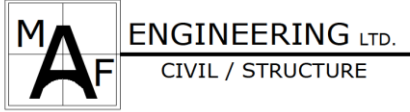


## Attachment E

*Owner's Engineering Report Dated  
12 June 2025*



## MAF Engineering Ltd.

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Email: [mirafsharn@gmail.com](mailto:mirafsharn@gmail.com)

### MEMORANDUM # 9

**Project Address:** 53, 4<sup>th</sup> Street, New Westminster, BC

**Date:** June 12<sup>th</sup>, 2025

There was a site visit of the existing situation of the above-mentioned building on June 11<sup>th</sup>, 2025.

The previous memos #7 and #8 were on unit #1 & #2 on the main floor, and we could get into the upper units #3 and #4 and review the interior walls and interior framing.

On the latest review on September 11<sup>th</sup>, 2024, we could get into Unit 1 and Unit 2 on the main floor.

There are no significant changes in the interior units or in the hallways. The interior walls were the same as the previous reviews.

#### **OBSERVATIONS:**

**On the exterior walls review, we found some minor increase in the South wall stucco and finishing. In the south-east side of the building, there is stucco peeling off the wall, which shows progress compared to the photos taken on 2020. On the south-west side of the building, we observed the same minor increment.**

By peeling off the stucco, there are some rotted wood on the south-east side of the building framing, which should be fixed and replaced as well. We observed the same thing in the last review at September 2024, but nothing happened from the owner / landlord side regarding the fixing of rotted wood or peeling matters on the stucco.

Here below there are some captured photos on latest site review:

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1	<p>June 2025:</p> <p>There are some stucco peeling observed in the South-West corner of the building. The amount of cracks on the siding were increased comparing to the same photo taken on 2020 ( below image)</p>	
2	<p>Same spot in 2020</p>	

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3	<p>June 2025</p> <p>There are some stucco peeling observed in the South-West corner of the building. The amount of cracks on the siding were increased comparing to the same photo taken on 2020 ( below image)</p>	
4	<p>Same spot in 2020</p>	

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5	<p>June 2025</p> <p>There are some stucco peeling observed in the South-Eest corner of the building. The amount of cracks on the siding were increased comparing to the same photo taken on 2020 ( below image)</p>	
6	<p>Same spot in 2020</p>	

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7	<p>On the South -East corner there are rotted wood visible. These rotted wood is the framing of the lower floor and must replaced immediately as it is rotted now.</p> <p>The amount of rotting will be defined while the GWB layer is removed on interior side and framing to be opened.</p>	
8	<p>On the South side of the building the cracks on the siding stucco are visible and increasing regarding the last year reviews.</p>	

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9	<p>In Unit #1; a crack observed in June 2025.</p> <p>There are some cracks on interior walls on the GWB / Gypsum plaster which is not increased significantly comparing the last year review as per below image.</p> <p>In 2024, the contractor opened the GWB and the framing reviewed regarding the angles between joists, walls, posts/ beams.</p>	
10	<p>Same spot in September 2024</p>	

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11	<p>Window – Interior – Unit #1 : June 2025</p> <p>There are some cracks on interior walls on the GWB / Gypsum plaster which is not increased significantly comparing the last year review as per below image.</p> <p>In 2024, the contractor opened the GWB and the framing reviewed regarding the angles between joists, walls, posts/ beams</p>	
12	<p>Same spot in September 2024</p>	

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13	<p>This spot on the Soth-West corner of the building also have a building envelop issue.</p> <p>As shown and is obvious in the image water ingress can be happened and provide some issues regarding the moisture and its consequences. In the images 17, 18, 19 &amp; 20 there are some moisture issues that reflects on the GWB at the same spot interiors.</p>	
14	Moisture trace on the ceiling	

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15	Some cracks on the window opening in unit #2	
16	Cracks and moisture issues on the lower side of the window opening in the unit #2	

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17	Moisture in the ceiling in unit #4	
18	Moisture in the ceiling in unit #4	

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19	Moisture in the ceiling in unit #4	
20	Moisture in the ceiling in unit #4	



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### **CONCLUSION:**

By reviewing the building and comparing with past years, we believe that the settlement that mentioned in previous reviews are continuing slowly and its effects are visible first on the siding / exteriors. In the latter the effects appears on the interior sides as consequences like water ingress, slope on the floor ( unit 1), moisture trace,.etc.

Landlord / owner shall take care of these items to keep the building safe and habitable for the tenants and residents.

### **Limitations:**

The information presented in this report is based on direct visual observations made by personnel with MAF Engineering Ltd. and, in some instances, as noted within the report, on information provided by others. Recommendations contained within our report reflect our informed opinion based on the information gathered during our investigation. The findings cannot be extended to components of the building or portions of the site that were not reviewed or that were concealed or unavailable for direct observation at the time of our visit.

The conclusions and recommendations detailed in this report are based upon the information available at the time of preparation of the report. No investigative method eliminates the possibility of obtaining imprecise or incomplete information. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of our conclusions and recommendations. The recommendations are not intended to be utilized as a detailed specification for any remedial work that may be required. MAF Engineering Ltd. accepts no responsibility for interpretation of our recommendations, or actions taken based on them without our consultation and supervision.



## **MAF Engineering Ltd.**

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Please let us know if you have any questions or concerns arising from this report.

Prepared by:

**MAF Engineering Ltd.**

**Permit to Practice #: 1003510**

**Mir Afshar Niakouei P. Eng.**