

Vincent Cummings

RR Roof Rider Ltd

8 May 2024 | 60 Photos



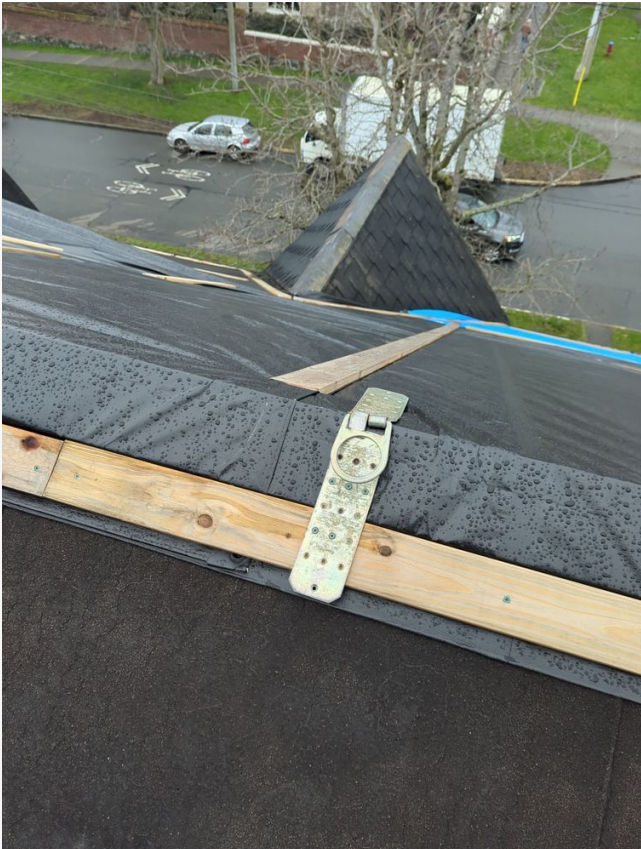
855 Vancouver St

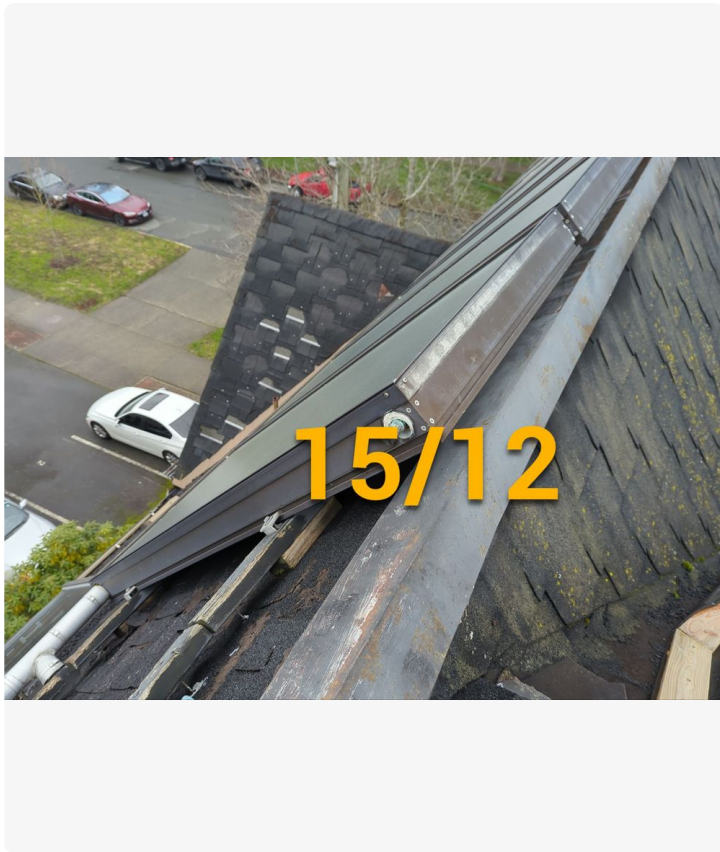


Your Apartment building. This is a brief photo summary of my visit to quote the roof for replacement.



Seeing as it is tarped, it is definitely ready for replacement!

