March 2015; calls and emails with L. Holloway regarding excess inventory and office move.
3/10/2017	Daniel Weisz	Review and sign cheques.
3/13/2017	Donna Nishimura	Deposit cheque at the bank.
3/13/2017	Arif Dhanani	Email to A. Katz of HS regarding Unit 106; review and draft temporary parking lease for Unit 706 and send to T. Bolton; call with L. Holloway; call with A. Katz regarding applicability of HST rebate to Unit 106 and request for update on closing of Guest Suite mortgage; review and sign listing agreement renewals for Units 102, 610, 1009, 1102, 1607 and 1707.
3/14/2017	Bryan Tannenbaum	Status meeting with A. Dhanani/C. Delaney to prepare for conference call; conference call with MZ (M. Snedden/C. Hayes/S. Atkinson), A. Dhanani and C. Delaney.
3/14/2017	Arif Dhanani	Emails and call with T. Bolton regarding offer on Unit 1102; set up conference call with MZ, B. Tannenbaum and C. Delaney and attend same; call with S. Rappos of Chaitons; email to S. Atkinson regarding deposits held in trust by HS.
3/15/2017	Daniel Weisz	Sign Trustee Certificates regarding sale of Units 106 and 1903.
3/15/2017	Arif Dhanani	Call with T. Bolton regarding Unit 610, offer on Unit 1102 and general completion and occupancy permit issues; review offer on Unit 1102, sign and send to T. Bolton; facilitate signing of Trustee's Certificates for Units 601 and 1903 and send to K. McNeill at HS; review invoice from Mint Realty regarding closing of Unit 706 and approve for payment; call with T. Bolton regarding offer for Unit 610; email to S. Rappos regarding remaining and potential outstanding matters/issues.
3/16/2017	Cindy Baeta	Prepare disbursement cheques; post deposits to Ascend.
3/16/2017	Arif Dhanani	Discussion with C. Baeta; review of invoice from Keith's Plumbing & Heating Inc. and approve payment therefor; review of email from S. Dooman and call with L. Holloway regarding same; email to T. Bolton regarding Unit 610.
3/20/2017	Arif Dhanani	Email to T. Bolton regarding Unit 1009 offer; call with D. Wolesy of Vertechs regarding elevator in Unit 106; emails to/from L. Holloway regarding Units 502 and 1503; complete and file Trustee's HST return for February 2017; review offer for Unit 1009, sign back and send to T. Bolton; emails to/from T. Bolton regarding Unit 106 elevator; email to D. Wolesy regarding Unit 106

April 6, 2017
 144 Park Ltd.
 Invoice 27
 Page 3

Date	Professional	Description
		elevator repair delay; calls with T. Bolton.
3/21/2017	Arif Dhanani	Review of email from A. Katz regarding Guest Suite mortgage discharge delay and respond thereto; review of email from D. Wolesy regarding Unit 106 elevator repair delay; emails to/from T. Bolton regarding Unit 610; review statements of adjustments for Units 610, 1009 and 1102 and call and email to HS requesting call back regarding questions.
3/22/2017	Arif Dhanani	Email to D. Wolesy regarding Unit 102 elevator; call with K. McNeill regarding estimated property taxes for 2017; call with A. Katz regarding Unit 1903; email to T. Bolton regarding Unit 1903; call with L. Holloway regarding Unit 106 and Unit 1903; review of revised statements of adjustments sent by K. McNeill and email with further questions regarding same; call with L. Holloway regarding construction materials in Unit 1903 and removal of same; emails to/from S. Dooman regarding March guest suite mortgage cheque.
3/23/2017	Cindy Baeta	Prepare disbursement cheques; post deposit to Ascend.
3/23/2017	Arif Dhanani	Calls with K. McNeill regarding 2017 property tax estimates for various units; review of statements of adjustments for Units 610, 1009, 1102 and 1903, amend statement for Unit 1903, approve and send to HS; email to L. Holloway regarding excess inventory.
3/23/2017	Donna Nishimura	Deposit cheque at the bank.
3/24/2017	Arif Dhanani	Emails to/from and discussion with A. Katz regarding Guest Suite mortgage closing; emails to/from L. Holloway regarding excess inventory and disposal thereof.
3/27/2017	Arif Dhanani	Emails to/from HS regarding closing of Guest Suite mortgage transaction; review of offer to purchase Unit 1607, amend same and send back to T. Bolton; emails to/from T. Bolton regarding specifics of Unit 1607 offer.
3/28/2017	Daniel Weisz	Review statement of claim to be issued and provide comments to A. Dhanani.
3/28/2017	Arif Dhanani	Review email from D. Wolesy regarding Unit 102 elevator inspection and send email to T. Bolton regarding same; review email from A. Katz regarding Guest Suite mortgage discharge acknowledgement, sign same and send to A. Katz; review of Statement of Claim to be issued to HVAC suppliers on behalf of the Trustee, received from Hughes Amys LLP regarding flooding incident in March 2015 and forward same to D. Weisz and B. Tannenbaum for comments; revise Trustee's amendments to offer for Unit 1607 and send revised version to T. Bolton; call with Hughes Amys LLP regarding statement of claim; emails from T. Bolton regarding rescission periods and legal counsel for certain unit purchasers and send information to K. McNeill and S. Rappos.
3/29/2017	Arif Dhanani	Review of various emails from S. Dooman, emails to and discussion with L. Holloway in this regard.
3/30/2017	Arif Dhanani	Emails from/to T. Bolton regarding revised offer on Unit 1607; call with L. Holloway regarding sale of kitchen cabinets, discussion regarding ball valves in building.
3/30/2017	Cindy Baeta	Prepare disbursement cheques; post deposit to Ascend.
3/31/2017	Arif Dhanani	Call with L. Holloway regarding potential interested parties with respect to excess inventory.

April 6, 2017
 144 Park Ltd.
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Date	Professional	Description
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	1.40	\$ 525	\$ 735.00
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	2.70	\$ 495	1,336.50
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	43.80	\$ 375	16,425.00
Cindy Baeta/Donna Nishimura	Estate Administrator	2.80	\$ 110	308.00
Total hours and professional fees		50.70		\$ 18,804.50
Disbursements				
Couriers			\$ 24.78	
Total disbursements				24.78
Total professional fees and disbursements				\$ 18,829.28
HST @ 13%				2,447.81
Total payable				\$ 21,277.09

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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To 144 Park Ltd.
c/o Collins Barrow Toronto Limited
11 King Street West, Suite 700
Toronto, Ontario
M5H 4C7

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Collins Barrow Place
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toronto.collinsbarrow.com

Date May 5, 2017

GST/HST: 80784 1440 RT 0001

Client File 300027

Invoice 28

No. C000461

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the *Construction Lien Act* of the project known as 144 Park for the period April 1 to April 30, 2017.

Date	Professional	Description
4/3/2017	Arif Dhanani	Review offer received on Unit 610, email T. Bolton of Mint Realty with questions, call with T. Bolton, sign offer and send to T. Bolton; review First Service invoice for common element fees for April 2017 and approve for payment; review Mint Realty commission invoice for Unit 106 and approve for payment; review email from S. Atkinson of MarshallZehr ("MZ") and respond thereto; draft Trustee's statement of receipts and disbursements as at March 31, 2017; update Trustee's cash flow forecast for the period April 1 to September 30, 2017.
4/4/2017	Donna Nishimura	Deposit cheque at the bank.
4/4/2017	Arif Dhanani	Finalize 144 Park monthly reporting for secured lenders and send to D. Weisz for comments.
4/5/2017	Daniel Weisz	Review cash flow projection and provide comments to A. Dhanani.
4/5/2017	Arif Dhanani	Meet with D. Weisz to discuss comments on monthly reporting to secured lenders, incorporate comments and send to MZ; attend to file administration; review partial discharge statement received from MZ and forward to Laurentian Bank of Canada ("LBC") for approval; complete 144 Park HST return for March 2017.
4/6/2017	Cindy Baeta	Prepare disbursement cheques; post deposits to Ascend.
4/6/2017	Daniel Weisz	Review and sign cheques.
4/6/2017	Arif Dhanani	Emails from/to L. Holloway of Pronto General Contracting ("Pronto") regarding riser test and other PATS related matters; emails from/to and discussion with T. Bolton regarding status of offers on Units 1607 and 610; review email from T. Bolton regarding deal lost on Unit 1607 and go forward steps.
4/7/2017	Arif Dhanani	Emails to/from T. Bolton regarding discussion on Units 1607 and 1707; review of invoices received from Priority Submetering Solutions and approve same for payment.

May 5, 2017
 144 Park Ltd.
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Date	Professional	Description
4/10/2017	Arif Dhanani	Call with T. Bolton regarding Units 1607, 1903 and 1707 with respect to various issues.
4/11/2017	Arif Dhanani	Emails from/to T. Bolton regarding garage fobs required for unsold units, contact S. Dooman in this regard, contact Reilly Security to order minimum number of garage fobs and provide pricing for same; emails from/to Harris Sheaffer LLP ("HS") and Chaitons LLP regarding Vesting Order for Unit 1903 and amendment to be made; commence drafting Trustee's Eighteenth Report.
4/12/2017	Cindy Baeta	Prepare disbursement cheques; prepare bank reconciliation.
4/12/2017	Arif Dhanani	Emails from/to K. McNeill at HS regarding Unit 1903 delayed closing; emails to/from Reilly Security regarding pricing and order confirmation for garage fobs, call with L. Holloway regarding PATS and garage fobs; review email exchange between Board of Directors of Condominium Corporation and Tarion; emails to/from HS regarding communication with purchasers re title; emails to/from Reilly Security regarding arrangements for delivery of additional garage fobs required for unsold units; continue drafting Trustee's Eighteenth Report.
4/13/2017	Arif Dhanani	Complete Trustee's Eighteenth Report, review and send to Chaitons for comments; review comments from Chaitons and incorporate as appropriate; send to D. Weisz for final review.
4/13/2017	Daniel Weisz	Review and sign cheques; review Trustee's Eighteenth Report to court and discuss comments with A. Dhanani.
4/17/2017	Bryan Tannenbaum	Receipt and review of S. Rappos of Chaitons email to service list regarding Court approval for sale of 4 units.
4/17/2017	Arif Dhanani	Review draft orders sent by Chaitons in respect of upcoming Court attendance; review invoice from Keith's Heating and Plumbing and forward to L. Holloway for confirmation of accuracy; review of emails from Mint Realty regarding Units 106 and 1503 and respond to same; discussion with L. Holloway regarding PATS listing and Unit 1503 door; review correspondence related to 2017 first interim property tax payment, review statements of adjustments in this regard, message for K. McNeill regarding statements of adjustments.
4/18/2017	Arif Dhanani	Emails to/from Reilly Security regarding garage fobs; call with K. McNeill regarding Unit 706 property taxes and send copy of 2017 interim bill and correspondence to City of Waterloo to K. McNeill; facilitate posting of Trustee's Motion Record and Eighteenth Report to Trustee's website; review and reconcile second installment for 2017 interim property taxes and draft correspondence to City of Waterloo.
4/19/2017	Arif Dhanani	Email to S. Dooman regarding updated budget; respond to email from T. Bolton regarding Unit 1102.
4/20/2017	Arif Dhanani	Emails to/from K. McNeill regarding upcoming closings; prepare and facilitate execution of Trustee's Certificates for Units 1903, 502, 1102, 610 and 1009 and send same to K. McNeill; respond to LBC regarding payment of 2016 property taxes on unsold units.
4/21/2017	Cindy Baeta	Prepare disbursement cheques.
4/25/2017	Arif Dhanani	Review offer on Unit 1707 and email to T. Bolton in this regard; emails to/from L. Holloway regarding Cool Team quote on cooling tower; review of

May 5, 2017
 144 Park Ltd.
 Invoice 28
 Page 3

Date	Professional	Description
		various supplier invoices and approve for payment; review of email from LBC regarding closing funds on Unit 1903, review account for deposit.
4/26/2017	Arif Dhanani	Finalize APS on sale of Unit 1707 and send same to T. Bolton; call with L. Holloway regarding various repairs and maintenance issues; review invoice from Superior Sealants, compare to quote and approve for payment; emails to/from Chaitons regarding release of deposits on Units 1903, 1102 and 1009 and timing of release; emails from/to HS regarding Unit 1707 expiry of rescission period.
4/27/2017	Daniel Weisz	Review and sign cheques.
4/27/2017	Arif Dhanani	Update Trustee's R&D to April 27, 2017; commence update of cash flow forecast.
4/27/2017	Cindy Baeta	Prepare disbursement cheques; post deposits to Ascend.
4/28/2017	Arif Dhanani	Review and respond to various emails from L. Holloway and T. Bolton; complete Trustee's R&D, update cash flow forecast, distribution schedule and units remaining and unsold schedule and send to D. Weisz for comments; review of email from HS regarding delay in closing of Unit 1009 and respond thereto.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

May 5, 2017
 144 Park Ltd.
 Invoice 28
 Page 4

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	0.20	\$ 525	\$ 105.00
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	2.60	\$ 495	1,287.00
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	35.30	\$ 375	13,237.50
Cindy Baeta/Donna Nishimura	Estate Administrator	2.40	\$ 110	264.00
Total hours and professional fees		40.50		\$ 14,893.50
Disbursements				
Couriers			\$ 68.14	
Total disbursements				68.14
Total professional fees and disbursements				\$ 14,961.64
HST @ 13%				1,945.01
Total payable				\$ 16,906.65

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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toronto.collinsbarrow.com

Date June 5, 2017

GST/HST: 80784 1440 RT 0001

Client File 300027

Invoice 29

No. C000469

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the *Construction Lien Act* of the project known as 144 Park for the period May 1 to May 31, 2017.

