

Thursday, February 09, 2012

8594 Granville Street
Vancouver B.C.
V6P 4Z7

RE: Expired Warranty

Dear Regina,

From further investigation of the flooring issue, it is evident that this was caused by humidity, which has accumulated in your unit, as well as water damage. We sent a representative from Barwood on February 8, 2012 to examine the floor thoroughly. Barwood Flooring has provided us with a formal letter stating the issues were in fact caused by humidity and water damage. Included in this letter we have provided pictures that were taken during the investigation also.

We had previously corrected this issue and was resolved May 11, 2010, and since there was no Tarion thirty (30) day form, One (1) year form or Two (2) year form submitted to Tarion; it was taken that the issues had been resolved. The materials and workmanship coverage provided by Tarion warranty have unfortunately expired on April 29, 2010.

ITEM	LOCATION	DESCRIPTION
Hardwood	Behind Kitchen Island "Breakfast table"	Gapping
Hardwood	Bedroom Entrance	Gapping
Hardwood	Main Entrance	Gapping

For specific information on how to proceed, refer back to the Tarion Home Owner Manual or visit www.tarion.com construction performance guidelines. As discussed in the Homeowner Manual components of your home are listed, it also includes guidelines on maintenance and repairs.

If after reviewing the information in the manual, you have any further questions please contact me, I'll be happy to discuss these maintenance tasks with you.

Sincerely,


Amacon Customer Service

Feb 9/12

ATTENTION: GRAHME WALSH

RE: EVE UNIT 3707

As per my inspection of Suite 3707, I find it evident that there has been some form of water damage that has damaged the surface of the floor as well as a humidity issue that is drying out the floor causing it to shrink considerably.

Damage of this nature is the responsibility of the Tenant/Homeowner, and as such is not warranted by Barwood. If you need any additional information, please do not hesitate to contact me.

Regards,



Danny Concordia
Site Supervisor

IMPORTANT HUMIDITY CONTROL

Wood plank and parquet flooring are a natural wood product of Mother Nature and will absorb excess moisture under humid conditions and release their normal moisture content under excessively dry conditions. The recommended relative humidity should be within the 40% to 55% range. Even though engineered wood flooring is more dimensionally stable than traditional wood flooring it is still a product of nature and will react to changes in the relative humidity. Exotic woods (engineered or solid) may show signs of cracking, face checking or dry cupping when the relative humidity drops below 40%.

All wood flooring expands in the humid summer weather and shrinks in the winter under dry conditions. Wide plank flooring, particularly square edge type, is apt to swell during the humid season and will shrink when heat is applied. The use of V grooved planks hides shrinkage cracks. We cannot be responsible for installations where either excessively humid or excessively dry conditions exist. For your protection we strongly recommend the use of both a dehumidifier and humidifier system at the appropriate times of the year, as outlined below.

When the furnace or other heating systems are off!

During this period in later spring, summer and early fall we strongly recommend the use of a dehumidifier in your basement. As well as protecting your wood floor from excessive humidity which could result in expansion of the planks or parquet bars...a dehumidifier will safeguard your furniture, drapes, furniture coverings, wall panelling, work tools, etc. from excessive dampness...and make your basement living areas a cool, pleasant place on warm days.

When the furnace or other heating systems are on!

During this period in late fall, winter and early spring we strongly recommend the use of a humidifier system. With the advent of more efficient insulation and/or electric heating systems...many homes tend to have very dry air...an atmosphere proven to result in health problems (colds, sore throats, sinus conditions, etc.) As well as protecting your health, a humidifier system will also provide the moisture in the air to avoid the shrinking (cracks between planks or parquet bars) in your wood floor.

