



WARRANTY LETTER

CLIENT: Capreit Limited Partnership
ADDRESS: 11 Church Street, Suite 401, Toronto
PROJECT LOCATION: **12184-12190 224 Street, Maple Ridge, BC**
PROJECT SCOPE : **:Roof Replacement**
PROJECT REF : SFC- 12184-12190 224 St-Roof-Tectra-05July2023
DATE: 30th April, 2024
WARRANTY START DATE: 15th December 2023

Dear Sir/ Madam,

Tectra Roofing, in consideration of payment in full of our account for services rendered hereby warrants all labour and materials used in the construction or repair of the roof for a period as stipulated in the contract from the date of the completion of the project identified above.

The roof or repair work completed is hereby warranted to be watertight, in a good maintenance condition, free of defects including but not limited to splits, fastener back out, shrinkage, blistering, ridging, delamination or deterioration of the roof surfacing or other defects that would negatively impact on the performance of the roof and or flashing system other than normal surface weathering. Tectra shall forthwith upon receipt of notice by the Owner or his representative will return to the site at our expense to affect any necessary repair or replacement to correct any such defect, including subsurface moisture damage within the two-year period. Tectra shall be entitled to retain a third-party consultant to investigate if necessary, prior to completing restorative work.

Any repairs or replacement shall be completed subject to acceptance by the Owner and be completed under the terms and conditions of the original contract documents, specifications and drawings.

In providing this warranty, Tectra verifies that the work has been completed in strict compliance with the Building Code, regulatory requirements, specifications, drawing details and recommendations of the manufacturer for the materials installed.

This Warranty is made with further special Conditions as follows:

A. The Owner shall notify Tectra immediately in writing, should any defects occur. Water leakage into the roofing system or building shall be corrected by Tectra within 48 hours of the date of receipt of notice. Such repairs are to be scheduled during regular working hours.

All other defects shall be repaired as arranged and confirmed between the parties, allowing a reasonable time to affect the repairs.

B. Nothing in this Warranty except negligence in effecting repairs as stated herein shall be construed to render Tectra liable in any respect for any damage to said building or any contents thereof.

C. The Warranty shall become invalid if any work or changes are affected to the roofing system or structure affecting the performance of the system without the prior written approval of the warrantor other than temporary repairs affected by the parties as described in Paragraph "A".

D. No responsibility or liability shall be assumed in respect to damage and/or defects caused by violent phenomena of the elements such as gales, hurricanes, tornadoes, lightning, etc., or failure of any building component found to affect the performance of the system other than those installed by Tectra.

Trusting this warranty letter meets with your approval, we remain.

Yours truly,
Tectra Group Inc.

A handwritten signature in blue ink, appearing to read 'Jose Fernandes', followed by a horizontal flourish.

Jose Fernandes,
President

JF/sf.