Date	Professional	Description
5/1/2017	Daniel Weisz	Review cash flow forecast for May to September and discussion with A. Dhanani on same.
5/1/2017	Arif Dhanani	Emails from/to S. Dooman regarding HVAC cooling tower cleaning and garage fobs; email to Neelands Group regarding acceptance of quote for cooling tower cleaning; emails to/from L. Holloway of Pronto General Contracting regarding various repairs and maintenance issues at 144 Park; review various invoices from suppliers and approve same for payment; review monthly reporting with D. Weisz.
5/2/2017	Donna Nishimura	Deposit cheque at the bank.
5/2/2017	Arif Dhanani	Amend cash flow and other financial reporting for comments provided by D. Weisz; emails to/from Harris Sheaffer LLP ("HS") regarding 2018 budget.
5/3/2017	Cindy Baeta	Prepare disbursement cheques; post deposit to Ascend.
5/3/2017	Arif Dhanani	Finalize 144 Park monthly financial reporting and send to MarshallZehr ("MZ"); review report from engineer engaged by condominium corporation regarding HVAC ball valve testing, draft and send email to Tarion Warranty Corporation in this regard; review invoice for monthly common area fees, request for First Service to amend same, review amended invoice; approve various supplier invoices for payment; emails to Laurentian Bank of Canada ("LBC") regarding wire transfer from HS; review of statements of adjustments for Units 502 and 610, approve statement for Unit 502 and send to HS, request for HS to amend statement for Unit 610.
5/4/2017	Donna Nishimura	Deposit cheque at the bank.
5/4/2017	Colleen Delaney	Email from A. Dhanani regarding form of Release Trustee used on Phase I; locate final form of Release on Phase I and email.
5/5/2017	Arif Dhanani	Calls with L. Holloway regarding various PATS related matters and next steps; call with S. Dooman regarding, among other things, cooling tower cleaning; attend at LBC to deliver distribution cheque.

June 5, 2017
 144 Park Ltd.
 Invoice 29
 Page 2

Date	Professional	Description
5/12/2017	Cindy Baeta	Prepare disbursement cheques; post deposit to Ascend; prepare bank reconciliation.
5/16/2017	Arif Dhanani	Emails from/to HS, Chaitons and Mint Realty regarding deposit for Unit 610; review of insurance policy and respond to J. Schlumpf of MZ; email to Mint Realty regarding receipt of bank draft, but no supporting documentation; respond to email from CCI Group regarding BB-19; review various supplier invoices and approve for payment.
5/17/2017	Cindy Baeta	Prepare disbursement cheques; post deposit to Ascend.
5/17/2017	Arif Dhanani	Email to Mint Realty to confirm details of bank draft received; emails from/to and discussion with L. Holloway regarding certain PATS items; review and sign MLS listing agreement for Unit 1607 sent by Mint Realty and send back; review and sign Agreement of Cooperation in relation to Unit 610 and send to Mint Realty.
5/17/2017	Donna Nishimura	Deposit cheques at the bank.
5/18/2017	Arif Dhanani	Review of emails from Mint Realty regarding HVAC issues in Units 1009 and 406 and respond thereto; emails to/from S. Dooman regarding PATS item; call with A. Katz of HS regarding Tarion warranty responsibilities and email to L. Holloway in this regard; emails from/to K. McNeill of HS regarding Unit 1009; emails from/to K. McNeill, T. Bolton of Mint Realty, B. Enns regarding closing of Unit 502 and issues raised by purchaser; call with S. Rappos of Chaitons regarding draft of release for PATS items to be settled on and general update of matters on file.
5/19/2017	Arif Dhanani	Call with K. McNeill regarding Unit 502 closing; review upgrade report on Unit 1707 sent by Mint Realty; emails to/from MZ regarding insurance and property tax payments, send proof of interim property tax payments to MZ.
5/23/2017	Arif Dhanani	Call with C. Murad of Tarion; call with L. Holloway regarding 2nd year PATS list; emails from/to T. Bolton regarding Unit 502 patio door and Unit 106 elevator; call with D. Wolesy of Vertechs regarding Unit 106 elevator; review of email from Tarion to S. Dooman regarding valves.
5/24/2017	Arif Dhanani	Emails to/from HS and Mint Realty regarding issues with various units; call with K. Hamilton of IPG and subsequent related call with S. Tindale of Hughes Amys regarding Northbridge lawsuit re flooding incident of March 2015.
5/24/2017	Cindy Baeta	Prepare disbursement cheques; post deposit to Ascend.
5/25/2017	Donna Nishimura	Deposit cheques at the bank.
5/25/2017	Arif Dhanani	Review invoices from various suppliers and approve for payment; discussion with R. Macri at LBC; review of LBC bank account and deposit of proceeds for closing of Unit 502; call with L. Holloway regarding 2nd year PATS list received from condominium corporation.
5/29/2017	Arif Dhanani	Review of emails from S. Rappos regarding release agreement; emails to/from L. Holloway regarding PATS list and line feed to cooling tower; message for S. Dooman; exchange emails with T. Bolton; review 3 offers on Unit 1607; discussion with T. Bolton regarding offers and sign back Murfin APS.
5/30/2017	Arif Dhanani	Call with L. Holloway regarding 2nd year PATS list; commence Trustee's R&D for the period to May 31, 2017; commence drafting updated cash flow

June 5, 2017
144 Park Ltd.
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Date	Professional	Description
		reporting for the period June 1, 2017 to September 30, 2017.
5/31/2017	Arif Dhanani	Review emails from S. Rappos regarding Trustee's next court report; review email exchange between condominium corporation performance auditor and L. Holloway; review email from G&A Lock and Security and respond thereto; calls and emails to/from T. Bolton regarding offers on Suite 1607.
5/31/2017	Cindy Baeta	Prepare disbursement cheques; post deposits to Ascend.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

June 5, 2017
 144 Park Ltd.
 Invoice 29
 Page 4

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	1.10	\$ 495	544.50
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	30.80	\$ 375	11,550.00
Colleen H. Delaney, CPA, CA, CIRP, LIT	Senior Manager	0.20	\$ 375	75.00
Cindy Baeta/Donna Nishimura	Estate Administrator	2.90	\$ 110	319.00
Total hours and professional fees		35.00		\$ 12,488.50
Disbursements				
Couriers			\$ 56.64	
Total disbursements				56.64
Total professional fees and disbursements				\$ 12,545.14
HST @ 13%				1,630.87
Total payable				\$ 14,176.01

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Date July 5, 2017

GST/HST: 80784 1440 RT 0001

Client File 300027
Invoice 30
No. C000478

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the *Construction Lien Act* of the project known as 144 Park for the period June 1 to June 30, 2017.

Date	Professional	Description
6/1/2017	Daniel Weisz	Review and sign cheques.
6/1/2017	Arif Dhanani	Call with L. Holloway of Pronto General Contracting regarding air conditioning issues; draft email to property manager and S. Dooman and send to L. Holloway for comments, send email to property manager and S. Dooman, review deposit cheque for Unit 502 from Chaitons and discussion with D. Nishimura regarding deposit of same; call with S. Dooman regarding front door and forward to her quote on same; review of final agreement on Unit 1607 and sign back agreement, confirmation of cooperation and commitment to general reviews; send commitment to general reviews on Unit 1707 to T. Bolton of Mint Realty; draft Trustee's Nineteenth Report.
6/2/2017	Donna Nishimura	Deposit cheque at the bank.
6/2/2017	Arif Dhanani	Finalize draft of Trustee's Nineteenth Report and send to S. Rappos of Chaitons for comments; update cash flow forecast and notes thereto; update call with C. Biello of Laurentian Bank of Canada ("LBC"); email to City of Waterloo regarding timing of final property tax bills; attending to administrative matters.
6/5/2017	Arif Dhanani	Review invoices received from Mint Realty and send email with questions thereon, respond to emails from Mint Realty, review amended invoice and approve for payment; draft schedules for Trustee's proposed distribution and unsold units and provide with cash flow and R&D to D. Weisz for comments; email to 144 Park property manager.
6/6/2017	Arif Dhanani	Call with L. Holloway regarding 2nd Year PATS listing, duplication of items thereon, timing of responses by the Trustee to deficiency claims and email exchange between AJ Mueller and Tarion; email exchange among Harris Sheaffer LLP ("HS"), Chaitons and the Trustee regarding vesting orders required and Unit 1607 APS; review comments from Chaitons on Trustee's Nineteenth Report, send report to Hughes Amys LLP for comments;

July 5, 2017
 144 Park Ltd.
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Date	Professional	Description
		correspond with K. McNeill of HS regarding Unit 1707 statement of adjustments; review 2017 final property tax bills, scan and send to K. McNeill.
6/7/2017	Daniel Weisz	Review monthly cash flow and discussion with A. Dhanani on same; review Nineteenth Report to Court and forward comments to A. Dhanani.
6/7/2017	Arif Dhanani	Review of amended Statement of Adjustments for Unit 1707, approve and send to HS; meet with D. Weisz regarding comments on monthly reporting; amend reporting and send to MarshallZehr ("MZ"); draft HST return for May 2017; emails to/from Hughes Amys LLP; finalize and assemble Trustee's Nineteenth Report for signature by D. Weisz; forward monthly report to LBC and obtain approval for distribution.
6/8/2017	Daniel Weisz	Review updated report and sign same.
6/8/2017	Arif Dhanani	Review of emails from and discussion with L. Holloway regarding 1st year PATS items; emails to/from HS regarding Unit 1607 warranties; call with M. Karoly of HS regarding Unit 1607 purchaser's questions; email to T. Bolton regarding Unit 1607; amend Trustee's Nineteenth Report to remove reference to Unit 1607.
6/9/2017	Arif Dhanani	Review cheques processed for payment to various suppliers and approve release thereof; draft cover letters to MZ and LBC to accompany distribution cheques; facilitate posting of Trustee's Notice of Motion and Nineteenth Report on Trustee's website.
6/9/2017	Daniel Weisz	Review and sign cheques.
6/9/2017	Cindy Baeta	Prepare disbursement cheques; post deposits to Ascend; prepare bank reconciliation.
6/12/2017	Arif Dhanani	Attend at LBC to deliver distribution cheque; email from HS regarding counsel for purchaser of Unit 1707, email to T. Bolton in this regard and response therefrom, forward response to HS and Chaitons.
6/13/2017	Arif Dhanani	Review of email from HS regarding Unit 1707; review of letter from Unit 1707 purchaser's lawyer, Smith Valeriotte, and respond to HS regarding same; email to HS regarding property tax final installments for Unit 1707; follow up with HS on property tax overpayment for Unit 706; review final 2017 property tax bills and draft correspondence to City of Waterloo in respect of first final installment.
6/14/2017	Arif Dhanani	Facilitate posting of June 14, 2017 Court Orders on Trustee's website; emails to/from L. Holloway regarding chemical feed line to cooling tower; email to M. Karoly with listing of items to be warranted by general contractor in Unit 1607.
6/15/2017	Bryan Tannenbaum	Execute Trustee's Certificate for Unit 1707.
6/15/2017	Arif Dhanani	Respond to email from K. McNeill regarding Receiver's Certificate for Unit 1707; prepare Receiver's Certificate, facilitate signing thereof and send to HS; review email from T. Bolton regarding rescission of transaction by Unit 1607 purchaser.
6/16/2017	Arif Dhanani	Review deposit for Unit 1707 and record same; approve payment of invoice sent by HS; emails from/to W.S.C.C. 591 board of directors.
6/19/2017	Arif Dhanani	Review of email from R. Magnussen on behalf of Condominium Corporation; review of quote for sliding door and electrical work related thereto; respond

