



TRI-TECH PINNACLE

Roof Condition Report - Sansar Apartments - 1140 Hillside Avenue, Victoria, BC

Prepared For:

CAPREIT LP

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CANADIAN APARTMENT
PROPERTIES • REIT

Prepared By:

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Inspection Date:

11/9/2022

Report Number:

221231

Technical Representative:

Todd Palmer

Reviewed By:

James White



METHOD OF INSPECTION:

On November 9th of 2022, a visual review was carried out on the roof systems installed at Sansar Apartments located at 1140 Hillside Avenue in Victoria, BC. The roof membrane and flashings were visually examined, where available. Every effort was made to observe all roof components. A pictorial presentation of the various conditions of interest on the roof surface is included at the end of the report. All comments made in this report are based on the Inspector's professional opinion.

EXECUTIVE SUMMARY:

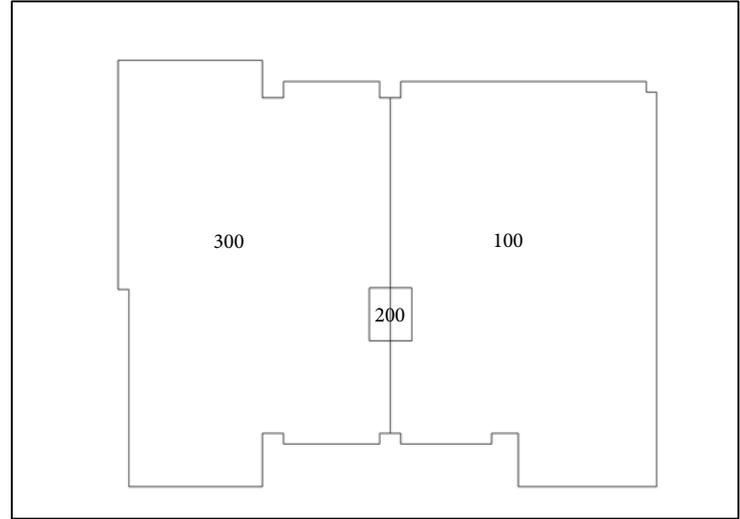
Roof levels 100, 200 & 300: 2-Ply Modified Bitumen

- Roof levels appear to be approximately 20+ years old and in poor condition.
- Blisters, damaged membrane, damaged and corroded metal and stacks, organics, and deteriorating wood at the perimeter were some of the noted defects.
- Leaks have also been reported in the past, which appear to have been addressed.
- Roof replacement should be scheduled as soon as budgeting permits.

** All budget figures included in this report are +/-10% and are reflected in today's dollar figures.

Roof Condition Report

Overview



Building / Roof Level	Condition	Area (SF) (Approx.)	Roof System	Estimated Install Date
1140 Hillside Ave. / 100	Poor	3,600	Modified Bitumen	2002
1140 Hillside Ave. / 200	Poor	80	Modified Bitumen	2002
1140 Hillside Ave. / 300	Poor	3,600	Modified Bitumen	2002

Roof Condition Report

Roof: 100

Building: 1140 Hillside Ave.



Roof System: Modified Bitumen
Estimated Install Date: 2002
Condition Index: Poor
Roof Access: Roof Hatch
Approx. Roof Sq. Ft.: 3,600
Height: 40'

Assessment: This roof level is approximately 20+ years old. Signs of deterioration and some serious roofing deficiencies were noted. Roof replacement should be scheduled within the next 1-2 years.

Roof Core



Core Sample

The core cut was taken to verify the roof condition and composition in this particular location on the roof. The roofing assembly is:

- 2 Ply Modified Bitumen Roofing Membrane
- Wood Deck



Core Sample 1

Another view of the roofing assembly

- 2 Ply Modified Bitumen Roofing Membrane
- Wood Deck

Deficiencies & Overviews



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Condition: Anomaly
Severity: High
Quantity: 1

View of the wood deck telegraphing through the membrane. This condition was noted throughout the roof level.



◆
Condition: Blister
Severity: High
Quantity: 1

Blisters are an indication that either air or moisture are trapped within the roofing system. +/- blisters were noted on this roof level.

Roof Condition Report



◆
Condition: Blister 1
Severity: High
Quantity: 1

More blisters in the field of this roof level.



◆
Condition: Blister 2
Severity: High
Quantity: 1

Another blister in the field of this roof level.