BARWOOD
FLOORING 
The hardwood specialists

860 Progress Avenue, Scarborough, Ontario M1H 2X5
T. 416.431.4800 F. 416.431.2393 www.barwoodfloors.com

Deficiency History Lot:3707 Eve - Phase: 1

<u>Work Order Date</u>	<u>Type</u>	<u>Deficiency Description</u>	<u>Trade</u>	<u>Close Date or Status</u>	<u>Days Open</u>
15Apr10	Customer Service Request	Living Room- visible gaps by bedroom and entrance of room	Barwood Flooring	11May10	26
23Feb09	PDI	FOYER / ENTRY- WALLS-O.K.	Amacon - PDI - OK	23Feb09	0
23Feb09	PDI	FOYER / ENTRY- DOORS-O.K.	Amacon - PDI - OK	23Feb09	0
23Feb09	PDI	FOYER / ENTRY- FLOORING-baseboard chipped left wall, see tape	Amacon Service	31Mar09	36
23Feb09	PDI	FOYER / ENTRY- CEILING-O.K.	Amacon - PDI - OK	23Feb09	0
23Feb09	PDI	FOYER / ENTRY- CLOSET-O.K.	Amacon - PDI - OK	23Feb09	0
23Feb09	PDI	FOYER / ENTRY- ELECTRICAL/LIGHTING-O.K.	Amacon - PDI - OK	23Feb09	0
23Feb09	PDI	LIVING/DINING ROOM- FLOORING-boards scratched, see tape	Barwood Flooring	24Apr09	60
23Feb09	PDI	LIVING/DINING ROOM- FLOORING: 1-excessive gap in front of guest bedroom see tape	Barwood Flooring	24Apr09	60
23Feb09	PDI	LIVING/DINING ROOM- ELECTRICAL/LIGHTING-O.K.	Amacon - PDI - OK	23Feb09	0
23Feb09	PDI	LIVING/DINING ROOM- WINDOWS-ALUMINUM THRESHOLD missing to right of balcony door, see tape	Amacon Service	25Jun09	122
23Feb09	PDI	LIVING/DINING ROOM- WINDOWS: 1-condensation build up on north facing window, see tape	Allan Windows	15Oct09	234
23Feb09	PDI	LIVING/DINING ROOM- WINDOWS: 2-marks around windows, see tape	Amacon Service	25Jun09	122
23Feb09	PDI	LIVING/DINING ROOM- CEILING-O.K.	Amacon - PDI - OK	23Feb09	0
23Feb09	PDI	LIVING/DINING ROOM- WALLS-gap at j-mold to right of balcony door, see tape	Amacon Service	25Jun09	122
23Feb09	PDI	GUEST BEDROOM 1- WALLS-markm on left wall above cable outLET, see tape	Amacon Service	25Jun09	122
23Feb09	PDI	GUEST BEDROOM 1- WALLS: 1-mark to left of window, see tape	Amacon Service	25Jun09	122
23Feb09	PDI	GUEST BEDROOM 1- WALLS: 2-DRYWALL DENTED and marked inside closet, see tape	Amacon Service	25Jun09	122
23Feb09	PDI	GUEST BEDROOM 1- DOORS-O.K.	Amacon - PDI - OK	23Feb09	0
23Feb09	PDI	GUEST BEDROOM 1- FLOORING-baseboard chipped and scratched left and right wall, see tape	Amacon Service	25Jun09	122
23Feb09	PDI	GUEST BEDROOM 1- FLOORING: 1-baseboard discolored to left window, see tape	Amacon Service	25Jun09	122
			Amacon - PDI -		