July 5, 2017
 144 Park Ltd.
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 Page 3

Date	Professional	Description
		to R. Magnussen in this regard; emails to/from T. Bolton regarding Unit 1607, review offer for Unit 1607, make amendments thereto, execute and send same to T. Bolton.
6/20/2017	Arif Dhanani	Review email from T. Bolton regarding disclosure documents, review emails in relation thereto, reply to T. Bolton; email to HS requesting supplemental disclosure document; email to K. McNeill following up on reply to outstanding issue regarding Unit 706; review of D&E Total Home Improvement Inc. invoices sent by S. Cruickshank and email to same with questions thereon; review of emails among condo board, performance auditor and L. Holloway; email to L. Holloway in this regard.
6/21/2017	Arif Dhanani	Review invoices from Keith's Plumbing & Heating and D&E Total Home Improvement and approve same for payment; finalize letter to City of Waterloo regarding 1st installment of 2017 final property taxes and approve payment thereof; emails to/from L. Holloway; review and respond to Neelands Group email and email to S. Dooman and L. Holloway in this regard; call with T. Bolton regarding screens for units and revising list price on Unit 102.
6/22/2017	Arif Dhanani	Reconcile units sold by date for insurance purposes and send spreadsheet to PBL Insurance.
6/23/2017	Cindy Baeta	Prepare disbursement cheques; post deposits to Ascend.
6/23/2017	Arif Dhanani	Draft Trustee's R&D for the period June 1, 2017 to date; update and roll forward Trustee's cash flow forecast.
6/26/2017	Arif Dhanani	Review of release provided by W.S.C.C. 591 regarding front door and respond to property manager with regard to deficiencies in release.
6/28/2017	Arif Dhanani	Review HS invoices and draft affidavit and email to A. Katz of HS regarding same; review of Trustee's reports and fees previously taxed and email to S. Rappos in this regard; update notes to cash flow projection.
6/29/2017	Daniel Weisz	Review monthly report to lenders and discussion with A. Dhanani on same.
6/29/2017	Arif Dhanani	Review invoices from Mint Realty and email to Mint Realty with questions thereon; continue updating month end reporting; review and amend release for settlement of front door deficiency and send release to A. Katz for comments.
6/30/2017	Arif Dhanani	Email to A. Katz to follow up on release for front door; review of various invoices and approve same for payment.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

July 5, 2017
 144 Park Ltd.
 Invoice 30
 Page 4

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	0.10	\$ 525	\$ 52.50
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	3.20	\$ 495	1,584.00
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	36.80	\$ 375	13,800.00
Cindy Baeta/Donna Nishimura	Estate Administrator	2.10	\$ 110	231.00
Total hours and professional fees		42.20		\$ 15,667.50
Disbursements				
Couriers			\$ 79.65	
Total disbursements				79.65
Total professional fees and disbursements				\$ 15,747.15
HST @ 13%				2,047.13
Total payable				\$ 17,794.28

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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toronto.collinsbarrow.com

Date August 17, 2017

GST/HST: 80784 1440 RT 0001

Client File 300027

Invoice 31

No. C000512

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the *Construction Lien Act* of the project known as 144 Park for the period July 1 to July 31, 2017.

Date	Professional	Description
7/4/2017	Arif Dhanani	Review email from A. Katz of Harris Sheaffer LLP ("HS") and attachments thereto regarding deficiency item release, amend same and send to property manager for signature by board of directors; finalize and send June 2017 reporting and cash flow to MarshallZehr ("MZ") and Laurentian Bank of Canada ("LBC"), respond to questions from S. Allen; attend to administrative matters.
7/5/2017	Cindy Baeta	Prepare disbursement cheques.
7/10/2017	Arif Dhanani	Review of email regarding staging costs for units and approve payment of invoice; email to HS confirming parking and locker units for Unit 1607; emails from/to A. Katz regarding invoices received and cheque issued.
7/10/2017	Donna Nishimura	Deliver distribution cheque to A. Ramnarine at LBC.
7/11/2017	Arif Dhanani	Review of email from T. Bolton regarding Unit 1707 and 1110 and respond thereto; review returned cheque from HS and provide instructions to D. Nishimura regarding replacement cheque to be made out to HS.
7/12/2017	Arif Dhanani	Review email from T. Bolton regarding Unit 102; review listing for and cost estimate to complete Unit 102 and respond to T. Bolton's email.
7/14/2017	Cindy Baeta	Post deposit to Ascend; prepare bank reconciliation.
7/17/2017	Arif Dhanani	Emails to/from HS and Mint Realty regarding Unit 1607 purchaser's upgrade monies.
7/18/2017	Arif Dhanani	Review of bank draft from Unit 1607 purchaser and email to Mint Realty in this regard.
7/19/2017	Arif Dhanani	Complete HST return for June 2017.
7/20/2017	Arif Dhanani	Emails to/from S. Cruickshank.
7/20/2017	Cindy Baeta	Prepare disbursement cheque.
7/24/2017	Arif Dhanani	Emails to/from K. McNeill of HS; email to T. Bolton regarding Unit 706.
7/25/2017	Arif Dhanani	Approving various supplier invoices for payment; review Statement of

August 17, 2017
 144 Park Ltd.
 Invoice 31
 Page 2

Date	Professional	Description
		Adjustments for Unit 1607, call with K. McNeill regarding same, approve and send to K. McNeill.
7/26/2017	Arif Dhanani	Emails to/from and call with L. Holloway of Pronto General Contracting regarding remaining work to be done at 144 Park.
7/27/2017	Cindy Baeta	Post deposit to Ascend; prepare disbursement cheque.
7/31/2017	Arif Dhanani	Review of email from S. Dooman regarding heat pumps, discussion with L. Holloway and email to S. Dooman regarding same; emails from/to T. Bolton regarding Unit 106 elevator; draft schedule of specific units and closing dates and forward same to L. Holloway; review Trustee's emails and G/L for payments to Cool Team in reference to installation of filtration systems and drain and refill of HVAC system.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

August 17, 2017
 144 Park Ltd.
 Invoice 31
 Page 3

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	8.50	\$ 375	\$ 3,187.50
Cindy Baeta/Donna Nishimura	Estate Administrator	1.50	\$ 110	165.00
Total hours and professional fees		10.00		\$ 3,352.50
Disbursements				
Couriers			\$ 67.26	
Total disbursements				67.26
Total professional fees and disbursements				\$ 3,419.76
HST @ 13%				444.57
Total payable				\$ 3,864.33

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

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Date September 6, 2017

GST/HST: 80784 1440 RT 0001

Client File 300027

Invoice 32

No. C000522

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the *Construction Lien Act* of the project known as 144 Park for the period August 1 to August 31, 2017.

Date	Professional	Description
8/1/2017	Arif Dhanani	Review historical emails for invoices/quotations from Cool Team with regard to installation of HVAC system filter and glycol flushing; commence drafting email to L. Holloway of Pronto General Contracting ("Pronto") regarding response to S. Dooman email of July 12, 2017; email to J. Schlumpf of MarshallZehr ("MZ") regarding insurance policy; emails to/from broker regarding insurance certificates.
8/2/2017	Arif Dhanani	Review of various emails regarding HVAC issues and water penetration; several discussions with L. Holloway; lengthy email to L. Holloway regarding HVAC issues and request for information from him; calls with Tarion Warranty Corporation ("Tarion"); complete Trustee's R&D to July 31, 2017; commence cash flow update.
8/3/2017	Arif Dhanani	Draft and finalize email regarding HVAC system chronology, assemble attachments to email and send to Pronto for comments; emails from/to C. Murad of Tarion; calls with L. Holloway regarding new leak in building and August 4, 2017 meeting with Tarion and board of directors.
8/4/2017	Arif Dhanani	Email to S. Dooman regarding HVAC system; call with L. Holloway.
8/8/2017	Arif Dhanani	Complete draft of cash flow forecast and notes thereto, finalize Trustee's R&D, calculate distribution to secured creditors and draft schedule of unsold units, parking and lockers for August 2017; call with D. Wolesey regarding Unit 106 elevator; email to T. Bolton in this regard; follow-up email to T. Bolton on Unit 102.
8/9/2017	Daniel Weisz	Review monthly cash flow and discussion with A. Dhanani on same.
8/9/2017	Arif Dhanani	Email to C. Murad.
8/11/2017	Daniel Weisz	Review and sign cheques.
8/11/2017	Arif Dhanani	Emails to/from L. Holloway regarding new leak and meeting with Tarion; finalize and send monthly reporting to secured lenders.
8/11/2017	Cindy Baeta	Prepare disbursement cheques.

September 6, 2017
 144 Park Ltd.
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Date	Professional	Description
8/15/2017	Arif Dhanani	Call with L. Holloway regarding meeting with Tarion and attendance at 144 Park with Tarion expert regarding ball valves; subsequent call with L. Holloway regarding turnover and other matters related to PATS items for 144 Park.
8/16/2017	Arif Dhanani	Corresponding with T. Bolton regarding elevator in Unit 106; email to Vertechs in this regard; draft, finalize and submit July 2017 HST return; draft and send to Chaitons for review the Trustee's Twentieth Report to Court; review changes made by Chaitons and forward final draft to D. Weisz for execution.
8/16/2017	Daniel Weisz	Review Twentieth Report to Court.
8/18/2017	Daniel Weisz	Review and sign cheques.
8/18/2017	Arif Dhanani	Travel to offices of Tarion for meeting; attend meeting with R. Haley, C. Murad and L. Holloway.
8/18/2017	Cindy Baeta	Prepare disbursement cheque; prepare bank reconciliation.
8/23/2017	Arif Dhanani	Review of email from A. Balogun, property manager for 144 Park, regarding pump installation; call with L. Holloway regarding same; review of 1st year PATS list items 1092 and 1398, review of invoices from Neelands Group Limited and Cool Team regarding cooling tower cleaning, draft and send response to A. Balogun regarding replacement pumps.
8/28/2017	Arif Dhanani	Call and email to R. Bilotta of Tarion regarding Unit 1607; review of letter from Board of Directors of 144 Park and email to Chaitons and call with Harris Sheaffer in this regard; emails with Harris Sheaffer including various court and HVAC documents.
8/29/2017	Arif Dhanani	Call with L. Holloway and email to same regarding 2nd year PATS list, shop drawings and estimate for rectification of warranted deficiencies; email exchange with A. Balogun, regarding HVAC system pumps.
8/30/2017	Arif Dhanani	Email to A. Katz to follow up on response to Board of Directors of WSCC 591 regarding HVAC lease and call with A. Katz regarding same; call with R. Bilotta; review of email from T. Bolton regarding City permits unavailable for Unit 1607 and respond to T. Bolton.
8/31/2017	Arif Dhanani	Review updated PATS listing for year 1, consisting of 1398 items, and year 2, consisting of 154 items, and draft and send email to L. Holloway; review emails from K. McNeill regarding closing for Unit 1607 and respond thereto; emails to/from T. Bolton with Occupancy Certificate for Unit 1607; facilitate posting of August 30, 2017 Court Order and Endorsement to Trustee's website.
8/31/2017	Cindy Baeta	Prepare disbursement cheque.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

September 6, 2017
 144 Park Ltd.
 Invoice 32
 Page 3

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	1.30	\$ 495	\$ 643.50
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	31.70	\$ 375	11,887.50
Cindy Baeta	Estate Administrator	0.70	\$ 110	77.00
Total hours and professional fees		33.70		\$ 12,608.00
HST @ 13%				1,639.04
Total payable				\$ 14,247.04

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

PLEASE RETURN ONE COPY WITH REMITTANCE

Terms: Payment upon receipt. Interest will be charged at the rate of 12% per annum (1% per month) on overdue accounts.
 The Collins Barrow trademarks are used under license.