Roof Condition Report



→
Condition: Corrosion
Severity: Medium
Quantity: 1

The perimeter metal flashings are corroded in several locations on this roof level.



↑
Condition: Corrosion 1
Severity: Medium
Quantity: 1

Another view of the corroded perimeter metal flashings.

Roof Condition Report



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Condition: Corrosion 2
Severity: Medium
Quantity: 1

More corroded metal at the perimeter.



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Condition: Corrosion 3
Severity: Medium
Quantity: 1

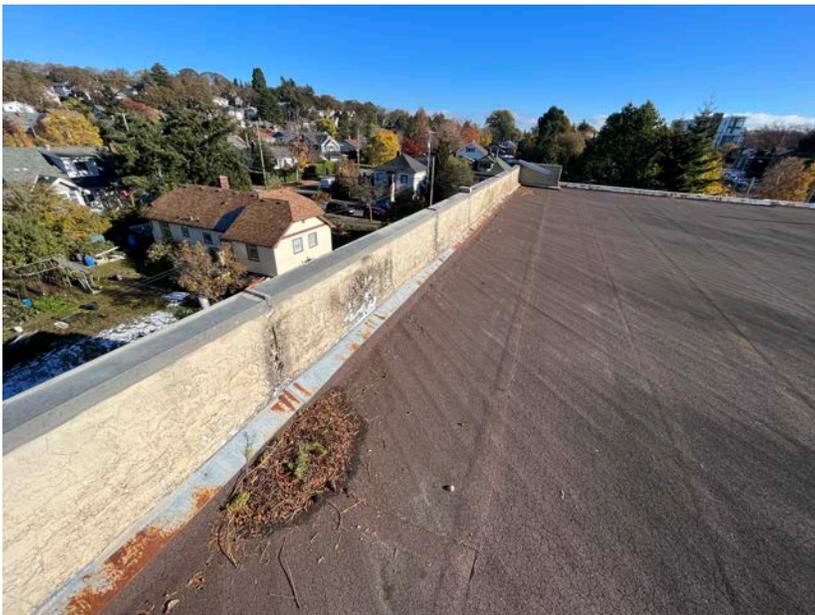
More corroded metal at the perimeter.

Roof Condition Report



←
Condition: Corrosion 4
Severity: Medium
Quantity: 1

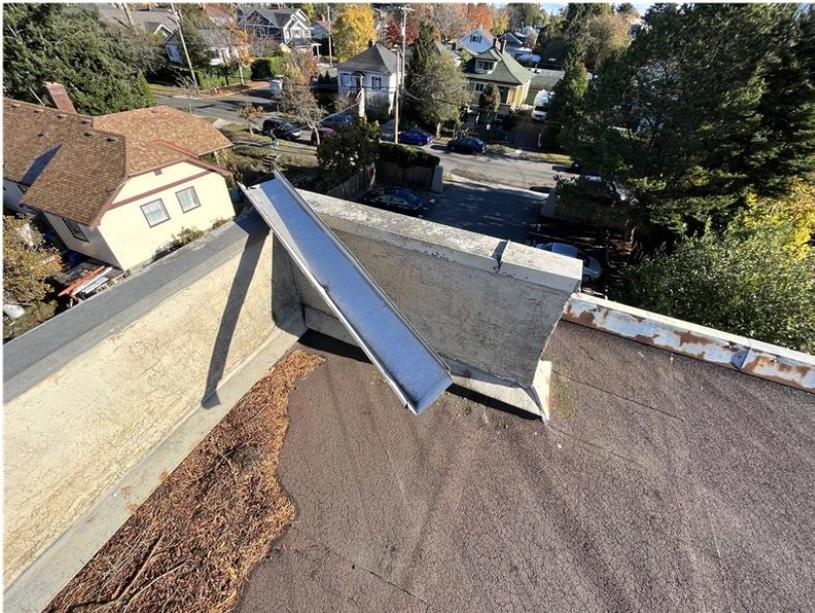
Several corroded soil stacks were also noted.



←
Condition: Corrosion 5
Severity: Medium
Quantity: 1

More corroded metal at the perimeter.

Roof Condition Report



→
Condition: Damaged metal
Severity: Medium
Quantity: 1

Damaged/unsecured metal flashings were observed along the perimeter of this roof level.



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Condition: Damaged perimeter
Severity: Medium
Quantity: 1

View of the damaged perimeter.

