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EQ Ref. Code: EQ02869

ROOF INSPECTION AND RECOMMENDATION REPORT

PREPARED FOR:

Cypress Point Strata NW 2050

Site Location: 7511/7531/7651 Minoru Boulevard, Richmond, BC

Attention: Audrey Montero, Strata Office Administrator

July 19, 2021

Cypress Point Strata NW 2050
Attention: Audrey Montero, Strata Office Administrator
#338-7651 Minoru Boulevard
Richmond, BC
V6Y 1Z3

Ms. Montero,

Thank you for allowing us once again to assist you and Cypress Point Strata with your roofing needs. Please accept this report and proposal for your facility at 7511/7531/7651 Minoru Boulevard in Richmond, BC.

The roofs still appear to be on track to achieve the typical service life of 20-25 years. That said granule loss is occurring and we recommend exploring options such as resurfacing or coating the roof as opposed to replacing it. You will find cost advantages as opposed to re-roofing.

Buckling of the roof deck is also occurring on every building, however it is most prominent on Roof Section A2. This is due to movement of the decking and may be due to moisture in the wood. Other causes may be insufficient ventilation or a lack of spacing at the time of installation. We recommend discussing the phenomenon with a roof or building envelope consultant. It will have to be dealt with or have a plan in place before applying a coating or re-roofing.

In terms of maintenance/repairs, we have made several recommendations that you may wish to consider.

We appreciate this opportunity, and look forward to working with Cypress Point Strata NW 2050 on this and future projects.

Should you have any questions about this proposal, or require further assistance in any way, please do not hesitate to contact me at your convenience.