To 144 Park Ltd.
c/o Collins Barrow Toronto Limited
11 King Street West, Suite 700
Toronto, Ontario
M5H 4C7

Collins Barrow Toronto Limited
Collins Barrow Place
11 King Street West
Suite 700, PO Box 27
Toronto, Ontario
M5H 4C7 Canada

T. 416.480.0160
F. 416.480.2646

toronto.collinsbarrow.com

Date October 3, 2017

GST/HST: 80784 1440 RT 0001

Client File 300027

Invoice 33

No. C000538

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the *Construction Lien Act* of the project known as 144 Park for the period September 1 to September 30, 2017.

Date	Professional	Description
9/5/2017	Arif Dhanani	Call with L. Holloway of Pronto General Contracting ("Pronto") regarding leaks in building envelope and response to condo board; review of draft letter from A. Katz of Harris Sheaffer LLP ("HS") regarding HVAC lease, emails to/from A. Katz in this regard, emails to/from S. Rappos of Chaitons LLP regarding completion of draft letter.
9/6/2017	Arif Dhanani	Emails to/from L. Holloway; discussions with L. Holloway regarding gym windows and water testing and response to email from Board of Directors.
9/8/2017	Cindy Baeta	Prepare disbursement cheques.
9/8/2017	Arif Dhanani	Review Chaitons amendments to letter to property manager, contact Chaitons to request discussion; call with Maxium Financial Services; email to K. McNeill of HS regarding closing of Unit 1607; email to S. Dooman regarding ball valve specs; email to A. Balogun, property manager for 144 Park, regarding letter to condominium board.
9/11/2017	Arif Dhanani	Emails to/from HS regarding default notice to be sent to purchaser of Unit 1607; emails to/from T. Bolton of Mint Realty regarding Units 1203, 1607 and 102.
9/12/2017	Arif Dhanani	Call with Laurentian Bank of Canada ("LBC") to reset on-line banking password.
9/13/2017	Arif Dhanani	Complete Trustee's statement of receipts and disbursements as at August 31, 2017; reconcile HST reserve; review estimates from Pronto regarding potential cost of PATS items that may be warranted; calculate estimated distribution to secured lenders.
9/14/2017	Arif Dhanani	Review 2017-2018 144 Park AGM package; complete and file HST return for August 2017.
9/14/2017	Cindy Baeta	Prepare bank reconciliation; post deposit to Ascend; prepare disbursement cheque.
9/18/2017	Daniel Weisz	Review draft reporting letter and statement of receipts and disbursements

October 3, 2017
 144 Park Ltd.
 Invoice 33
 Page 2

Date	Professional	Description
		and discussion with A. Dhanani on same.
9/18/2017	Arif Dhanani	Email to L. Holloway regarding PATS lists and drains on 4th floor balconies and review response thereto.
9/19/2017	Daniel Weisz	Discussion with A. Dhanani regarding interest earned on funds and T5 received.
9/19/2017	Harpreet Malhi	Complete fiscal 2016 NIL corporate tax return for 144 Park.
9/19/2017	Arif Dhanani	Review partial discharge statement received from S. Allen and forward same to LBC for approval; draft covering letters for distributions to LBC and MarshallZehr ("MZ"); facilitate processing of cheques for secured lenders; discussion with L. Holloway regarding scheduling call to discuss PATS listings in detail; call with T. Bolton of Mint Realty regarding Unit 102 and recommendations with regard to sale of same; discussion with D. Weisz regarding 144 Park Ltd. corporate tax return; discussion with H. Malhi regarding allocation of T5 income to beneficial owner and email to C. Mady in this regard.
9/20/2017	Arif Dhanani	Review email from M. Plante at LBC and respond thereto; call with L. Holloway regarding PATS listings and questions thereon, documentation on PATS listings and amendment thereto, and release of updated listings to Tarion Warranty Corporation ("Tarion").
9/21/2017	Cindy Baeta	Prepare disbursement cheques.
9/21/2017	Arif Dhanani	Review of final updates to Year 1 and Year 2 PATS lists.
9/25/2017	Donna Nishimura	Deliver distribution cheque to Arlene Ramnarine at LBC.
9/26/2017	Arif Dhanani	Review invoices from D&E Total Home Improvement and Mint Realty with regard to construction and sale of Unit 1607; email to Mint Realty to amend sales invoice for change in purchase price of Unit 1607.
9/27/2017	Arif Dhanani	Call with L. Holloway regarding Vital Safety Systems invoice and issue, call with C. Murad and L. Holloway regarding same.
9/28/2017	Daniel Weisz	Review and sign cheques.
9/28/2017	Cindy Baeta	Prepare disbursement cheques.
9/29/2017	Arif Dhanani	Review of emails from Tarion and call to A. Maxwell of Tarion regarding same.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

October 3, 2017
 144 Park Ltd.
 Invoice 33
 Page 3

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	0.60	\$ 495	\$ 297.00
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	12.70	\$ 375	4,762.50
Harpreet Malhi	Senior Tax Associate	0.50	\$ 275	137.50
Cindy Baeta/Donna Nishimura	Estate Administrator	1.40	\$ 110	154.00
Total hours and professional fees		15.20		\$ 5,351.00
Disbursements				
Couriers			\$ 145.13	
Total disbursements				145.13
Total professional fees and disbursements				\$ 5,496.13
HST @ 13%				714.50
Total payable				\$ 6,210.63

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

PLEASE RETURN ONE COPY WITH REMITTANCE

Terms: Payment upon receipt. Interest will be charged at the rate of 12% per annum (1% per month) on overdue accounts.
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To 144 Park Ltd.
c/o Collins Barrow Toronto Limited
11 King Street West, Suite 700
Toronto, Ontario
M5H 4C7

Collins Barrow Toronto Limited
Collins Barrow Place
11 King Street West
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M5H 4C7 Canada

T. 416.480.0160
F. 416.480.2646

toronto.collinsbarrow.com

Date November 7, 2017

GST/HST: 80784 1440 RT 0001

Client File 300027

Invoice 34

No. C000564

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the *Construction Lien Act* of the project known as 144 Park for the period October 1 to October 31, 2017.

Date	Professional	Description
10/2/2017	Arif Dhanani	Review email from S. Dooman regarding fire alarm systems and email to L. Holloway of Pronto General Contracting ("Pronto") in this regard; attend to administrative matters; discussion with Tarion Warranty Corporation ("Tarion") regarding Unit 1506, review documentation sent by Tarion, call to T. Bolton of Mint Realty regarding same; call with L. Holloway regarding condo corp. comments on 2nd year PATS list, sale of excess inventory and on-site tour with A.J. Mueller.
10/3/2017	Arif Dhanani	Filing various emails; draft Trustee's Statement of Receipts and Disbursements to September 30, 2017; draft Trustee's monthly reporting to creditors; email to T. Bolton requesting a call back to discuss 144 Park matters; review of invoice from Keith's Heating & Plumbing and email to L. Holloway with questions; call with T. Bolton regarding Unit 102 and sale/finishing prices; complete HST return for September 1-30, 2017 and complete cheque requisition.
10/4/2017	Daniel Weisz	Review of monthly report to the secured lender and discussion with A. Dhanani on same.
10/4/2017	Arif Dhanani	Obtain bank draft for cash sale of excess inventory items and provide same to D. Nishimura for deposit to 144 Park account; review of email from A.J. Mueller regarding historical HVAC issues, email to L. Holloway in this regard.
10/5/2017	Cindy Baeta	Prepare disbursement cheques; post deposits to Ascend.
10/5/2017	Arif Dhanani	Review purchase and sale and construction documentation for Unit 1506, draft and send email to Tarion in this regard.
10/6/2017	Arif Dhanani	Call with L. Holloway regarding emails from condominium corp. and Keith's Heating & Plumbing invoice; call with M. Snedden regarding Unit 102; message for T. Bolton regarding adjustment to listing price for unsold unit.
10/12/2017	Arif Dhanani	Call with L. Holloway regarding property manager's request for updated parking listing.

November 7, 2017
 144 Park Ltd.
 Invoice 34
 Page 2

Date	Professional	Description
10/13/2017	Cindy Baeta	Prepare disbursement cheque; prepare bank reconciliation.
10/16/2017	Arif Dhanani	Review HST refund cheque received; review Trustee's records in relation to refund; scan and save HST remittance documents for September 2017; review revised listing form for Unit 102 and email to T. Bolton with questions regarding same; review of Statement of Defence and Crossclaim of Noble Corporation in relation to flooding incident of March 2015; review of follow up letter from W.S.C.C. 591 regarding HVAC lease; email letter and proposed responses to questions to A. Katz of Harris Sheaffer LLP ("HS") and S. Rappos of Chaitons LLP for comment and to formalize.
10/17/2017	Arif Dhanani	Review of partial Tarion Warranty Assessment Report for items not assessed; review listing agreement documents for Unit 102, execute documents and send back to T. Bolton; emails from/to A. Balogun, property manager, regarding alarm systems; email to Vital Safety Systems to schedule attendance; discussion with L. Holloway regarding attendance at 144 Park on October 19th; confirm meeting on October 19th with Vital Safety Systems.
10/19/2017	Cindy Baeta	Post deposit to Ascend.
10/20/2017	Arif Dhanani	Review email from A.J. Mueller regarding item 1090 on PATS list, review item 1090 and invoice from Total Power forwarded by A.J. Mueller and respond thereto; emails to/from A.J. Mueller regarding item 1090 and delay in provision of invoice by property management.
10/23/2017	Arif Dhanani	Emails to/from A.J. Mueller regarding spark plug wires; review of draft response from A. Katz regarding Condo Board letter re HVAC lease, amend and forward to S. Rappos for comment; review of chargeable conciliation report and invoice from Tarion regarding Unit 1506 and email to A. Slavens, counsel for Torys, with regard to same; update parking spreadsheet as per request from property management; emails with T. Bolton regarding interest in Unit 102 and temporary parking leases for Units 710 and 1203.
10/24/2017	Arif Dhanani	Finalize 2nd letter to Board of Directors regarding HVAC lease and send same to property manager.
10/25/2017	Arif Dhanani	Review of emails from Mint Realty regarding no parking with respect to Units 710 and 1203; call to Tarion, leave message for C. Murad; call with C. Murad; call with A. Katz regarding Tarion conciliation process and ability for builder to rectify deficiencies after issuance of warranty assessment report; draft lengthy email to C. Murad regarding discussion and request for contact details for his superior; continue to update parking and storage locker spreadsheet.
10/26/2017	Cindy Baeta	Post deposits to Ascend.
10/26/2017	Arif Dhanani	Review email from S. Dooman regarding delay in provision of quote from Total Power and respond to same.
10/27/2017	Arif Dhanani	Call with Tarion regarding post-conciliation repair period and availability of same to Trustee.
10/30/2017	Arif Dhanani	Review email from A.J. Mueller and write to Carrie-Anne Evans Leslie at Tarion in this regard.
10/31/2017	Arif Dhanani	Review Builder Bulletins #10, 20 and 49; commence draft of letter to Tarion.
		To all other administrative matters with respect to this engagement, including

November 7, 2017
 144 Park Ltd.
 Invoice 34
 Page 3

Date	Professional	Description
		supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	0.60	\$ 495	\$ 297.00
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	21.40	\$ 375	8,025.00
Cindy Baeta	Estate Administrator	0.90	\$ 110	99.00
Total hours and professional fees		22.90		\$ 8,421.00
Disbursements				
Courier			\$ 24.78	
Total disbursements				24.78
Total professional fees and disbursements				\$ 8,445.78
HST @ 13%				1,097.95
Total payable				\$ 9,543.73

PAYMENT BY VISA ACCEPTED

VISA NUMBER _____ Expiry Date _____

Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of Collins Barrow Toronto Limited, Account No. 65-84918, Canadian Imperial Bank of Commerce
 Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

PLEASE RETURN ONE COPY WITH REMITTANCE

Terms: Payment upon receipt. Interest will be charged at the rate of 12% per annum (1% per month) on overdue accounts.
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GST/HST: 80784 1440 RT 0001

RSM CANADA LIMITED
 11 King St W, Suite 700, Box 27
 Toronto, ON M5H 4C7

T +1 416 480 0160
 F +1 416 480 2646

www.rsmcanada.com

To 144 Park Ltd.
 c/o RSM Canada Limited
 11 King Street West, Suite 700
 Toronto, ON M5H 4C7

Date January 3, 2018

Client File 300027
Invoice 35
No. C000585

For professional services rendered with respect to the appointment of Collins Barrow Toronto Limited as Trustee under the *Construction Lien Act* of the project known as 144 Park for the period November 1 to November 30, 2017.