Roof Condition Report



Condition: Perimeter
Severity: Medium
Quantity: 1

View of the deteriorated wood at the perimeter.



Condition: Perimeter 1
Severity: Medium
Quantity: 1

Another view of the deteriorated wood at the perimeter.

Roof Condition Report



Condition: Slippage
Severity: Medium
Quantity: 1

Slippage has occurred in the field membranes, evidenced by the presence of narrow bare strips perpendicular to the slope.



Condition: Organic debris
Severity: Low
Quantity: 1

An accumulation of organic debris was noted at the perimeter of this roof level.

Roof Condition Report



Condition: Vegetation

Severity: Low

Quantity: 1

View of the moss/staining on the perimeter parapet wall.

Proposed Work

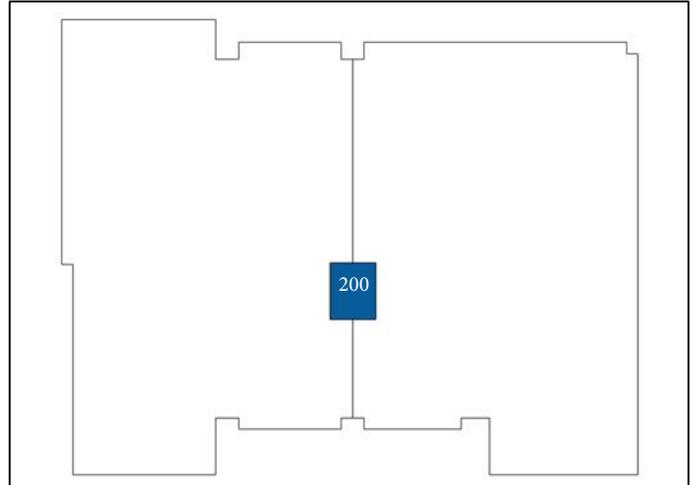
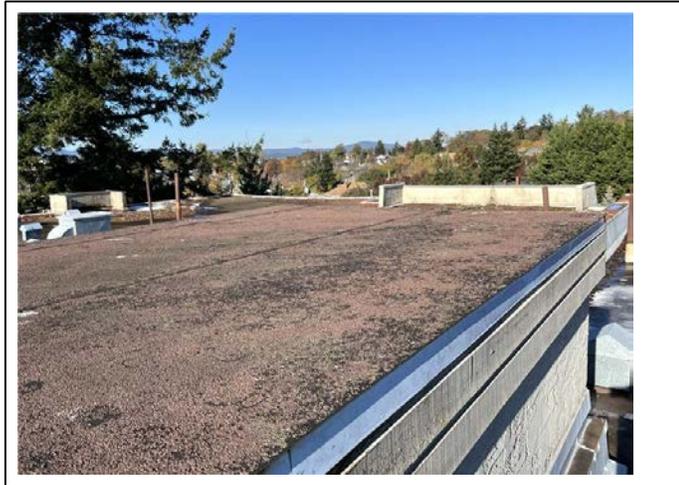
Date	Activity	Allocation	Urgency	Budget Cost \$
2023	Replacement	Capital	High	145,000

Due to the age and condition of the installed roofing assembly, roof replacement is recommended within the next 1-2 years.

Roof Condition Report

Roof: 200

Building: 1140 Hillside Ave.



Roof System: Modified Bitumen
Estimated Install Date: 2002
Condition Index: Poor
Roof Access: Exterior
Approx. Roof Sq. Ft.: 80
Height: 44'

Assessment: This roof level is approximately 20+ years old. Signs of deterioration and some serious roofing deficiencies were noted. Roof replacement should be scheduled within the next 1-2 years or at the same time as the main roof level to ensure preferred pricing.

Deficiencies & Overviews



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Condition: Deteriorated membrane
Severity: High
Quantity: 1

The roofing membrane is deteriorated and should be repaired to avoid further degradation.



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Condition: Deteriorated membrane 1
Severity: High
Quantity: 1

Another view of the deteriorated roofing membrane.

Roof Condition Report



Condition: Deteriorated Wood
Severity: Medium
Quantity: 1

View of the exposed and deteriorated wood at the perimeter.



Condition: Deteriorated Wood 1
Severity: Medium
Quantity: 1

Another view of the deteriorated wood and corroded perimeter metal flashings.

