

THE SIDING PROJECT COMMUNICATOR

To: PCC 122 Residents

From: Safina Cerit, Site Manager
site.manager@pcc122.com
905-812-2903

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Hello everyone! On July 14, 2022, Board members and I conducted an on-site review with our Site Management Representative, Mike, our Site Contractor, Chris and our Site Supervisor, Ahmed. The purpose was to get an update of how the work is going with the preparation of the walls for the siding, what issues they have if any, and if they are making progress as expected.

This is Issue #2 of our Siding Project Communicator. Please keep these publications on hand as you may wish to refer to them should you have questions. This issue will not be hand delivered in hard copy to owner household mailboxes who receive communication by email.

Following is important information for every household to read and understand:

- A very important recommendation is when work is being performed on your unit or units close to yours, there will be considerable movement and vibration on the structure of your unit from the drilling, hammering, and banging caused by the workers. Therefore, **we strongly suggest** that all wall hangings and objects on or near wall shelves and in other sensitive areas be removed and stored in a less exposed location to avoid being shaken and falling due to the nature of the work being done. Management, the contractor and PCC 122 accept no responsibility for any damages whatsoever that occur inside owner units during the course of this siding project.
- the project is proceeding as scheduled; a construction compound is set-up at visitor parking area across from unit 42; a disposal bin is at visitor parking beside the site office.
- Unit 1: no sheathing was observed on the west wall of unit 1; there was existing chip board along the base just above the brick; framing was installed at the roof line to allow for sheathing securement.
- Blueskin is being applied on all areas as specified with suitable overlap and primer as per manufacturer's requirement. The plan is to complete the Blueskin installation from unit 1 to 10, front and back. A waterproof barrier will be installed along the bottom brick line and around any openings; metal flashing and an additional waterproof Blueskin sealing the flashing will be applied. Siding will be placed over the second Blueskin layer. Siding should arrive in about four weeks.
- original build and a subsequent upgrade did not provide enough vents in the soffit area to allow enough air flow throughout the attics. The lack of enough vents in the roof has also contributed to lack of air flow. Workers also found insulation was covering many of the soffit vents we do have. These conditions have contributed to the extensive mold issue we have in the attics. We are installing an additional vent on each unit with our roof replacement and repair, and the contractor will add more vents in the soffits to allow for more air circulation which will help immensely to curb the mold in the attics.
- another crew will be on-site to work on the chimneys in the next week or so.
- thank you for your patience and understanding. The Board continues to work on suitable financial arrangements for this project.