Date	Professional	Description
11/1/2017	Arif Dhanani	Review various records and emails; draft letter to Tarion Warranty Corporation ("Tarion") regarding various matters of concern.
11/2/2017	Arif Dhanani	Finalize draft letter to Tarion and send to D. Weisz and A. Katz of Harris Sheaffer LLP ("HS") for comments; review comments from D. Weisz and incorporate same, as appropriate; calls with R. Salisbury of Tarion regarding Unit 1506, call with T. Bolton of Mint Realty regarding same, provide direction to T. Bolton regarding Total Home Improvements' investigation and rectification of issue.
11/2/2017	Cindy Baeta	Prepare disbursement cheque.
11/2/2017	Daniel Weisz	Review draft letter to Tarion and provide comments to A. Dhanani.
11/3/2017	Daniel Weisz	Review final letter and discussion with A. Dhanani on same.
11/3/2017	Arif Dhanani	Incorporate comments from A. Katz, finalize Tarion letter and release same; calls with Tarion's external legal counsel, Torys, regarding proceeding on a go forward basis and call with L. Holloway of Pronto General Contracting ("Pronto") in this regard.
11/7/2017	Arif Dhanani	Emails to/from Delta Elevator regarding machine guarding to be installed on elevators, payment arrangements and approximate scheduling of work to be completed; draft October 2017 reporting and send same to D. Weisz for comments.
11/8/2017	Arif Dhanani	Review comments provided by D. Weisz on 144 Park October 2017 reporting, incorporate comments as appropriate and send reporting to secured lender.
11/8/2017	Daniel Weisz	Review draft report to MarshallZehr and meet with A. Dhanani on same.
11/9/2017	Arif Dhanani	Call with G. Abbiento of Pronto regarding Tarion and next steps; review of deposit invoice from Delta Elevator and complete cheque request for same; review of invoice from Keith's Plumbing and email to L. Holloway re same.

January 3, 2018
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Date	Professional	Description
11/10/2017	Arif Dhanani	Emails to/from H. Malhi regarding Annual Return correction request from Ministry of Government Services; emails to/from A. Balogun, property manager, regarding fire alarm monitoring panel; emails to/from Keith's Plumbing regarding invoice.
11/14/2017	Arif Dhanani	Calls with L. Holloway regarding sale of heat pump to purchaser for Unit 1903, email from AJ Mueller regarding PATS list and Tarion response thereto.
11/15/2017	Arif Dhanani	Review of email from S. Nevicato of Tarion and respond to same, call with S. Nevicato; review of email from T. Bolton regarding Unit 1506, 1203 and 102 and respond thereto; review email from Vital Safety Services forwarded by A. Balogun, respond to A. Balogun and discuss email with L. Holloway.
11/16/2017	Arif Dhanani	Email to and call with L. Holloway regarding engaging independent professional to address alarm monitoring issue at 144 Park, email to Tarion in this regard; emails to/from T. Bolton regarding completion of work in Unit 1506; review invoice received from Vital Safety Services and respond regarding same.
11/17/2017	Daniel Weisz	Review and sign cheques.
11/17/2017	Cindy Baeta	Prepare disbursement cheques.
11/20/2017	Arif Dhanani	Review of email from T. Bolton regarding Units 706 outstanding amount payable to Trustee and 1506 work; email to Tarion with regard to work to be completed in Unit 1506; respond to T. Bolton.
11/21/2017	Arif Dhanani	Complete and file HST return for October 2017; call with L. Holloway regarding attendance at 144 Park with trade and rectification of certain fire panel alarms.
11/23/2017	Cindy Baeta	Post deposit to Ascend.
11/23/2017	Arif Dhanani	Respond to email from property manager regarding Unit 1506; review correspondence received from Tarion and send email to S. Nevicato and T. Napoleone in response to same.
11/27/2017	Arif Dhanani	Review of offer on Unit 102, make changes to same and send to T. Bolton, call with T. Bolton; review of quote forwarded by L. Holloway from FCFP, execute and approve same and send back to L. Holloway.
11/28/2017	Arif Dhanani	Email to T. Bolton regarding parking and locker allocation for Unit 102.
11/30/2017	Cindy Baeta	Post deposit to Ascend; prepare disbursement cheques.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

January 3, 2018
 Invoice 35
 Page 3

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Daniel R. Weisz, CPA, CA, CFF, CIRP, LIT	Senior Vice President	2.20	\$ 495	\$ 1,089.00
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	19.40	\$ 375	7,275.00
Cindy Baeta	Estate Administrator	0.60	\$ 110	66.00
Total hours and professional fees		22.20		\$ 8,430.00
HST @ 13%				1,095.90
Total payable				\$ 9,525.90

PAYMENT BY VISA / MC ACCEPTED

Card Number _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of RSM Canada Limited, Account No. 90-21116, Canadian Imperial Bank of Commerce Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

ONLINE/TELEPHONE BANKING available at major financial institutions under the account "RSM Canada Limited"



GST/HST: 80784 1440 RT 0001

RSM CANADA LIMITED
11 King St W, Suite 700, Box 27
Toronto, ON M5H 4C7

T +1 416 480 0160
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www.rsmcanada.com

To 144 Park Ltd.
c/o RSM Canada Limited
11 King Street West, Suite 700
Toronto, ON M5H 4C7

Date January 9, 2018

Client File 300027
Invoice 36
No. C000590

For professional services rendered with respect to the appointment of RSM Canada Limited¹ as Trustee under the *Construction Lien Act* of the project known as 144 Park for the period December 1 to December 31, 2017.

Date	Professional	Description
12/1/2017	Arif Dhanani	Emails from/to R. Jain, purchaser of Unit 1506; emails to/from T. Bolton of Mint Realty regarding Unit 1506 and sale of Unit 102.
12/6/2017	Arif Dhanani	Emails from/to R. Magnussen regarding alarms; emails from/to J. Dryland at Delta Elevator regarding scheduling of machine guarding work; emails to/from T. Bolton regarding Unit 102 offer.
12/7/2017	Arif Dhanani	Emails to/from T. Bolton regarding Unit 102 amendment and requests therein.
12/8/2017	Arif Dhanani	Call with T. Bolton regarding Amendment to Unit 102, change Amendment and execute and send back to T. Bolton with copy of omnibus order.
12/8/2017	Cindy Baeta	Prepare bank reconciliation; post deposit to Ascend; prepare disbursement cheque.
12/20/2017	Bryan Tannenbaum	Receipt and review of Tarion Warranty Corporation assessment; emails regarding same from A. Dhanani and L. Holloway of Pronto General Contracting.
		To all other administrative matters with respect to this engagement, including supervision, all meetings, telephone attendances, and written and verbal correspondence to facilitate the foregoing.

¹ Pursuant to a Substitution Order dated December 5, 2017, the Trustee's name was changed from Collins Barrow Toronto Limited to RSM Canada Limited effective December 1, 2017.

January 9, 2018
 Invoice 36
 Page 2

FEE SUMMARY

Professional	Level	Hours	Rate	Fees
Bryan A. Tannenbaum, FCPA, FCA, FCIRP, LIT	President	0.30	\$ 525	\$ 157.50
Arif N. Dhanani, CPA, CA, CIRP, LIT	Vice President	3.40	\$ 375	1,275.00
Cindy Baeta	Estate Administrator	0.30	\$ 110	33.00
Total hours and professional fees		<u>4.00</u>		\$ 1,465.50
HST @ 13%				190.52
Total payable				\$ 1,656.02

PAYMENT BY VISA / MC ACCEPTED

Card Number _____ Expiry Date _____
 Name on Card _____ Amount _____

WIRE PAYMENT DETAILS

For CA\$ Payments: For credit to the account of RSM Canada Limited, Account No. 90-21116, Canadian Imperial Bank of Commerce Branch No. 00002, Commerce Court Banking Centre, Toronto, ON M5L 1G9

ONLINE/TELEPHONE BANKING available at major financial institutions under the account "RSM Canada Limited"

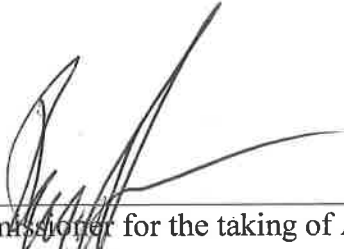
EXHIBIT "B"

**Calculation of Average Hourly Billing Rates of
RSM Canada Limited
for the period February 1, 2017 to December 31, 2017**

Invoice No.	Billing Period	Total Fees	Disbursements	HST	Hours	Average Hourly Rate	Total
26	February 1, 2017 to February 28, 2017	\$ 19,307.00	\$ 38.05	\$ 2,514.86	52.80	\$ 365.66	\$ 21,859.91
27	March 1, 2017 to March 31, 2017	18,804.50	24.78	2,447.81	50.70	370.90	21,277.09
28	April 1, 2017 to April 30, 2017	14,893.50	68.14	1,945.01	40.50	367.74	16,906.65
29	May 1, 2017 to May 31, 2017	12,488.50	56.64	1,630.87	35.00	356.81	14,176.01
30	June 1, 2017 to June 30, 2017	15,667.50	79.65	2,047.13	42.20	371.27	17,794.28
31	July 1, 2017 to July 31, 2017	3,352.50	67.26	444.57	10.00	335.25	3,864.33
32	August 1, 2017 to August 31, 2017	12,608.00	-	1,639.04	33.70	374.12	14,247.04
33	September 1, 2017 to September 30, 2017	5,351.00	145.13	714.50	15.20	352.04	6,210.63
34	October 1, 2017 to October 31, 2017	8,421.00	24.78	1,097.95	22.90	367.73	9,543.73
35	November 1, 2017 to November 30, 2017	8,430.00	-	1,095.90	22.20	379.73	9,525.90
36	December 1, 2017 to December 31, 2017	1,465.50	-	190.52	4.00	366.38	1,656.02
Total		\$ 120,789.00	\$ 504.43	\$ 15,768.15	329.20	\$ 366.92	\$ 137,061.58

This is Exhibit "B" to the Affidavit of
Arif N. Dhanani, sworn on February 5, 2018

A Commissioner for the taking of Affidavits, etc.


 Bryan Allan Tannenbaum, a Commissioner
 Province of Ontario, for RSM Canada Ltd
 and RSM Canada Limited.
 Expires January 5, 2021.