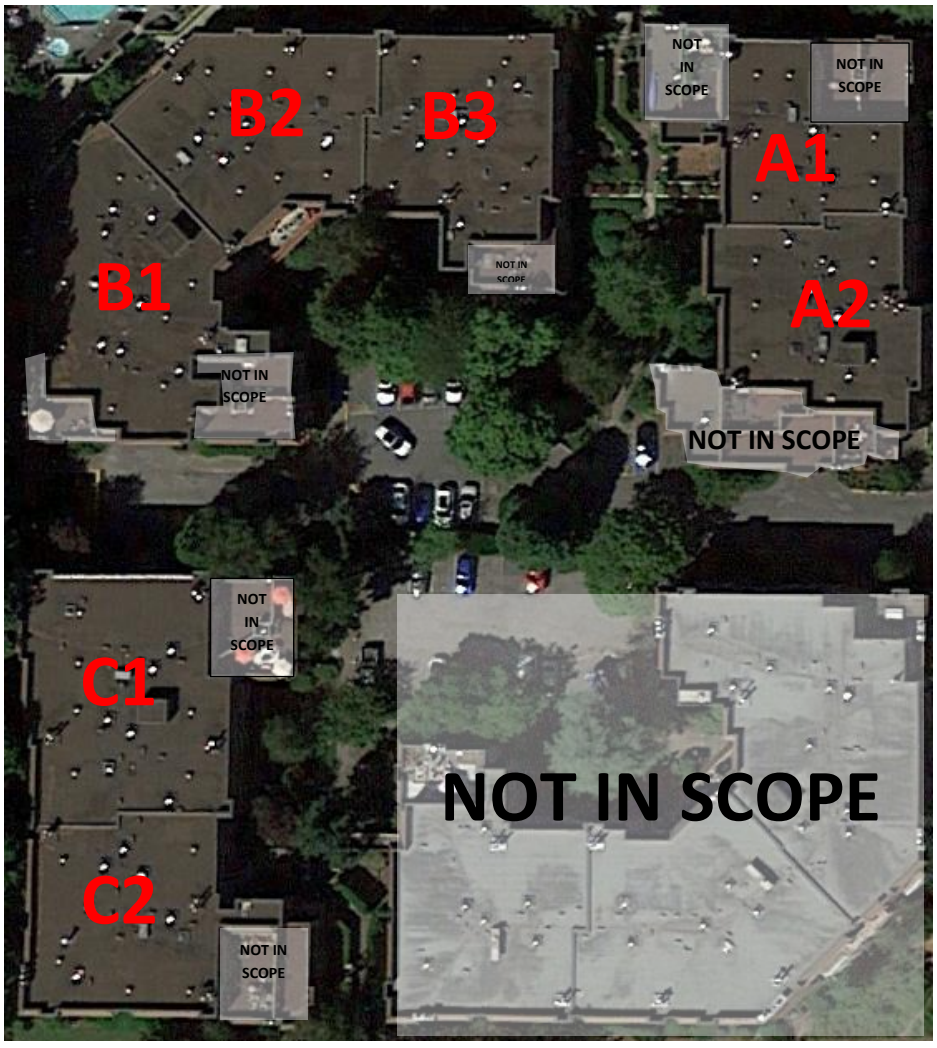
Best Regards,

A.J. van Beek
Service Manager/Estimator
Atlas-Apex Roofing Inc.
Mobile: 604-841-1450
Email: ajvanbeek@atlas-apex.com
Website: www.atlas-apex.com

CLIENT AND FACILITY SUMMARY

Client Name	Cypress Point Strata NW 2050		
Address	#338-7651 Minoru Boulevard Richmond, BC V6Y 1Z3		
Contact	Audrey Montero, Strata Office Administrator		
Phone	604-279-1554		
Email	cypresspoint@telus.net		
Location Address	7511/7531/7651 Minoru Boulevard, Richmond, BC		
Type	Multi-building Residential Strata Complex		
Building Age	1983 – 38 years old		
Total Area	Approximately 34,275 square feet *(Not Including patios/decks or exclusive use areas)*		
	Building A, Sections A1/A2	**Building B, Sections B1/B2/B3**	**Building C, Sections C1/C2**
Approximate Age	19-20 years	19-20 years	19-20 years
Approximate Area	8,000 s.f.	15,775 s.f.	10,500 s.f.
Type	2-ply SBS Modified Bitumen	2-ply SBS Modified Bitumen	2-ply SBS Modified Bitumen
Deck	Unknown	Unknown	Unknown
Air/ Vapour Barrier	Unknown	Unknown	Unknown
Insulation	Unknown	Unknown	Unknown
Membrane	2-ply SBS Modified Bitumen	2-ply SBS Modified Bitumen	2-ply SBS Modified Bitumen
Surfacing	Ceramic granules	Ceramic granules	Ceramic granules
Flashings	SBS	SBS	SBS
Perimeters	Parapet	Parapet	Parapet
Drainage	Internal with overflow scuppers	Internal with overflow scuppers	Internal with overflow scuppers
Overall Condition	Fair to Good	Fair to Good	Fair to Good

FACILITY PHOTO



LEGEND

Internal Drain	
Scupper	
Roof Hatch	
Pitch Pocket	
Equipment Curb	
Sleeper Supports	
Skylight	
Blistering	
Ridging	
Bare Felts	
Ponding Water	
Expansion Joint	
Tall Cone	
Stack Jack	

INSPECTION PHOTOS, SECTIONS A1/A2

	This is an overview of Roof Section A1.
	This is another overview of Roof Section A1.
	Drains and sumps are free of debris.
	Drains and sumps are free of debris.

INSPECTION PHOTOS, SECTIONS A1/A2

	Storm collars were inspected and appear to be sealed.
	Sealant on the perimeter cap flashing joints appears to be still performing well.
	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
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INSPECTION PHOTOS, SECTIONS A1/A2

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	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
	This is an overview of Roof Section A2.
	This is another overview of Roof Section A2.

INSPECTION PHOTOS, SECTIONS A1/A2

	Sumps and drain screens are free of debris.
	Sealant on the perimeter cap flashing joints appears to be still performing well.
	Elevator roof is free of both debris and anomalies/deficiencies.
	Elevator roof is free of both debris and anomalies/deficiencies.

INSPECTION PHOTOS, SECTIONS A1/A2

	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
	Open lap on the wall stripping.
	A blister was discovered near the open lap.
	Overview of the location where the blister and open lap were discovered.

