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## **15041 Prospect**

### **Exterior building envelope**

The following is a report on the condition of the exterior of building envelope at 15041 Prospect. The building's roof, exterior cladding, sundecks, sundeck railings, windows and overall waterproofing were inspected in September 2015 by Spanish Banks Contracting. Observations were done visually and non-intrusively. Observations and recommendations are listed by elevation.

#### **North Elevation**

The north elevation is clad in vinyl siding. In 1999 approximately 50% of the cladding on the north elevation was changed from stucco to vinyl. The remainder of the cladding was cedar. This was removed and replaced with vinyl siding by Spanish Banks Contracting in 2011. The windows in the areas worked on by Spanish Banks were also replaced at this time.

All cladding was inspected on this elevation and is intact and functioning properly. All windows were inspected and appear to be functioning as required.

All caulking was inspected and no failures were observed

The ground level on the north elevation has a urethane coating under the gravel area that extends the length of the building over the parking area. The membrane was inspected at 4 locations and appears to be intact and functioning properly.

#### **Recommendations for the north elevation:**

All membrane and cladding assemblies appear to be functioning as required and there is no recommendations at this time

## East Elevation

The east elevation has 4 vinyl decks, all appear to be draining properly, have no cuts or tares in them and are functioning properly. The railings are side mount railings that are mounted into the fascia below the deck edge. There is some large cracks in the fascia, but the railings appear to be very secure. The fascia should be monitored to ensure the cracks to not worsen. The 2 decks that face east show minor signs of rot on the north end of the fascia, (pictured) this should be monitored.



Minor rot on outer corner of fascia

The ground level balconies (2, with 1 common area) are coated with urethane under the wood deck boards. The membrane was installed by Spanish Banks in 2011 and is functioning properly.

All caulking on this elevation was inspected and is intact with no visible failures.

The wood and vinyl siding is intact and in good shape.

The gutter above the south facing decks was replaced by Spanish Banks in 2010 and should be cleared on a regular basis as it drains a large area of the roof.

A below grade membrane repair was done by Spanish banks along the cold joint at the top of the parkade slab in September of this year.

The vinyl siding is separated by a wood band at each floor level. These bands are in good shape at the northern end of the east elevation, but at the far south end of the east elevation the wood bands

are very cupped causing them to separate at the south east corner. (Pictured) this can let water in and cause further problems.



Open corners on wood band

**Recommendations for the east elevation:**

- monitor rot on corners of east facing balconies
- clear gutter over south facing balconies
- replace trim boards at south east corner

**South Elevation**

The south elevation has 3 vinyl decks, all appear to be draining properly, have no cuts or tares in them and are functioning properly.

All caulking on this elevation was inspected and is intact with no visible failures

The vinyl siding is intact and has no visible defects. The cedar siding on the balconies however is in need of replacement. There were signs of rotten siding on each of the 3 balconies. Each deck also has



a man door at the east end of the deck. Each of these doors is extremely weathered and in need of replacement.



Siding needing replacement

#### **Recommendations for the south elevation:**

Replacement of the cedar siding and man doors on 3 balconies

#### **West Elevation**

The east elevation has 5 vinyl decks, and 1 SBS deck with wood deck boards on it. All appear to be draining properly, have no cuts or tares in them and are functioning properly. The railings are side mount railings that are mounted into the fascia below the deck edge.

All caulking on this elevation was inspected and is intact with no visible failures

The vinyl siding is intact and has no visible defects. The Cedar siding on this elevation also is in good shape with no visible signs of rot or failure.

The SBS deck over the parkade was resurfaced by Spanish Banks in 2013

#### **Recommendations for the West elevation:**

All membrane and cladding assemblies appear to be functioning as required and there is no recommendations at this time

## **Roof**

The SBS roofing is in good condition. There is not adequate slope to the roof and there are large areas of pooling water. There is a minor amount of debris on the roof that should be cleaned off to avoid clogging to drains and gutters.

The vents caps over the vent penetrations in the roof do not have long enough screws holding them down, one has blown off in the past and was re attached by Spanish Banks.

New metal cladding has been installed on the elevation tower and is functioning properly.

All gutters and drains appear to be clear and functioning.

A new roof hatch was installed by Spanish Banks in September of this year.

### **Recommendations for the Roof:**

- clear roof of any debris
- install longer fasteners in vent caps