<u>23Feb09</u>	PDI	GUEST BEDROOM 1- CEILING-O.K.	OK	23Feb09	0
<u>23Feb09</u>	PDI	GUEST BEDROOM 1- CLOSET-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	GUEST BEDROOM 1- ELECTRICAL/LIGHTING-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	GUEST BEDROOM 1- WINDOWS-ALUMINUM THRESHOLD missing	Amacon Service	25Jun09	122
<u>23Feb09</u>	PDI	GUEST BEDROOM 1- WINDOWS: 1-marks around window, see tape	Amacon Service	25Jun09	122
<u>23Feb09</u>	PDI	MASTER BEDROOM- WALLS-paint chipped corners at end of hallway, see tape	Amacon Service	25Jun09	122
<u>23Feb09</u>	PDI	MASTER BEDROOM- WALLS: 1-mark below fire alarm silencer, see tape	Amacon Service	25Jun09	122
<u>23Feb09</u>	PDI	MASTER BEDROOM- WALLS: 2-marks on left wall above cable outLET, see tape	Amacon Service	25Jun09	122
<u>23Feb09</u>	PDI	MASTER BEDROOM- DOORS-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	MASTER BEDROOM- FLOORING-baseboards chipped, see tape	Amacon Service	25Jun09	122
<u>23Feb09</u>	PDI	MASTER BEDROOM- CEILING-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	MASTER BEDROOM- CLOSET-paint chips and marks on walls inside closet, see tape	Amacon Service	25Jun09	122
<u>23Feb09</u>	PDI	MASTER BEDROOM- ELECTRICAL/LIGHTING-breaker schedule missing	DECC Electric	15Mar09	20
<u>23Feb09</u>	PDI	MASTER BEDROOM- WINDOWS-ALUMINUM scrATCHED at balcony door, see tape	Amacon Service	25Jun09	122
<u>23Feb09</u>	PDI	MASTER BEDROOM- WINDOWS: 1-marks and excess silicone around windows, see tape	Amacon Service	25Jun09	122
<u>23Feb09</u>	PDI	MAIN BATHROOM- WALLS-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	MAIN BATHROOM- DOORS-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	MAIN BATHROOM- TUB-no hot water	Lisi Mechanical	27Mar09	32
<u>23Feb09</u>	PDI	MAIN BATHROOM- TUB: 1-water does not stay in tub when plugged	Lisi Mechanical	27Mar09	32
<u>23Feb09</u>	PDI	MAIN BATHROOM- TOILET-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	MAIN BATHROOM- CEILING-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	MAIN BATHROOM- SINK-water does not stay in sink when plugged	Lisi Mechanical	27Mar09	32
<u>23Feb09</u>	PDI	MAIN BATHROOM- COUNTERTOPS-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	MAIN BATHROOM- VANITY CABINETS-realign vanity doors	Cartier Kitchens	04Mar09	9
<u>23Feb09</u>	PDI	MAIN BATHROOM- FLOORING-O.K.	Amacon - PDI - OK	23Feb09	0

<u>23Feb09</u>	PDI	MAIN BATHROOM- ELECTRICAL/LIGHTING-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	ENSUITE BATHROOM- WALLS-no mirror	Amacon Service	02Apr09	38
<u>23Feb09</u>	PDI	ENSUITE BATHROOM- WALLS-no mirror	JJ Home Products	02Apr09	38
<u>23Feb09</u>	PDI	ENSUITE BATHROOM- DOORS-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	ENSUITE BATHROOM- TUB-chip top left side of tub, see tape	Canadian Whirlpool Services	01Apr09	37
<u>23Feb09</u>	PDI	ENSUITE BATHROOM- TOILET-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	ENSUITE BATHROOM- SINK-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	ENSUITE BATHROOM- COUNTERTOPS-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	ENSUITE BATHROOM- CEILING-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	ENSUITE BATHROOM- VANITY CABINETS-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	ENSUITE BATHROOM- FLOORING-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	ENSUITE BATHROOM- ELECTRICAL/LIGHTING-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	KITCHEN- FLOORING-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	KITCHEN- CABINETS-excessive gap at lazy susan cabinet, see tape	Cartier Kitchens	04Mar09	9
<u>23Feb09</u>	PDI	KITCHEN- CABINETS: 1-silicone stopper required cabinet to right of stove, see tape	Cartier Kitchens	04Mar09	9
<u>23Feb09</u>	PDI	KITCHEN- CABINETS: 2-centre post loose - cabinet below sink	Cartier Kitchens	04Mar09	9
<u>23Feb09</u>	PDI	KITCHEN- CABINETS: 3-cabinets above and to left of fridge not flush with cabinets on adjacent wall	Cartier Kitchens	04Mar09	9
<u>23Feb09</u>	PDI	KITCHEN- COUNTERTOPS-buff corner to right of stove, see tape	Cartier Kitchens	04Mar09	9
<u>23Feb09</u>	PDI	KITCHEN- SINK-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	KITCHEN- APPLIANCE-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	KITCHEN- ELECTRICAL/LIGHTING-faceplate missing in cabinet under sink, see tape	Cartier Kitchens	04Mar09	9
<u>23Feb09</u>	PDI	KITCHEN- CEILING-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	KITCHEN- BACKSPLASH-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	KITCHEN- WALLS-O.K.	Amacon - PDI - OK	23Feb09	0
<u>23Feb09</u>	PDI	LAUNDRY CLOSET- DOORS-O.K.	Amacon - PDI - OK	23Feb09	0

23Feb09 PDI LAUNDRY CLOSET- WALLS-O.K.