INSPECTION PHOTOS, SECTIONS A1/A2

	Buckling of the roof deck is occurring in a dozen or more spots on Roof Section A2.
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INSPECTION PHOTOS, SECTIONS A1/A2

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	Buckling of the roof deck is occurring in a dozen or more spots on Roof Section A2.
	Buckling is causing stress cracks in the membrane in areas.

INSPECTION PHOTOS, SECTIONS B1/B2/B3

	This is an overview of Roof Section B1.
	This is another overview of Roof Section B1.
	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.

INSPECTION PHOTOS, SECTIONS B1/B2/B3

	View of typical membrane conditions. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
	View of typical membrane conditions. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
	Cap flashing joints are unsealed along the south perimeter in areas.
	Membrane gouges/scars were discovered.

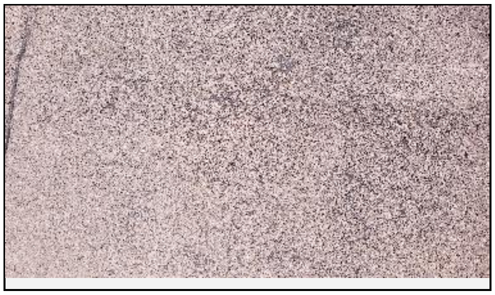
INSPECTION PHOTOS, SECTIONS B1/B2/B3

	Overview of the membrane gouges/scars that should eb repaired.
	Blistering is occurring on the control joint stripping.
	Blistering is occurring on the control joint stripping.
	Blistering is occurring on the control joint stripping.

INSPECTION PHOTOS, SECTIONS B1/B2/B3

	Blistering is occurring on the control joint stripping.
	Overview of Roof Section B2.
	Another overview of Roof Section B2.
	Storm collars were inspected and appear to be sealed.

INSPECTION PHOTOS, SECTIONS B1/B2/B3

	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
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INSPECTION PHOTOS, SECTIONS B1/B2/B3

	Buckling of the roof deck is occurring in a couple of spots on Roof Section B2.
	Buckling of the roof deck is occurring in a couple of spots on Roof Section B2.
	Open lap discovered on the wall stripping.
	Overview of the open lap location.

INSPECTION PHOTOS, SECTIONS B1/B2/B3

	Overview of Roof Section B3.
	Another overview of Roof Section B3.
	Storm collars were inspected and appear to be sealed.
	Sealant on the cap flashing joints is still performing.

INSPECTION PHOTOS, SECTIONS B1/B2/B3

	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
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	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
	Buckling of the roof deck was noted on Roof Section B3.

INSPECTION PHOTOS, SECTIONS B1/B2/B3

	Open lap discovered on the control joint stripping.
	Location of the open lap.
	An open lap discovered at an area of blistering on the wall stripping.
	Overview of the blister and open lap location,

INSPECTION PHOTOS, SECTIONS B1/B2/B3

	Blisters noted on the field near the control joint.
	Blisters noted on the field near the control joint.

INSPECTION PHOTOS, SECTIONS C1/C2

	Overview of Roof Section C1.
	This is another overview of Roof Section C1.
	Storm collars were inspected and appear to be sealed.
	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.

INSPECTION PHOTOS, SECTIONS C1/C2

	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
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	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
	Open lap discovered at the overflow scupper target patch.

INSPECTION PHOTOS, SECTIONS C1/C2

	Overview of the open lap at the target patch.
	Overview of Roof Section C2.
	Another overview of Roof Section C2.
	Sumps and drain screens are free of debris.

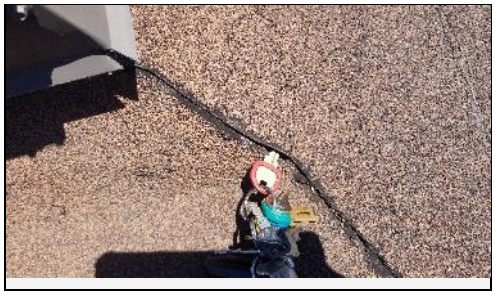
INSPECTION PHOTOS, SECTIONS C1/C2

	Storm collars were inspected and appear to be sealed.
	Sealant on the cap flashing joints is still performing.
	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.