● IN THE MATTER OF THE CONSTRUCTION LIEN ACT,
R.S.O. 1990, c. C.30, AS AMENDED

-and-

● AND IN THE MATTER OF AN APPLICATION MADE BY 144
PARK LTD. FOR THE APPOINTMENT OF A TRUSTEE UNDER
S. 68(1) OF THE CONSTRUCTION LIEN ACT, R.S.O. 1990, c.
C.30, AS AMENDED

Court File No. CV-15-10843-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
COMMERCIAL LIST

PROCEEDING COMMENCED AT TORONTO

AFFIDAVIT OF ARIF N. DHANANI

CHAITONS LLP

5000 Yonge Street, 10th Floor
Toronto, ON M2N 7E9

Harvey Chaiton (LSUC #21592F)

Tel: 416-218-1129

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E-mail: harvey@chaitons.com

Sam Rappos (LSUC #51399S)

Tel: 416-218-1137

Fax: 416-218-1837

Email: samr@chaitons.com

Lawyers for the Trustee, RSM Canada Limited

APPENDIX H

Court File No. CV15-10843-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

**IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*,
R.S.O. 1990, c. C.30, AS AMENDED**

**AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD.
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED**

AFFIDAVIT OF SAM RAPPOS
(sworn February 6, 2018)

I, **SAM RAPPOS**, of the City of Markham, in the Province of Ontario **MAKE OATH
AND SAY AS FOLLOWS:**

1. I am a lawyer with the law firm of Chaitons LLP (“**Chaitons**”), lawyers for Collins Barrow Toronto Limited and RSM Canada Limited, in their capacities as Court-appointed *Construction Lien Act* (Ontario) trustee in this proceeding (the “**Trustee**”), and as such have knowledge of the matters to which I hereinafter depose.
2. Attached hereto as the following exhibits are copies of the following accounts issued by Chaitons to the Trustee totalling \$21,037.91 (comprised of fees of \$16,292.50, disbursements of \$2,469.08 and HST of \$2,276.33) with respect to this proceeding:

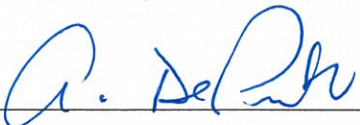
Exhibit “A” - Account for the period up to and including February 28, 2017; and

Exhibit "B" - Account for the period up to and including January 31, 2018.

3. I confirm that the accounts described above accurately reflect the services provided by Chaitons in this matter and the fees and disbursements claimed by it from February 2, 2017 to January 31, 2018.

4. Attached hereto as **Exhibit "C"** is a summary of additional information with respect to Chaitons' accounts, indicating all members of Chaitons who have worked on this matter, their year of call to the bar, total time charged and hourly rates, and I hereby confirm that this list represents an accurate account of such information.

SWORN before me at the City)
of Toronto, this 6th)
day of February, 2018)





SAM RAPPOS

A Commissioner For Taking Affidavits, etc.

Antoinette DePinto, a Commissioner, etc.,
Province of Ontario, for Chaitons LLP,
Barristers and Solicitors.
Expires September 10, 2020.

**THIS IS EXHIBIT "A" TO
THE AFFIDAVIT OF SAM RAPPOS
SWORN BEFORE ME THIS 6TH
DAY OF FEBRUARY, 2017**



A Commissioner Etc.

5000 YONGE STREET, 10TH FLOOR, TORONTO, CANADA M2N 7E9
www.chaitons.com



INVOICE NUMBER: 261846

February 28, 2017

COLLINS BARROW TORONTO LIMITED
11 KING STREET WEST, SUITE 700
TORONTO, ON M5H 4C7

Re: 144 PARK LTD.
Our file: 006998-56868

FOR PROFESSIONAL SERVICES RENDERED on this matter up to and including February 28, 2017:

PROFESSIONAL FEES

SUBJECT TO HST	\$2,522.00	
SUB-TOTAL		\$2,522.00

DISBURSEMENTS

NON TAXABLE	\$187.40	
SUBJECT TO HST	\$118.35	
SUB-TOTAL		\$305.75
HST at 13.00%		\$343.25

GRAND TOTAL		\$3,171.00
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Amount payable on the current invoice	\$3,171.00
Plus outstanding invoices on this matter	\$0.00
Amount Due	<u>\$3,171.00</u>
Trust Balance	\$150,000.00

GST No R124110933

INVOICE NUMBER: 261846

E. & O.E. Payment due on receipt of the account. In Accordance with the Solicitor's Act, interest will be charged on any unpaid balance at the rate of 0.5% per annum commencing one month after delivery of this account.

**PROFESSIONAL FEES:**

Feb 2, 17 Reviewed and drafted correspondence regarding upcoming motion;
 Feb 6, 17 Reviewed and drafted correspondence;
 Feb 9, 17 Reviewed and drafted correspondence;
 Feb 13, 17 Reviewed and provided comments on draft Sixteenth Report; reviewed and drafted correspondence;
 Feb 14, 17 Reviewed and revised draft fee affidavit; reviewed and drafted correspondence;
 Feb 15, 17 Drafted notice of motion; reviewed Sixteenth Report; finalized materials for motion and prepared same for service;
 Feb 22, 17 Drafted orders for upcoming motion;
 Feb 23, 17 Prepared for and attended at motion before Commercial List; attended to having orders issued and entered and drafting correspondence regarding same;

To all matters of a general nature not more particularly referred to herein;

TOTAL PROFESSIONAL FEES**\$2,522.00**

HST at 13.00%

327.86

DISBURSEMENTS:**Subject to HST:**

Kap Litigation Services Taxable	\$47.50	
Teraview Charges Taxable	\$52.70	
Courier and Taxi Charges Taxable	\$17.25	
Photocopying Charges Taxable	\$0.90	
		\$118.35

**Non-Taxable:**

File Motion Record(s)	\$160.00	
Teraview Charges Non-taxable	\$27.40	
		\$187.40

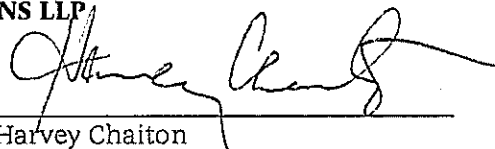
TOTAL DISBURSEMENTS**\$305.75**

HST at 13.00%

15.39

GRAND TOTAL**\$3,171.00****CHAITONS LLP**

per:


 A handwritten signature in black ink, appearing to read "Harvey Chaiton", is written over a horizontal line.

 Harvey Chaiton

**LAWYERS' SUMMARY:**

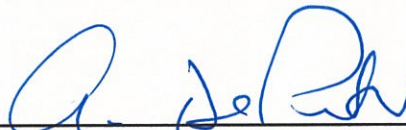
Lawyers and legal assistants involved	Hourly Rate	Hours Billed	Total Billed
SAM RAPPOS	\$485.00	5.20	\$2,522.00
Total:		5.20	\$2,522.00

GST No R124110933

INVOICE NUMBER: 261846

E. & O.E. Payment due on receipt of the account. In Accordance with the Solicitor's Act, interest will be charged on any unpaid balance at the rate of 0.5% per annum commencing one month after delivery of this account.

**THIS IS EXHIBIT "B" TO
THE AFFIDAVIT OF SAM RAPPOS
SWORN BEFORE ME THIS 6TH
DAY OF FEBRUARY, 2017**

A handwritten signature in blue ink, appearing to be "A. DeRosa", written over a horizontal line.

A Commissioner Etc.



INVOICE NUMBER: 265619

January 31, 2018

RSM CANADA LIMITED
11 KING STREET WEST, SUITE 700
TORONTO, ON M5H 4C7Re: 144 PARK LTD.
Our file: 006998-56868

FOR PROFESSIONAL SERVICES RENDERED on this matter up to and including January 31, 2018:

PROFESSIONAL FEES

SUBJECT TO HST	\$13,770.50	
SUB-TOTAL		\$13,770.50

DISBURSEMENTS

NON TAXABLE	\$1,063.95	
SUBJECT TO HST	\$1,099.38	
SUB-TOTAL		\$2,163.33
HST at 13.00%		\$1,933.08

GRAND TOTAL**\$17,866.91**

Amount payable on the current invoice	\$17,866.91
Plus outstanding invoices on this matter	\$0.00
Amount Due	<u>\$17,866.91</u>
Trust Balance	\$155,000.00



PROFESSIONAL FEES:

- Mar 2, 17 Reviewed and drafted correspondence regarding sale transactions;
- Mar 3, 17 Reviewed and drafted correspondence regarding sale transactions and scheduling court time;
- Mar 5, 17 Drafted Seventeenth Report; reviewed and drafted correspondence regarding same;
- Mar 7, 17 Reviewed and revised draft Seventeenth Report; discussed draft report with client; reviewed parcel registers; finalized motion record for service;
- Mar 10, 17 Reviewed and drafted correspondence regarding deposits;
- Mar 13, 17 Drafted orders in connection with upcoming motion; reviewed and drafted correspondence; updated service list;
- Mar 14, 17 Prepared for and attended at motion before Commercial List; attended to having orders issued and entered; drafted correspondence to service list regarding orders;
- Mar 20, 17 Reviewed and drafted correspondence regarding sale transactions;
- Mar 22, 17 Reviewed and drafted correspondence regarding release of deposit;
- Mar 27, 17 Discussed matters with client;
- Mar 28, 17 Reviewed documents and correspondence regarding new sale transaction;
- Mar 29, 17 Reviewed correspondence;
- Apr 6, 17 Reviewed and drafted correspondence regarding release of deposits for completed transactions;
- Apr 11, 17 Reviewed and drafted correspondence regarding amendment needed to vesting order and scheduling hearing to address same;
- Apr 12, 17 Reviewed and drafted correspondence;
- Apr 13, 17 Reviewed and commented on draft Eighteenth Report; reviewed and drafted correspondence regarding sale transactions; reviewed parcel registers; drafted notice of motion; prepared motion record for service; updated service list;



Apr 17, 17 Drafted vesting orders with respect to sale transactions and drafted correspondence regarding same to counsel to purchasers;

Apr 20, 17 Preparation for motion for vesting orders and other relief;

Apr 21, 17 Attendance in Court on motion for approval of trustee's activities, to amend order, and vesting orders for 4 units; attend to having orders issued;

Apr 21, 17 Reviewed and drafted correspondence regarding sale transactions;

Apr 26, 17 Reviewed and drafted correspondence regarding release of deposits for closed transactions;

May 1, 17 Reviewed and drafted correspondence regarding sale transactions and release of deposits;

May 12, 17 Reviewed and drafted correspondence regarding deposits;

May 15, 17 Reviewed and responded to emails;

May 16, 17 Reviewed and responded to correspondence;

May 18, 17 Discussed matters with Arif Dhanani;

May 23, 17 Reviewed and drafted correspondence;

May 26, 17 Reviewed and drafted correspondence;

May 31, 17 Reviewed and drafted correspondence;

Jun 6, 17 Reviewed and commented on draft Trustee Report; reviewed and responded to correspondence;

Jun 7, 17 Reviewed and drafted correspondence;

Jun 8, 17 Prepared notice of motion and finalized and served motion materials; reviewed and responded to emails;

Jun 9, 17 Drafted approval and vesting order and emails regarding same;

Jun 13, 17 Meeting with S. Rappos to discuss motion; preparation for attendance in court for motion;

Jun 13, 17 Reviewed emails regarding transaction; revised draft approval and vesting order and drafted emails regarding same;

Jun 14, 17 Attendance in court on motion for vesting order and approval of nineteenth report;

Jun 14, 17 Reviewed and responded to emails;



Jun 15, 17 Reviewed emails;
 Jul 4, 17 Reviewed and drafted correspondence;
 Jul 10, 17 Reviewed and drafted correspondence;
 Aug 16, 17 Drafted notice of motion; reviewed completed motion record; reviewed and drafted correspondence;
 Aug 17, 17 Reviewed and drafted correspondence regarding receivership proceeding; reviewed motion record;
 Aug 22, 17 Drafted vesting order regarding suite 1607 sale transaction;
 Aug 25, 17 Reviewed and drafted correspondence;
 Aug 28, 17 Reviewed and drafted correspondence;
 Aug 30, 17 Prepared for and attended at Commercial List motion; attended to having orders issued and entered; reviewed and drafted correspondence regarding same;
 Sep 7, 17 Reviewed and commented on draft letter to property manager;
 Sep 12, 17 Reviewed correspondence;
 Oct 24, 17 Reviewed and commented on letter;
 Nov 15, 17 Reviewed correspondence regarding Tarion matters;
 Dec 8, 17 Reviewed and drafted correspondence;
 Dec 18, 17 Reviewed and drafted correspondence;
 Jan 8, 18 Attended call with Arif Dhanani;
 Jan 9, 18 Reviewed and drafted correspondence;
 To all matters of a general nature not more particularly referred to herein;

TOTAL PROFESSIONAL FEES

HST at 13.00%

\$13,770.50

1,790.17

DISBURSEMENTS:

GST No R124110933

INVOICE NUMBER: 265619

E. & O.E. Payment due on receipt of the account. In Accordance with the Solicitor's Act, interest will be charged on any unpaid balance at the rate of 0.5% per annum commencing one month after delivery of this account.

