

NW 2050 – Building Committee Report

September 7, 2019

Gordon Farrell, Carole and Tom Borthwick, and Bob Murray did a walk-around Cypress Point and found that in general, the property and buildings are looking good. A few issues were found that need further attention and they are as follows:



Building A

Suite 301 skylight has a crack in it and needs to be replaced.



Building B

Water pipe leaking in the first floor ceiling near Suite 116.



Building B

Water pipe leaking in the first-floor ceiling near Suite 124.



Building B

Rooftop bulge in side of roof wall on north side needs to be looked at more closely.



Building B

New flashing where fire was.
Does it need to be caulked?



Building B – There are places where the flashing needs to be re-caulked.



Building B –

Owner must remove leaves from between the rubber deck tiles and along the edges to ensure that proper drainage can occur.



Building B – Owner must remove leaves from saround the edges of the rubber decking tiles to ensure that proper drainage can occur.



Building C – Owner must clean up leaves between rubber deck tiles and around edges of deck area so that proper drainage can happen.



Building B – An example of a well-kept deck. Note that leaves and debris have been cleaned up. 😊

The following suites are in violation of Bylaw 4:17 A resident must not allow anything to rest on or hang from parapet walls, balcony railings or flashings.



Building A



Building A



Building A



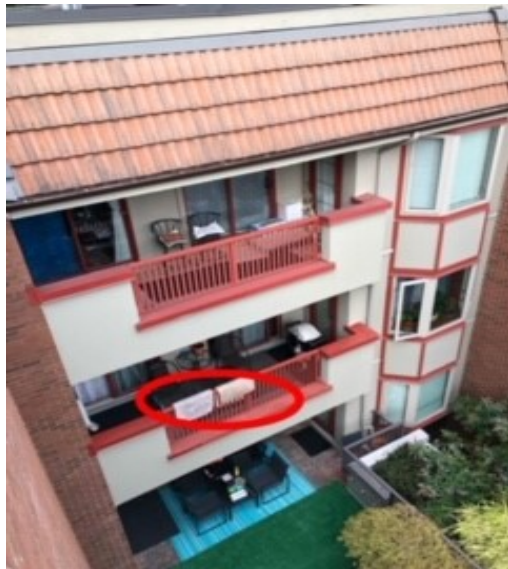
Building A



Building B



Building B



Building C



Building C



Building C – Roof top drains need to be cleaned as well as leaves and debris on the other parts of the rooftop.



Building C – Maple tree branches are interfering with the chimney stacks in the northwest corner of the building. The chimney on the left side is leaning as a result of a large branch brushing against it. Also, squirrels are using the branches of the maple to get onto the roof. The maple belongs to the complex in behind Building C.

Building B – Owners or tenants must not use a parking stall for storage items other than a vehicle – Bylaw 4.22.



The following parking stalls must be cleaned up in accordance with Bylaw 4.23 – a resident using a parking space is solely responsible for clean-up of and liability arising from, leakage of oil or other automotive fluids in the parking stall.