Amacon - PDI -
OK

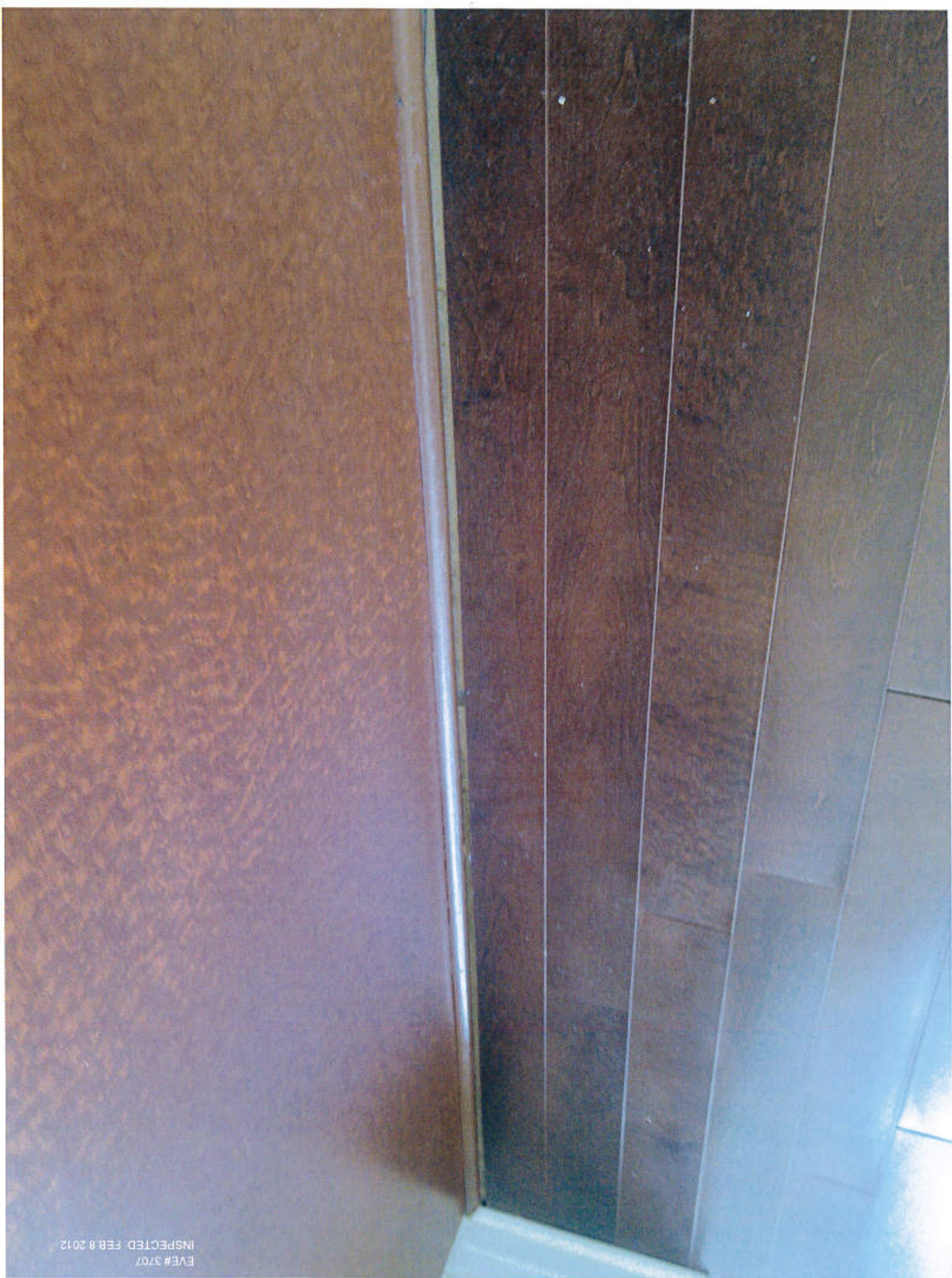
23Feb09 0

Total Reported Deficiencies: 72 / Average Days Open: 38

Customer Info

EVE# 3707