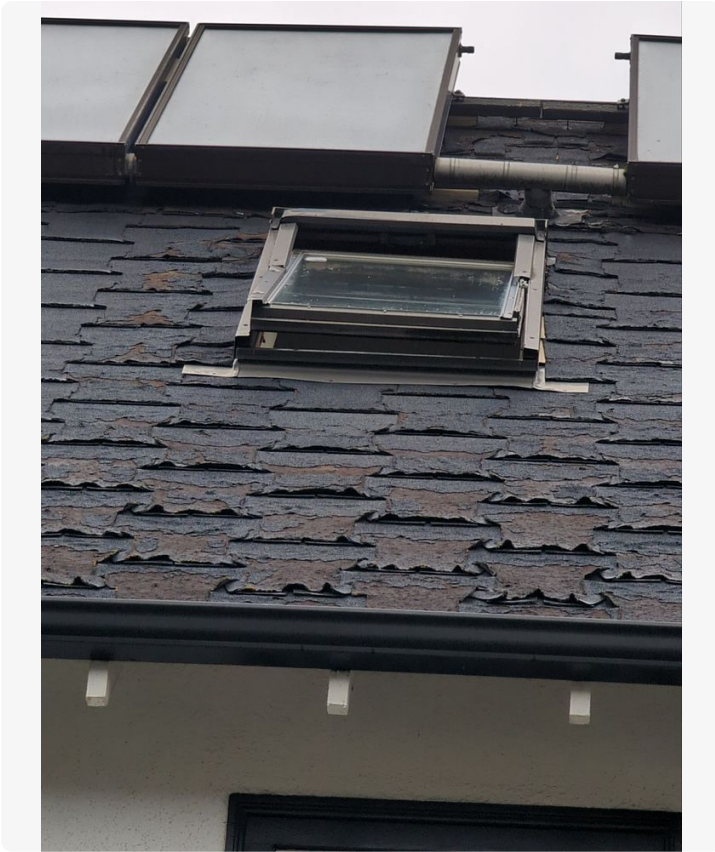




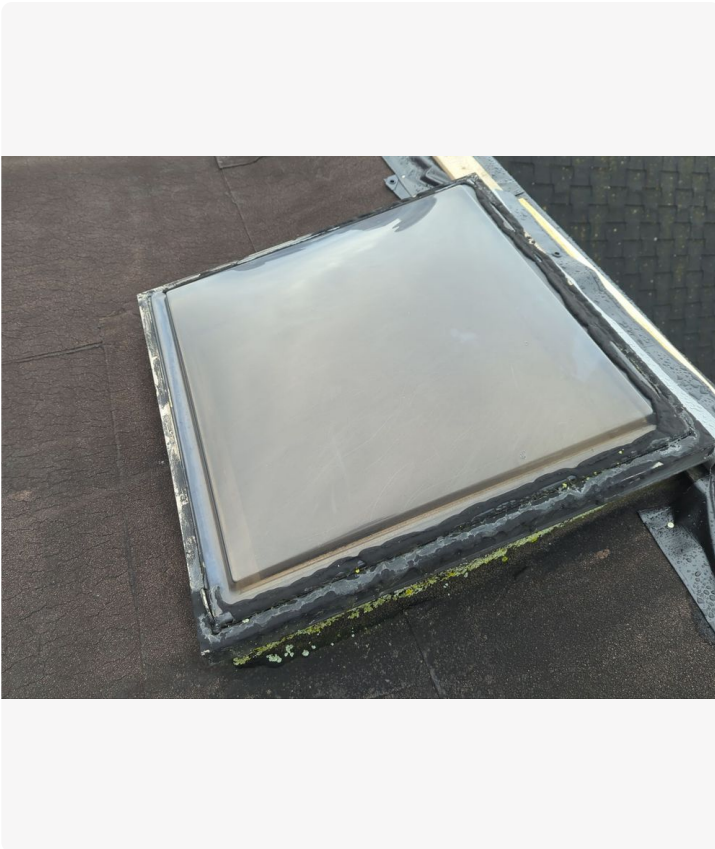
This is a steep and challenging roofing project. The quote is based on the passive solar water heaters being taken off before the project begins (As discussed with Bruce on site).



The small subroofs are part of the quote.



I didn't quote for a new skylight in this location. Let me know if you would like a quote on a replacement.



I quoted on replacing this skylight with a Velux low E skylight.



We will replace this cap and Whirly Bird.



