

The ad hoc building committee have considered the roofing condition report prepared by IRC Building Sciences BC Inc dated July 15th, 2008 and advise Council that:-

1. The report indicates that the roof membrane is in good condition and does not need repair. It points out that moisture below the flashing caps may become a problem, so the Committee recommends that further research and investigation continues to try to identify the source of this moisture or humidity, and that the replacement of parapet flashings and protection should be put off for the present and when the main roof eventually needs replacing the parapets be done at the same time. This is not meant to stop work on any areas that are subsequently identified as troublesome and in need of repair.
2. Those items noted as maintenance deficiencies, i.e. Drain cleaning to all common area roofs, be proceeded with and that a yearly maintenance inspection must be called for in future to identify any problems earlier.
3. That known problems encountered in Units 404E and 306E be made the subject of more intense scrutiny in order to try and identify whether the source is caused by rain or humidity and if necessary a more invasive investigation be pursued.
4. Stucco staining from algae, Unit 301E and the inside of certain parapets, will be dealt with as a cleaning problem which Council should get the Strata Manager to sub contract, together with other exterior cleaning matters, i.e. steps and walkways.