Roof Condition Report

Proposed Work

Date	Activity	Allocation	Urgency	Budget Cost \$
2023	Replacement	Capital	High	5,000

Due to the age and condition of the installed roofing assembly, roof replacement is recommended within the next 1-2 years or at the same time as the main roof levels to ensure preferred pricing.

Roof Condition Report

Roof: 300

Building: 1140 Hillside Ave.



Roof System: Modified Bitumen
Estimated Install Date: 2002
Condition Index: Poor
Roof Access: Roof Hatch
Approx. Roof Sq. Ft.: 3,600
Height: 40'

Assessment: This roof level is approximately 20+ years old. Signs of deterioration and some serious roofing deficiencies were noted. Roof replacement should be scheduled within the next 1-2 years.

Roof Condition Report

Deficiencies & Overviews



◆
Condition: Blister
Severity: High
Quantity: 1

Blisters are an indication that either air or moisture are trapped within the roofing system. Blisters will continue to grow and can easily be broken by foot traffic on the roof.



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Condition: Deteriorated membrane
Severity: High
Quantity: 1

Several areas with deteriorated roofing membrane were noted.

Roof Condition Report




Condition: Ridges
Severity: High
Quantity: 1

View of wrinkled and ridged roofing membrane. Soft spots were also noted on the roof indicative of water in the roofing assembly.




Condition: Corrosion
Severity: Medium
Quantity: 1

The perimeter metal flashings are severely corroded in several locations on this roof level.

Roof Condition Report



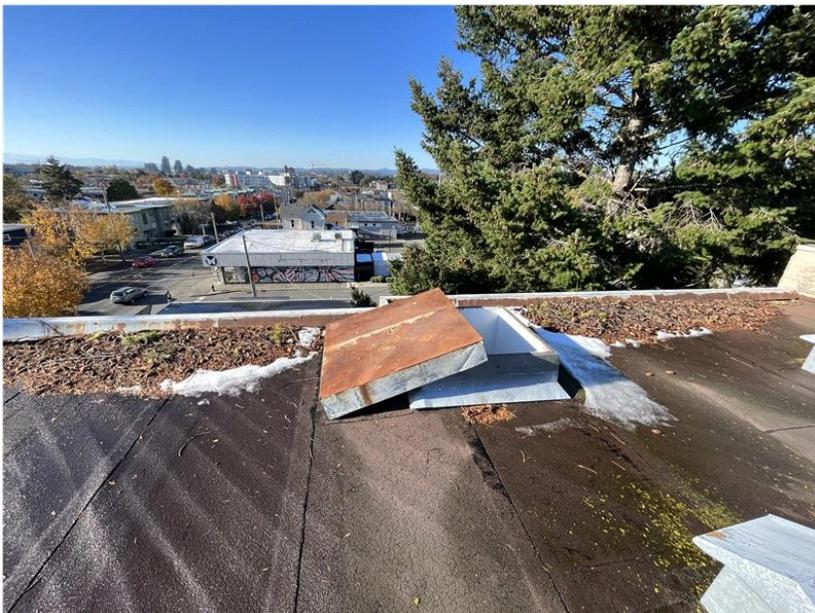
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Condition: Corrosion 1

Severity: Medium

Quantity: 1

More corroded perimeter metal flashings.



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Condition: Corrosion 2

Severity: Medium

Quantity: 1

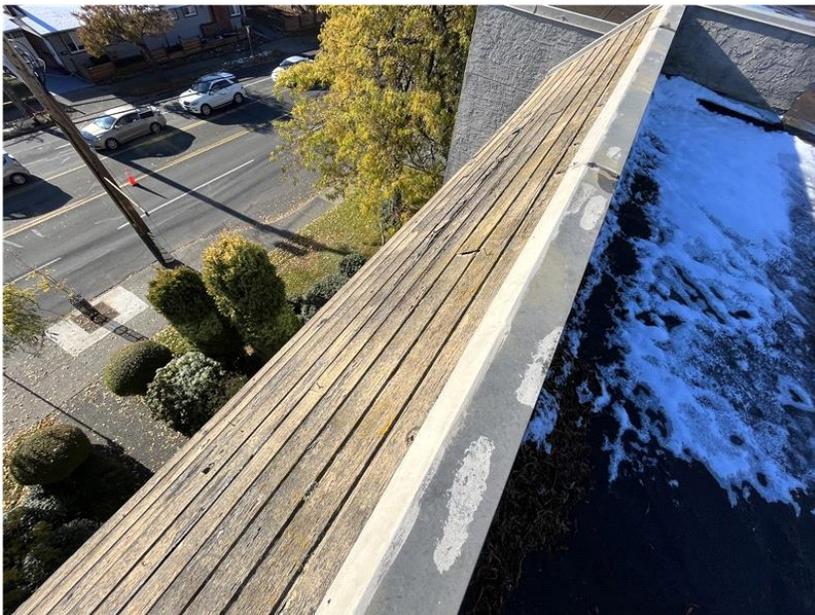
View of the corroded roof hatch.