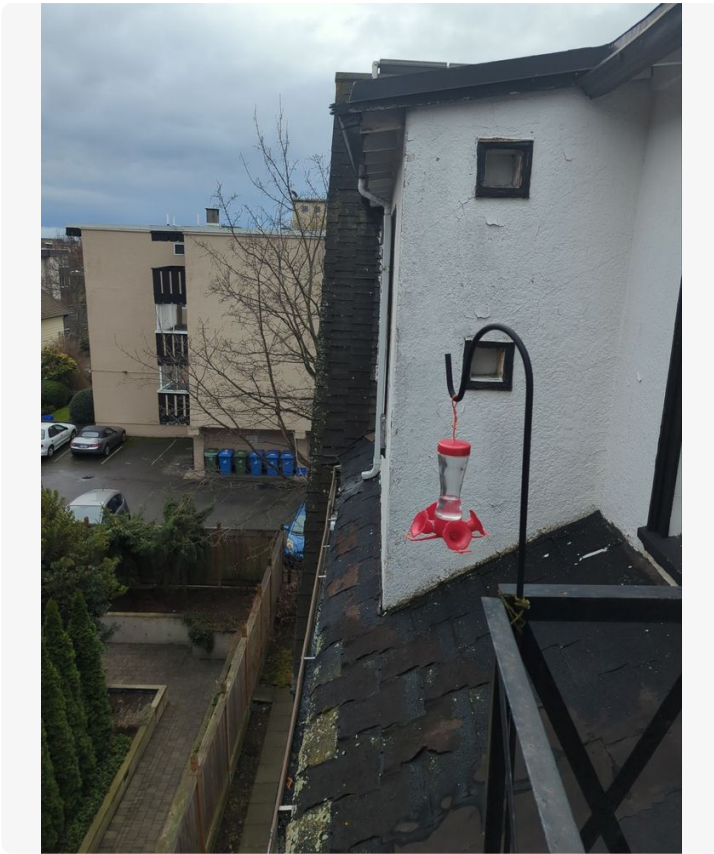
We will replace this rusty flashing system.



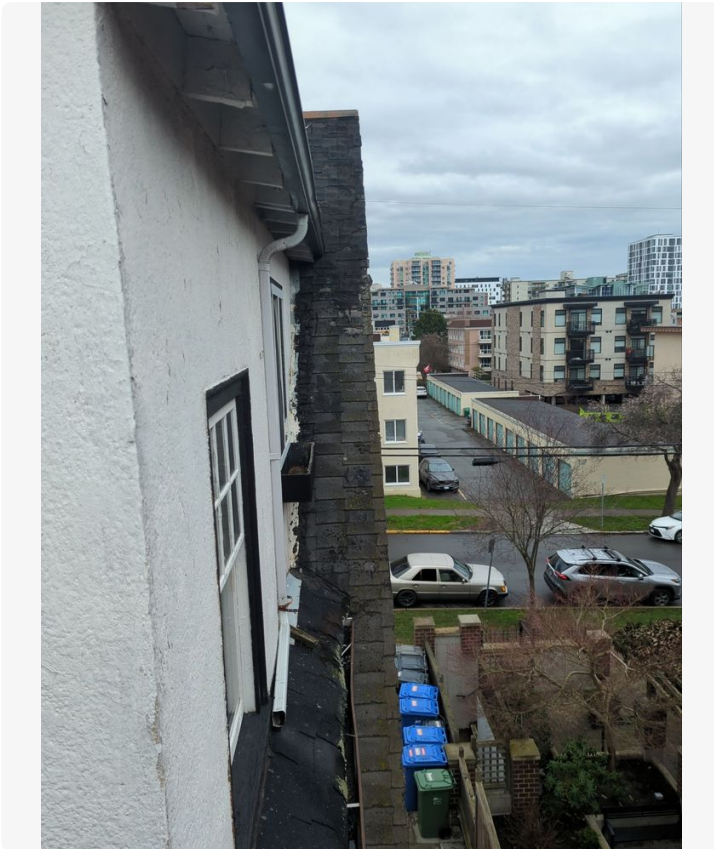
We will remove this sub roof to erect scaffolding but we will rebuild afterwards with new sheathing, fascia and shingles.



This shed is included in the re-roofing portion of the quote.