**Subject to HST:**

Kap Litigation Services Taxable	\$205.00	
Mileage Charges Taxable	\$12.39	
Teraview Charges Taxable	\$789.45	
Courier and Taxi Charges Taxable	\$48.00	
Parking Charges Taxable	\$40.70	
Long Distance Telephone Taxable	\$0.84	
Photocopying Charges Taxable	\$3.00	
		\$1,099.38

Non-Taxable:

File Motion Record(s) Non-taxable	\$640.00	
Teraview Charges Non-taxable	\$409.95	
Courier and Taxi Charges Non-taxable	\$14.00	
		\$1,063.95

TOTAL DISBURSEMENTS

HST at 13.00%

\$2,163.33

142.92

GRAND TOTAL**\$17,866.91****CHAITONS LLP**

A handwritten signature in cursive script, appearing to read "Harvey Chaiton", is written over a horizontal line.

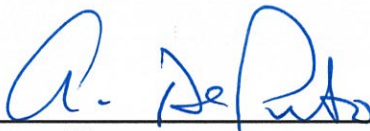
per:

 Harvey Chaiton

**LAWYERS' SUMMARY:**

Lawyers and legal assistants involved	Hourly Rate	Hours Billed	Total Billed
MICHAEL KRIL-MASCARIN	\$300.00	6.60	\$1,980.00
SAM RAPPOS	\$495.00	0.50	\$247.50
SAM RAPPOS	\$485.00	23.80	\$11,543.00
Total:		30.90	\$13,770.50

**THIS IS EXHIBIT "C" TO
THE AFFIDAVIT OF SAM RAPPOS
SWORN BEFORE ME THIS 6TH
DAY OF FEBRUARY, 2017**

A handwritten signature in blue ink, appearing to read 'A. DeRube', is written over a horizontal line.

A Commissioner Etc.

SUMMARY

Lawyer	Year of Call	Hours Billed	Hourly Rate	Amount Billed
Sam Rappos	2005	29.0	\$485	\$14,065.00
Sam Rappos	2005	0.50	\$495	\$247.50
Michael Kril-Mascarin	2014	6.60	\$300	\$1,980.00
Total Hours and Amounts Billed		36.1		\$16,292.50
Average Hourly Rate			\$451	
Total Costs				\$2,469.08
Total Taxes (HST)				\$2,276.33
TOTAL				\$21,037.91

IN THE MATTER OF THE CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED

AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD. FOR THE APPOINTMENT OF A TRUSTEE

UNDER SECTION 68(1) OF THE CONSTRUCTION LIEN ACT, R.S.O. 1990, c. C.30, AS AMENDED

Court File No. CV15-10843-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

Proceedings commenced at Toronto

**AFFIDAVIT OF SAM RAPPOS
(Sworn February 6, 2018)**

CHAITONS LLP

5000 Yonge Street, 10th Floor
Toronto, ON M2N 7E9

Sam Rappos (LSUC #51399S)

Tel: (416) 218-1137

Fax: (416) 218-1837

E-mail: samr@chaitons.com

**Lawyers for RSM Canada Limited,
Court-appointed Trustee**

APPENDIX I

Court File No. CY -15-10843-00CL

**ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)**

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*, R.S.O. 1990, c. C.30, AS
AMENDED

AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD.
FOR THE APPOINTMENT OF A TRUSTEE UNDER SECTION 68(1) OF THE
CONSTRUCTION LIEN ACT, R.S.O. 1990, C. C.30, AS AMENDED

AFFIDAVIT OF ARI M. KATZ

I, ARI MATTHEW KATZ of the City of Toronto, in the Province of Ontario **MAKE
OATH AND SAY AS FOLLOWS:**

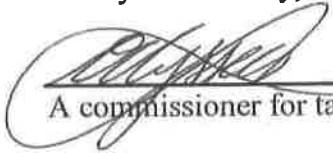
1. I am a Partner with the law firm of HARRIS, SHEAFFER LLP ("**HS LLP**"), which has been engaged as independent counsel to Collins Barrow Toronto Limited, ("**Collins Barrow**"), in its capacity as Trustee, over all of the assets, undertaking and properties of 144 Park Ltd. ("**144 Park**") in this proceeding and as such have knowledge of the matters to which I hereinafter depose either through my own knowledge or by informing myself with respect thereto in which case I have indicated the source of my information and belief.
2. On December 5, 2017, the Court granted an order substituting RSM Canada Limited ("**RSM**") in place of the name Collins Barrow Toronto Limited (the "Omnibus Order"). A copy of the Omnibus Order is attached as Appendix "A" to the Twenty First Report of the Trustee.
3. Attached hereto as Exhibit "A" is a true copy of an account issued by HS LLP to Collins Barrow, in its capacity as Trustee in this proceeding, which includes detailed descriptions for the work performed for the period from September 29, 2015 to and including September 28, 2016. The total fees charged by HS LLP to Collins Barrow

during this period were \$22,961.00 plus HST of \$2,984.93 plus disbursements of \$422.31 plus HST of \$36.28 for a total invoice of \$26,404.52. Additionally, enclosed with aforesaid account is a summary of additional information with respect to the aforesaid account indicating all members of HS LLP who worked on this matter during the period described above, total time charges and hourly rates, and I hereby confirm that this list represents an accurate account of such information.

4. Attached hereto as Exhibit "B" is a true copy of an account issued by HS LLP to Collins Barrow, in its capacity as Trustee in this proceeding, which includes detailed descriptions for the work performed for the period from September 29, 2016 to and including March 27, 2017. The total fees charged by HS LLP to Collins Barrow during this period were \$4,515.50 plus HST of \$587.02 plus disbursements of \$103.10 plus HST of \$5.17 for a total invoice of \$5,210.79. Additionally, enclosed with aforesaid account is a summary of additional information with respect to the aforesaid account indicating all members of HS LLP who worked on this matter during the period described above, total time charges and hourly rates, and I hereby confirm that this list represents an accurate account of such information.
5. Attached hereto as Exhibit "C" is a true copy of an account issued by HS LLP to RSM, in its capacity as Trustee in this proceeding, which includes detailed descriptions for the work performed for the period from July 3, 2017 to and including December 7, 2017. The total fees charged by HS LLP to Collins Barrow during this period were \$4,777.00 plus HST of \$621.01 plus disbursements of \$63.46 plus HST of \$8.25 for a total invoice of \$5,469.72. Additionally, enclosed with aforesaid account is a summary of additional information with respect to the aforesaid account indicating all members of HS LLP who worked on this matter during the period described above, total time charges and hourly rates, and I hereby confirm that this list represents an accurate account of such information.

6. I confirm that the account described above accurately reflect the services provided by HS LLP in this matter and the fees and disbursements claimed by it during the period described above.

SWORN before me at the City of
Toronto, in the Province of Ontario, this
6th day of February, 2018.



A commissioner for taking affidavits

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ARI MATTHEW KATZ

Exhibit "A"

IN ACCOUNT WITH

HARRIS, SHEAFFER LLP**BARRISTERS & SOLICITORS**

YONGE CORPORATE CENTRE
4100 YONGE STREET, SUITE 610, TORONTO, ONTARIO M2P 2B5
TELEPHONE (416) 250-5800/FACSIMILE (416) 250-5300

Collins Barrow Toronto Limited
as Lien Trustee for 144 Park Ltd.
700-11 King Street West, Box 27
Toronto, Ontario M5H 4C7

Date: October 27, 2016
Matter No.: 150540
Invoice No.: 115103
HST No.: 132943069

RE: 144 Park Ltd.
Waterloo Condominium Corporation No. 591
Post Registration Matters

DATE	DESCRIPTION
Sep-29-15	Updating Agreement of Purchase and Sale; emails to and from A. Dhanani and S. Rappos.
Oct-01-15	Reviewing comments on updated Agreement of Purchase and Sale from S. Rappos; updating Agreement of Purchase and Sale; telephone call with A. Dhanani.
Oct-02-15	Updating Agreement of Purchase and Sale; emails to and from M. Karoly.
Oct-06-15	Reviewing tax emails; emails summary to A. Dhanani; telephone call with A. Dhanani; email introductions to MPAC employees.
Oct-07-15	Updating form of agreement of purchase and sale
Oct-14-15	Reviewing comments on form of Agreement of Purchase and Sale; conference call with S. Rappos and A. Dhanani. Updating form of Agreement of purchase and sale. Updating form of Agreement of Purchase and Sale; completing invoicing.
Nov-10-15	Email from A. Dhanani re turnover letter; preparing email response.
Nov-13-15	Conference call with A. Dhanani, A. Slavens and T. Schumacher re Tarion warranties.
Nov-16-15	Reviewing Agreement of Purchase and Sale; updating PDI provisions; email to S. Rappos and A. Dhanani.
Nov-17-15	Telephone call and email to J. Linton re suite 1007. Comments from A. Dhanani; updating agreement of purchase and sale. Preparing disclosure documentation to start 10 day cooling off period.
Nov-23-15	Email from S. Rappos; reviewing release.
Nov-30-15	Reviewing release re suite 508.
Dec-02-15	Reviewing and updating release.
Dec-04-15	Telephone call with A. Dhanani re Agreement of Purchase and Sale review.
Dec-10-15	Emails to and from S. Rappos; telephone call with S. Rappos re release; emails to and from A. Dhanani re Tarion warranties.
Dec-11-15	Emails to and from A. Dhanani re new deals.
Dec-14-15	Scanning of purchase agreements for units 609 (Radulovic), 1102 (Lam/ Chac), 1310 (Woodhouse), 1810 and 1902.

Dec-16-15 Reviewing revised release by S. Rappos.
 Reviewing release for 1902 with G. Harris; conference call with B. Argue; emails to and from S. Rappos; updating form of release.
 Dec-18-15 Emails to and from A. Dhanani and S. Jutzi re agreement for TH7 (Erb).
 Dec-21-15 Finalizing letter and invoice; email to A. Dhanani.
 Dec-30-15 Telephone call with A. Dhanani; reviewing trust fund procedures; email to G. Harris.
 Jan-04-16 Email form A. Dhanani; reviewing deposit of trust funds.
 Telephone call with A. Dhanani re deposits.
 Jan-05-16 Preparing temporary parking lease; updating agreement of purchase and sale.
 Jan-06-16 Preparing form of Agreement of Purchase and Sale for units previously occupied.
 Preparing form of Agreement of Purchase and Sale for units previously occupied; email from A. Dhanani re comments on temporary parking unit lease.
 Jan-11-16 Telephone call with A. Dhanani; updating form of purchase agreement; email to A. Dhanani.
 Jan-25-16 Email to A. Dhanani and S. Rappos re brownstone 7 deposits.
 Feb-17-16 Email to S. Rappos and A. Dhanani; telephone call with A. Dhanani. Email to and from S. Rappos.
 Feb-26-16 Reviewing releases with G. Harris; reviewing deposit report; email to A. Dhanani.
 Mar-04-16 Reviewing of side letters with G. Harris; emails to and from S. Rappos.
 Mar-06-16 Emails to and from G. Harris and S. Rappos.
 Aug-08-16 Emails to and from S. Rappos and A. Dhanani; reviewing acknowledgment
 Aug-12-16 Reviewing revised acknowledgement; emails to and from S. Rappos and A. Dhanani; reviewing Purchase Agreement; providing comments.
 Emails to and from D. Fedy and A. Dhanani.