INSPECTED: FEB 3 2012

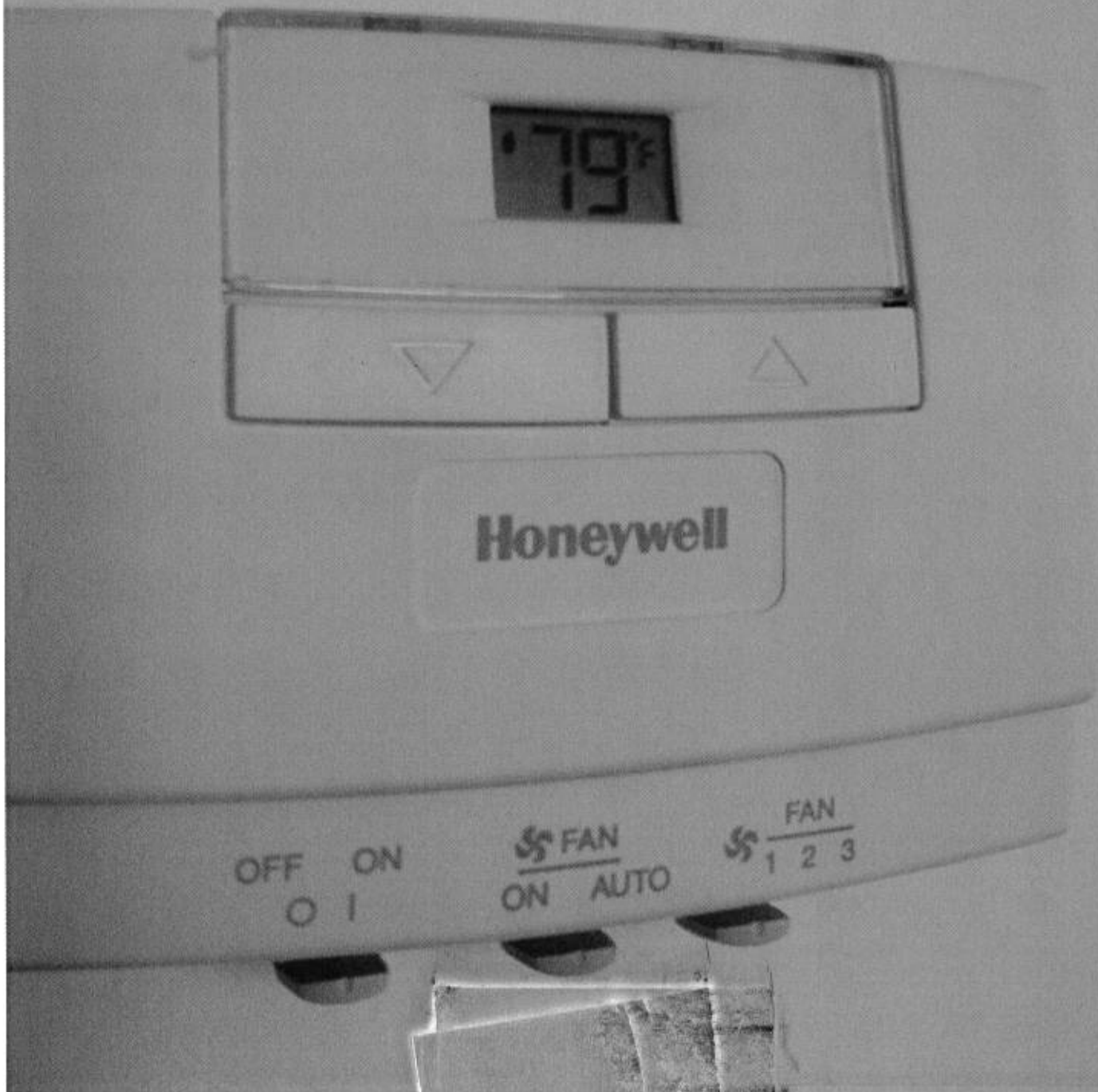




EVE# 3707
INSPECTED FEB 8, 2012



EVE# 3707
INSPECTED: FEB 8, 2012



EVE# 3707
INSPECTED: FEB.3 2012