INSPECTION PHOTOS, SECTIONS C1/C2

	View of typical membrane conditions. The roof surfacing is cracking due to UV degradation. The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation.
	Buckling of the roof deck was noted on Roof Section B3.
	A gouge/scar was discovered.
	Overview of the location of the membrane gouge/scar.

INSPECTION PHOTOS, SECTIONS C1/C2

	Open lap discovered on a skylight curb.
	Overview of the open lap location.
	Another open lap was discovered on a curb.
	Overview of the second open lap location.

INSPECTION PHOTOS, SECTIONS C1/C2

	Another open lap was discovered on a curb.
	Overview of the third open lap location.

RESTORATIVE COATING INFORMATION

	The roof surfacing is cracking due to UV degradation. Consideration should be given to applying a restorative aluminized coating to the roof. This is a picture was taken during our roof inspection.
	The roof surfacing is worn in areas and granule loss is occurring. Granules are protecting the membrane from UV degradation. Consideration should be given to applying a restorative aluminized coating to the roof. This is a picture was taken during our roof inspection.
	*(The following photographs are from a restorative maintenance project from another building)_* When a restorative coating is chosen, critical areas of the roof are reinforced…
	…and membrane deficiencies such as blisters are repaired with new membrane.

RESTORATIVE COATING INFORMATION

	A view of a restorative aluminizing coating being applied to a similar aged 2-ply SBS roofing system.
	A view of a restorative aluminizing coating being applied to a similar aged 2-ply SBS roofing system.
	A view of the temperature reading on an old aged 2-ply SBS roofing system. 80 degrees Celsius surface temperature.
	The surface temperature of the roof was 39 degrees Celsius following the application of the restorative aluminizing coating. This not only protects the roof from UV degradation but also can lessen the cooling requirements for the building.

SUMMARY AND RECOMMENDATIONS

We recommend completing the recommended maintenance below and discussing the deck buckling phenomenon with a roof or building envelope consultant. Buckling is occurring on every building however it is the worst and most frequent on Roof Section A2.

RECOMMENDED MAINTENANCE AND REPAIRS

Roof Sections A1/A2

1. Repair blister and open lap utilizing materials that are compatible with the existing roof.

Roof Sections B1/B2/B3

1. Apply #1 grade exterior sealant to the joints of the perimeter sheet metal cap flashings at the southeast sector of Roof Section B1 where the cap flashing was replaced due to a fire.
2. Repair (3) gouges/scars utilizing materials that are compatible with the existing roof.
3. Repair (5) areas of blistering on the control joint utilizing materials that are compatible with the existing roof.
4. Repair blisters at the northeast corner of Roof Section B2 and the north wall of Roof Section B3 utilizing materials that are compatible with the existing roof.

Roof Sections C1/C2

1. Repair open lap at the overflow scupper stripping utilizing materials that are compatible with the existing roof.
2. Repair (1) gouge/scar at the south end of Roof Section C2 utilizing materials that are compatible with the existing roof.
3. Repair the (4) open corner laps on the curb on Roof Section C2 with materials that are compatible with the existing roof.

MAINTENANCE AND REPAIRS PRICING……...$ 2,809.00 + tax

NOTES:

Price includes for regular hour work Monday-Friday and one mobilization

Does not include any work in areas of exclusive use by tenants such as patios and decks.