 Aug-15-16 Emails to and from A. Dhanani; updating acknowledgement; email to A. Dhanani.
 Aug-17-16 Telephone call with A. Dhanani; updating acknowledgement.
 Reviewing file; updating acknowledgement; email to D. Fedy.
 Aug-19-16 Telephone call with D. Fedy; emails to and from A. Dhanani.
 Aug-22-16 Emails to and from A. Dhanani and D. Fedy.
 Aug-23-16 Telephone call with A. Dhanani.
 Email from A. Dhanani; updating acknowledgement; email to A. Dhanani.
 Aug-24-16 Preparing form of possessions license agreement.
 Updating acknowledgement re unit 105; emails to and from A. Dhanani and D. Fedy.
 Aug-28-16 Emails to and from A. Dhanani and S. Cruikshank; reviewing acknowledgement.
 Aug-30-16 Telephone call with A. Dhanani; reviewing acknowledgement; updating acknowledgement; email to D. Fedy.
 Aug-31-16 Telephone call with A. Dhanani; email to D. Fedy.
 Emails to and from A. Dhanani and D. Fedy.
 Sep-15-16 Voicemail from A. Dhanani; email to D. Fedy.
 Sep-19-16 Voicemail from A. Dhanani.
 Sep-28-16 Telephone call with A. Dhanani re HST and commissions.

To Our Fee Herein

42.50

HST on Fees

\$22,961.00

\$2,984.93

DISBURSEMENTS

Scanning	2.40
Courier	172.78
Imaging	52.95
Long Distance	4.00
Travel to Turnover Meeting	25.98
Balance of LTT and E Reg *	17.50
Balance of LTT and E Reg *	125.70
Balance of LTT and E Reg	21.00

Total Disbursements	\$422.31	\$422.31
HST on Disbursements		\$36.28

Total Fees, Disbursements & HST	\$26,404.52
Balance Due and Owing	\$26,404.52

Total HST included in this Account: \$3,021.21

* tax-exempt

THIS IS OUR ACCOUNT HEREIN
HARRIS, SHEAFFER LLP



Ari Katz
E. & O.E.

**ACCOUNTS ARE DUE WHEN
RENDERED**

Pursuant to the Solicitors' Act interest at the rate of 1.3% per annum will be charged on amounts due, calculated commencing one month after the date of delivery of this Account. Any disbursements recorded after preparation of this Account will be billed at a later date.

TRUST STATEMENT

HARRIS, SHEAFFER LLPDisbursementsReceipts

RE: 144 Park Ltd.
Waterloo Condominium Corporation No. 591
Post Registration Matters

Received From: Toronto Dominion Bank - Wire Guest Suite - LTTX and registration costs	791.74
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Paid To: Harris, Sheaffer LLP, in Trust Electronic Registration - Land Transfer Tax	791.74
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Received From: Harris, Sheaffer LLP Electronic Registration of Charge	74.72
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Received From: Harris, Sheaffer LLP Electronic Registration of LTT	17.50
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Received From: Harris, Sheaffer LLP Electronic Registration of Application for Vesting Order	74.72
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Received From: Harris, Sheaffer LLP Trust Electronic Registration of LTT	791.74
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Paid To: Teraview E- Reg - Application for Vesting - (WR968024)	883.96
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Paid To: Teraview E- Reg - Charge/Mortgage - (WR968025)	74.72
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Received From: Toronto Dominion Bank - Direct Deposit Registration Costs	149.44
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Balance Remaining in Trust

\$1,750.42
\$149.44

\$1,899.86

Invoice No. 115103
October 27, 2016
Page 5

LAWYERS' SUMMARY:

Lawyers Involved	Year of Call	Hourly Rate	Hours Billed	Total Billed
MARK L. KAROLY	1998	\$700.00	1.20	\$840.00
ARI M. KATZ	2007	\$550.00	41.30	\$22,121.00
Total:			42.50	\$22,961.00

Exhibit "B"

IN ACCOUNT WITH

HARRIS, SHEAFFER LLF**BARRISTERS & SOLICITORS**

YONGE CORPORATE CENTRE
4100 YONGE STREET, SUITE 610, TORONTO, ONTARIO M2P 2B5
TELEPHONE (416) 250-5800/FACSIMILE (416) 250-5300

Collins Barrow Toronto Limited
as Lien Trustee for 144 Park Ltd.
700-11 King Street West, Box 27
Toronto, Ontario M5H 4C7

Date: May 24, 2017
Matter No.: 150540
Invoice No.: 118204
HST No.: 132943069

**RE: 144 Park – Waterloo Standard Condominium Plan No. 591
144 Park Ltd.
144 Park Street, Waterloo ON
Work Completed to Date – Post Registration Matters**

TO PROFESSIONAL SERVICES RENDERED in connection with the above noted condominium project to March 27, 2017, including all other meetings, telephone calls and correspondences necessary hereto but not specifically enumerated herein; AND TO and including the following specific matters:

DATE	DESCRIPTION
Sep-29-16	Email and voicemail from A. Dhanani; drafting amendment to Purchase Agreement; telephone call with A. Dhanani.
Oct-21-16	Telephone call with A. Dhanani re Tarion deficiency claims; telephone call with lawyer for suite 1407; email to A. Dhanani.
Nov-02-16	Preparing affidavit re invoices.
Nov-07-16	Email to and from A. Dhanani re setting of occupancy date.
Nov-10-16	Emails to and from A. Dhanani re parking ownership.
Jan-11-17	Telephone call with A. Dhanani; email to M. Baldwin.
Jan-19-17	Emails to and from A. Dhanani; preparing discharge statement.
Feb-13-17	Updating guest suite mortgage payout statement.
Feb-14-17	Email from A. Dhanani; updating discharge letter.
Feb-24-17	Email to and from A. Dhanani; email to K. Schmitz re timing for delivery of discharge funds.
Feb-28-17	Email to T. McGowan and K. Schnitz.
Mar-13-17	Telephone call with A. Dhanani; voicemail from A. Graham; email from A. Graham; email to A. Graham; email to T. McGowan re mortgage refinancing; email from K. Schmitz; updating mortgage discharge statement. Updating discharge statement; emails to and from A. Dhanani.
Mar-14-17	Email from A. Dhanani; email to K. Schmitz.
Mar-21-17	Email to and from K. Schmitz; email to and from A. Dhanani re payout statement.
Mar-22-17	Telephone call with A. Dhanani re heat pumps.
Mar-24-17	Emails to and from C. Robson; emails to and from A. Dhanani; telephone call with A. Dhanani.
Mar-27-17	Emails to and from K. Schmitz; registering discharge.

To Our Fee Herein
HST on Fees

\$4,515.50
\$587.02

DISBURSEMENTS

Courier	14.65
Imaging	14.55
Electronic Registration *	63.35
Electronic Registration	10.55

Total Disbursements
HST on Disbursements

\$103.10

\$103.10
\$5.17

Total Fees, Disbursements & HST
Balance Applied from Trust
Balance Due and Owing

\$5,210.79
\$149.44
\$5,061.35

Total HST included in this Account: \$592.19

* tax-exempt

THIS IS OUR ACCOUNT HEREIN
HARRIS, SHEAFFER LLP



Ari Katz
E. & O.E.

**ACCOUNTS ARE DUE WHEN
RENDERED**

Pursuant to the Solicitors' Act interest at the rate of 1.3% per annum will be charged on amounts due, calculated commencing one month after the date of delivery of this Account. Any disbursements recorded after preparation of this Account will be billed at a later date.

TRUST STATEMENT

HARRIS, SHEAFFER LLPDisbursementsReceipts

Trust Balance Forward		149.44
Received From: Harris Sheaffer LLP E-Reg - Registration Costs		75.27
Paid To: Teraview E-Reg - Discharge of Charge (WR1021149)	75.27	
Paid To: Harris, Sheaffer LLP Partial Payment of Invoice No. 118204	149.44	
	<hr/>	<hr/>
	\$224.71	\$224.71
Balance Remaining in Trust	\$0.00	

LAWYERS' SUMMARY:

Lawyers Involved	Year of Call	Hourly Rate	Hours Billed	Total Billed
ARI M. KATZ	2007	\$550.00	8.2	\$4,515.00
Total:			8.2	\$4,515.00

Exhibit "C"

IN ACCOUNT WITH

HARRIS, SHEAFFER LLP

BARRISTERS & SOLICITORS

YONGE CORPORATE CENTRE
4100 YONGE STREET, SUITE 610, TORONTO, ONTARIO M2P 2B5
TELEPHONE (416) 250-5800/FACSIMILE (416) 250-5300

RSM Canada Limited
as Lien Trustee for 144 Park Ltd.
700-11 King Street West, Box 27
Toronto, Ontario M5H 4C7

Date: February 6, 2018
Matter No.: 150540
Invoice No.: 121571
HST No.: 132943069

RE: 144 Park – Waterloo Standard Condominium Plan No. 591
144 Park Ltd.
144 Park Street, Waterloo ON
Work Completed to Date – Post Registration Matters

TO PROFESSIONAL SERVICES RENDERED in connection with the above noted condominium project to December 7, 2017, including all other meetings, telephone calls and correspondences necessary hereto but not specifically enumerated herein; AND TO and including the following specific matters:

DATE	DESCRIPTION
Jul-03-17	Email from A. Dhanani re release.
Aug-28-17	Telephone call with A. Dhanani; reviewing past budgets.
Aug-31-17	Reviewing documentation; drafting letter.
Sep-05-17	Reviewing file; updating letter; email to A. Dhanani.
Oct-18-17	Emails to and from A. Dhanani.
Oct-25-17	Telephone call with A. Dhanani re Tarion and common elements warranty process.
Nov-02-17	Telephone call with A. Dhanani re letter to Tarion. Reviewing draft letter; providing comments in email to A. Dhanani.
Dec-07-17	Email to and from A. Dhanani; reviewing order; email to A. Dhanani re assignment.

To Our Fee Herein	\$4,777.00
HST on Fees	\$621.01

DISBURSEMENTS

Courier	7.06
Imaging	56.40

Total Disbursements	\$63.46	\$63.46
HST on Disbursements		\$8.25

Total Fees, Disbursements & HST	\$5,469.72
Balance Due and Owing	\$5,469.72

Total HST included in this Account: \$629.26
* tax-exempt

**THIS IS OUR ACCOUNT HEREIN
HARRIS, SHEAFFER LLP**



Ari Katz
E. & O.E.

**ACCOUNTS ARE DUE WHEN
RENDERED**

Pursuant to the Solicitors' Act interest at the rate of 1.3% per annum will be charged on amounts due, calculated commencing one month after the date of delivery of this Account. Any disbursements recorded after preparation of this Account will be billed at a later date.

TRUST STATEMENT***HARRIS, SHEAFFER LLP***DisbursementsReceipts

RE: 144 Park – Waterloo Standard Condominium Plan No. 591
144 Park Ltd.
144 Park Street, Waterloo ON
Work Completed to Date – Post Registration Matters

Trust Balance Forward		149.44
Paid To: Harris, Sheaffer LLP Payment of Invoice No. 118204	149.44	
	<u>\$149.44</u>	<u>\$149.44</u>
Balance Remaining in Trust	\$0.00	

LAWYERS' SUMMARY:

Lawyers Involved	Year of Call	Hourly Rate	Hours Billed	Total Billed
ARI M. KATZ	2007	\$585.00	8.16	\$4,777.00
Total:			8.16	\$4,777.00

IN THE MATTER OF THE *CONSTRUCTION LIEN ACT*, R.S.O. 1990, c. C.30, AS AMENDED

**AND IN THE MATTER OF AN APPLICATION MADE BY 144 PARK LTD. FOR THE APPOINTMENT OF A TRUSTEE
UNDER SECTION 68(1) OF THE *CONSTRUCTION LIEN ACT*, R.S.O. 1990, c. C.30, AS AMENDED**

Court File No. CV15-10843-00CL

ONTARIO
SUPERIOR COURT OF JUSTICE
(COMMERCIAL LIST)

Proceedings commenced at Toronto

MOTION RECORD

(re Vesting Order for Sale Transaction and other relief)
(returnable February 14, 2018)

CHAITONS LLP

5000 Yonge Street, 10th Floor
Toronto, ON M2N 7E9

Sam Rappos (LSUC #51399S)

Tel: (416) 218-1137

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E-mail: samr@chaitons.com

**Lawyers for RSM Canada Limited,
Court-appointed Trustee**