Roof Condition Report



←
Condition: Corrosion 3
Severity: Medium
Quantity: 1

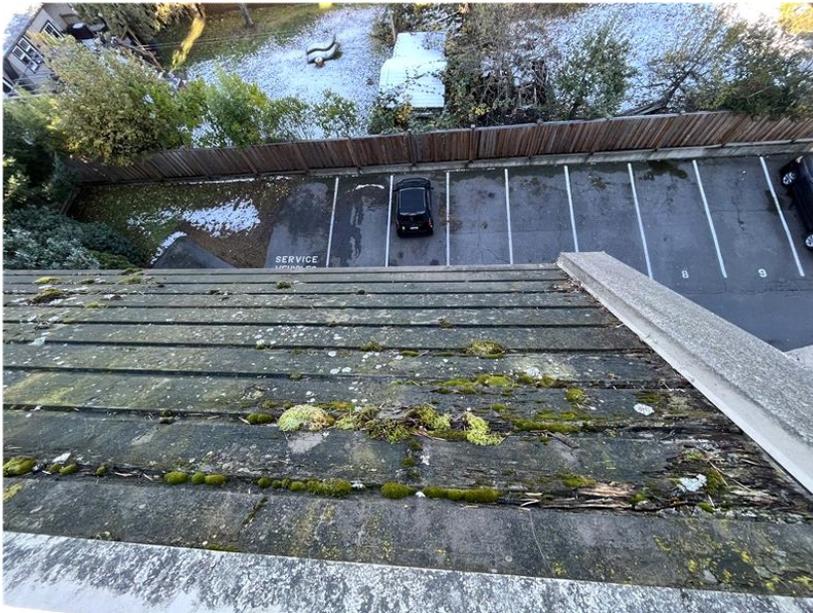
Several corroded soil stacks were also noted on this roof level.



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Condition: Perimeter
Severity: Medium
Quantity: 1

View of the deteriorated wood fascia at the perimeter.

Roof Condition Report



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Condition: Perimeter 1
Severity: Medium
Quantity: 1

More deteriorated wood and moss growth on the perimeter wood fascia.



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Condition: Organic debris
Severity: Low
Quantity: 1

Large accumulation of organic debris was noted at the perimeter of this roof level.

Roof Condition Report



Condition: Organic debris 1

Severity: Low

Quantity: 1

Another view of the organic debris noted at the perimeter.



Condition: Organic debris 2

Severity: Low

Quantity: 1

More organic debris.

Roof Condition Report



Condition: Organic debris 3

Severity: Low

Quantity: 1

More organic debris.

Proposed Work

Date	Activity	Allocation	Urgency	Budget Cost \$
2023	Replacement	Capital	High	145,000

Due to the age and condition of the installed roofing assembly, roof replacement is recommended within the next 1-2 years.

Roof Condition Report

Total Capital Budgets

Building / Roof	2023	2024	2025	2026	2027
1140 Hillside Ave. / 100	145,000	0	0	0	0
1140 Hillside Ave. / 200	5,000	0	0	0	0
1140 Hillside Ave. / 300	145,000	0	0	0	0
Totals \$	295,000	0	0	0	0

Yearly Maintenance & Expenses Budget

Building / Roof	2023	2024	2025	2026	2027
1140 Hillside Ave. / 100	0	0	0	0	0
1140 Hillside Ave. / 200	0	0	0	0	0
1140 Hillside Ave. / 300	0	0	0	0	0
Totals \$	0	0	0	0	0

Budget Totals

Building / Roof	2023	2024	2025	2026	2027
1140 Hillside Ave. / 100	145,000	0	0	0	0
1140 Hillside Ave. / 200	5,000	0	0	0	0
1140 Hillside Ave. / 300	145,000	0	0	0	0
Totals \$	295,000	0	0	0	0

Roof Condition Report