TERMS AND CONDITIONS

1. All work to Canadian Roofing Contractors' Association (CRCA), Roofing Contractors Association of BC (RCABC) specifications and best roofing practices. All sheet metal work in accordance with the Architectural Sheet Metal Manual, third edition, issued by the Sheet Metal and Air Conditioning Contractors' National Association Inc. (SMACNA);
2. Any recommendations contained herein are the opinion of Atlas-Apex Roofing Inc. based on the information provided by the building owner or his/her representative, authorized subject matter experts, visual inspections performed by our forces, or a combination thereof. Though believed to be accurate and current at the time of submission, any reliance upon this information by any third parties is strictly at their own risk. Atlas-Apex Roofing Inc. assumes no responsibility for any consequences resulting from the use of this information by any third party;
3. Removal of existing insulation adhered in asphalt or adhesive is included in this quotation. Removal of mechanically fastened insulation, if required, is extra to our quoted price;
4. We assume no liability for the design, installation, alteration, or performance of any safety anchors on the roof or on any adjacent surfaces or structures. In this regard, Atlas-Apex Roofing Inc. warrants ONLY that all anchors within the contracted scope of work will be made water-tight with the new roofing assembly;
5. Bonding for performance/ labour and materials is not included in this quotation. If required, it can be provided at an additional cost;
6. Any mechanical or plumbing connections, disconnections or lifting of units, marking of locations, structural supporting, temporary waterproofing, cutting or coring of deck, and interior tarping/ dust protection are to be done by others. However, a price for these additional services can be provided upon request;
7. All workmanship and materials required for existing long term warranty roofs will be utilized where applicable to ensure all existing specifications are met;
8. Protection of hydro supply lines located in areas of work (if applicable) is to be performed by others;
9. Full access is to be provided around building for the duration of the performance of the roofing work;
10. Price is based on work being done during regular business hours, Monday to Friday, excluding holidays;
11. Atlas-Apex Roofing Inc. will not be held responsible for delays caused by forces beyond our control, including but not limited to inclement weather conditions, strikes, labour disputes, progress of prior trades, or acts of God;
12. Standard C.R.C.A. warranty included - 2 years roofing and 1 year sheet metal;
13. $10,000,000.00 Public Liability and Property Damage Insurance and WSIB coverage are included;
14. Payment Terms: Net 30 days, upon approval by Atlas-Apex Roofing Inc. finance department;
15. Atlas-Apex Roofing Inc. will not enter into any contractual agreement under the “pay-when-paid” or “pay-if-paid” clauses, and all credit and contract terms and conditions are subject to approval by Atlas-Apex Roofing Inc.;
16. All quotations are confidential and are for the use of the customer only;
17. Quoted pricing is based on current labour and materials costs, and is valid for a period of 30 days from the quotation date as shown on page 1 of this document;
18. Building permit fees or related application fees are not included in our price;
19. Any alterations to the roof, the structure or adjacent grounds, or any features or components contained thereon, which have been performed or installed after our inspection(s) upon which this quotation is based, MUST be brought to the attention of Atlas-Apex Roofing Inc. prior to project startup, as they may incur additional costs not included in this quotation;
20. Any specific restrictions, regulations, or logistical considerations imposed by the building owner or his/ her representative, which may affect the roofing project, MUST be addressed and coordinated with Atlas-Apex Roofing Inc. in advance of project startup, or risk incurrence of additional charges not included in this quotation;
21. We will make all reasonable efforts to avoid damaging any landscaping adjacent to the structure, however any incidental damage to these areas resulting from the execution of the roof work is not the responsibility of Atlas-Apex Roofing Inc.;
22. Existing skylights: Due to the close proximity of these units to the roof work, and the relatively fragile nature of their construction, Atlas-Apex Roofing Inc. cannot assume responsibility for any incidental damage caused to these units;
23. Installation of penetration cones: Atlas-Apex Roofing Inc. will install penetration cone hardware as authorized, and in the locations as marked by the building owner or his/ her representative, and ensure a water tight condition of the cone hardware with the roof assembly. We will “supply-only” to site the suitable rain collar hardware. This hardware MUST be installed and properly sealed after the penetration has been installed through the cone opening, all by others. Failure to do so will result in possible water infiltration, which is not covered under warranty.

AUTHORIZATION

I/ We, the undersigned, hereby accept this quotation, including all specifications, terms, and related pricing, and authorize Atlas-Apex Roofing Inc. to proceed with the work as described herein.

Print Name(s)	Date
Signature(s)	PO Number