

Date: January 24, 2023

To: Whom It May Concern

Property: LMS 2035 – Coventry Woods
9025 216th Street, Langley, BC

Subject: **SUMMARY OF ROOFING RENEWALS PROJECT**

BC Building Science Ltd. (BCBS) has prepared this document to summarize the intent, activities, and outcome of the roofing renewals work recently completed at this project.

The intent of this summary is to provide both current and future Owners a better understanding of the reasoning behind the renewals project, the processes involved, a brief understanding of the scopes of work completed, and other information pertaining to this renovation project.

PROJECT PARTICULARS

Property Name: Coventry Woods

Property Description: *Type of Construction:* Wood Framing
Occupancy: Residential Townhomes
Number of Units / Buildings: 94 Townhome Units and 1 Clubhouse
Date of Original Construction: Circa 1995

Civic Address: 9025 216th Street, Langley, BC

Project Team: *Owner:* Strata Plan LMS 2035
Prime Consultant: BC Building Science Ltd.
Contractor: Cambie Roofing Contractors Ltd.

Construction Start: April 1, 2022

Project Substantial Completion: August 25, 2022

Property Description

The complex consists of the one or two storey wood-framed townhome units – mostly configured as duplex or triplex buildings.

The renewal (replacement) of the existing roofing systems was completed throughout the complex as they were approaching or had reached the end of their serviceable lives. The project scope included the replacement of the asphalt shingle roofing components at the sloped roofs, the sheet membrane components at the flat / low-slope roofs, and all aluminum gutters and downpipes.

Building Photographs

Before



After



PROJECT SCOPES OF WORK

The Roofing Renewals included the following general scopes of work:

Sloped Roofs:

- New architectural laminated asphalt shingles and related components (underlays, flashings, etc.) were installed at all sloped roofs throughout the complex to replace the existing asphalt shingle assemblies.
- The existing roof deck sheathing was assessed upon removal of the existing shingles and sheathing panels were replaced where required due to moisture damage.
- Attic spaces were also assessed and repairs to existing components within the attics were completed where required – such as replacing loose or damage insulation around ducts.

Flat Roofs:

- A new 2-ply SBS modified bitumen sheet membrane system and related components were installed at all flat and low-sloped roofs where existing bitumen sheet membranes were in place.
- The existing roof deck sheathing was assessed upon removal of the existing membrane components and sheathing panels were replaced if / where required due to moisture damage.

Fascia Boards:

- All wood fascia boards along the roof perimeters were assessed and portions were replaced where required due to moisture damage. The new portions of fascia board were then painted to match the existing boards.

Gutters & Downpipes

- New aluminum gutters and downpipes were installed throughout the complex to replace the existing gutters and downpipes.

Chimneys

- New sheet metal cap flashings were installed at all chimneys to replace the existing cap flashings.

Project Scope Photographs



View of new underlayment, flashings, and accessories being installed at a sloped roof prior to asphalt shingle installations.



View of completed new asphalt shingle assembly at a sloped roof.



View of new 2-ply SBS modified bitumen sheet membrane assembly at a flat roof.



View of new 2-ply SBS modified bitumen sheet membrane assembly at a low-slope roof.



View of fascia board replacement work in progress prior to installing the new gutters and downpipes.



View of new aluminum gutter in place along a sloped roof eave.

SUBSTANTIAL COMPLETION

Substantial Completion for this project was issued August 25, 2022. This certificate is attached for reference and confirms that all work was completed satisfactorily in accordance with the Construction Documents. All warranties come into effect as of this date.

WARRANTY COVERAGES

A variety of warranties are in place for the various products and systems installed. All components and systems are covered by the general two (2) year labour and materials warranty and five (5) year water penetration coverage on all water penetration into the building structure from the new systems installed as part of this project. There are also other specific product warranties in place and the issued warranty documents should be referred to for specific warranty coverages and information.

ASSURANCE OF REPAIRS

The roofing systems and products in place are expected to provide significant performance and durability to upwards of 30 plus years. This service life expectation obviously includes typical maintenance and repairs that may be required to some components such as removal of debris / vegetation and clearing of drains and downpipe clean-outs. However, the systems installed are intended to minimize maintenance and provide waterproofing protection well into the future.

MAINTENANCE & REPAIR

Regular and systematic monitoring of all roofing assemblies and related components is important and can help to identify any concerns in a proactive manner before a minor issue becomes more significant than it need be. As such, periodic inspections by a qualified consultant or contractor are recommended on a three-to-five-year basis.

In addition to recurring assessment and monitoring, we also recommend the implementation of an ongoing maintenance program including checking and clearing gutters, downpipe clean-outs, and drains. Cleaning and removal of organic growth from roof surface (if present) is also recommended and should be done by a qualified contractor.

CLOSING

We trust this summary provides a sufficient description of the project scope and intent and we hope both current and future Owners gain value and enjoyment from the various renewal activities completed.

We welcome feedback on your experience: <https://bcbuildingscience.com/feedback/>

Should you have any questions or require any further information, please contact the undersigned.

Respectfully Submitted,
BC Building Science

Prepared by:



Steve Kramp
Dipl. T., RRO

Enclosed: Substantial Performance Certificate (+1 page)

CERTIFICATE OF SUBSTANTIAL PERFORMANCE

To all interested parties, please note that for the project generally described as:

Project Name: Coventry Woods – Roofing Renewals Project
Project Address: 9025 216th Street, Langley, BC
Project Description: Supply of all Labour, Material, Equipment and Supervision to complete the General Contract (refer to contract documents).

and in accordance with the General Contract dated: April 13, 2022

Between the Owner: The Owners, Strata Plan 2035
9025 216th Street, Langley, BC
And Contractor: Cambie Roofing Contractors
1367 East Kent Avenue, Vancouver, BC
Attn: Stephen Jay
*And for which the
Consultant is:* BC Building Science Ltd.
611 Bent Court, New Westminster, BC

that the Project described is considered to have been SUBSTANTIALLY PERFORMED on:

AUGUST 25, 2022

For all purposes under the contract described, wherein the rights, duties, and obligations of all parties concerned are described, and for all purposes under the Lien Legislation applicable to the place of work, Substantial Performance shall be regarded as equivalent to “completed” as described within the definitions of the applicable legislation. All persons entitled to claim a lien under the Builders Lien Act and who performed work or supplied material in connection with or under the contract are warned that the time to file a claim of lien may be abridged and section 20 of the Act should be consulted.

Prepared by:



Steve Kramp
Dipl T., RRO

Date of Issue: September 14, 2022

This notice is to be posted at the site and is to remain posted until 55 days past the date of Substantial Performance noted above (October 20, 2022). Do not remove this notice unless authorized to do so or unless the required time for this document to remain in place has passed.