This area is a fairly rough, multiple layers so it will require some attention. Possibly some rotten planking and ideally stucco work.



There is no real safe way to work on these skirts so I have quoted supplying scaffolding on the back of the bulding. This will be erected on one gable (closest to Burdett) and then moved to the other gable on the back side.



The chimney is in good condition.



The flat roof is ready for replacement. I have quoted it based on a 1 layer tear off. We will need to take a core sample to confirm if this is accurate.

Durable Protection. Lasting Beauty.



This is the roofing system we install: The Golden Pledge Roofing System.

Not shown in this picture is that we install metal drip edge on all leading edges (gables and eaves) plus starter strip on all leading edges (gables and eaves). This gives you an unlimited wind warranty.

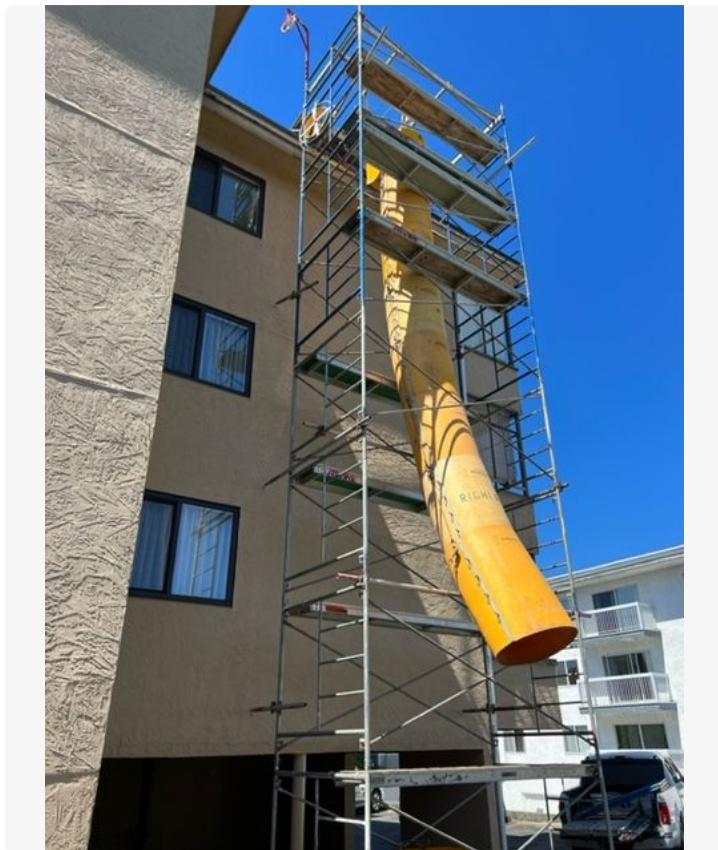
This is just a great roofing system done the way a roofer would do their own roof!



I have included in the quote new gutters in all areas the currently have gutters + included this gutter guard for minimal maintenance. This gutter guard is actually a continuous hanger so it makes the gutter extremely strong and resistant to damage.



Our Golden Pledge system being installed. We strive to complete our work in a timely and professional manner.



We will use a garbage chute to keep everything clean and safe on site. We will have cones and ribbon up to ensure that the public & homeowners are safe. This would be on the Burdett side of the building and would require both of the parking spots available.



Roof Rider is a certified GAF Master Elite® roofer. Only Master Elite contractors can offer the Golden Pledge warranty, backed by GAF. GAF also covers a Master Elite's workmanship. Approximately 95% of the issues that arise on a roofing project are related to the installation of the product, not the product itself. Since we do a lot of training to be a Master Elite® roofer, you can be sure that our installers have been trained to install the materials correctly and have the ethical wherewithal to make sure that your home is protected.



All our crews are great guys, our customers tell us regularly! Paid a living wage with benefits :) We don't use subcontractors so we can guarantee the quality of your install. Trained by GAF to maintain our Master Elite certification with them, in return they guarantee our workmanship for 25 years!

We ensure that all the HVAC ducting (Bathroom, Dryer & Kitchen Range exhaust) are done correctly, since they can cause such issues with moisture in your attic.



This is a Hidden D-ring fastener that we install for our maintenance use. It is installed into your rafters and at the time of installation is rated for 5000lbs. I have included 6 of these for your roofing system.





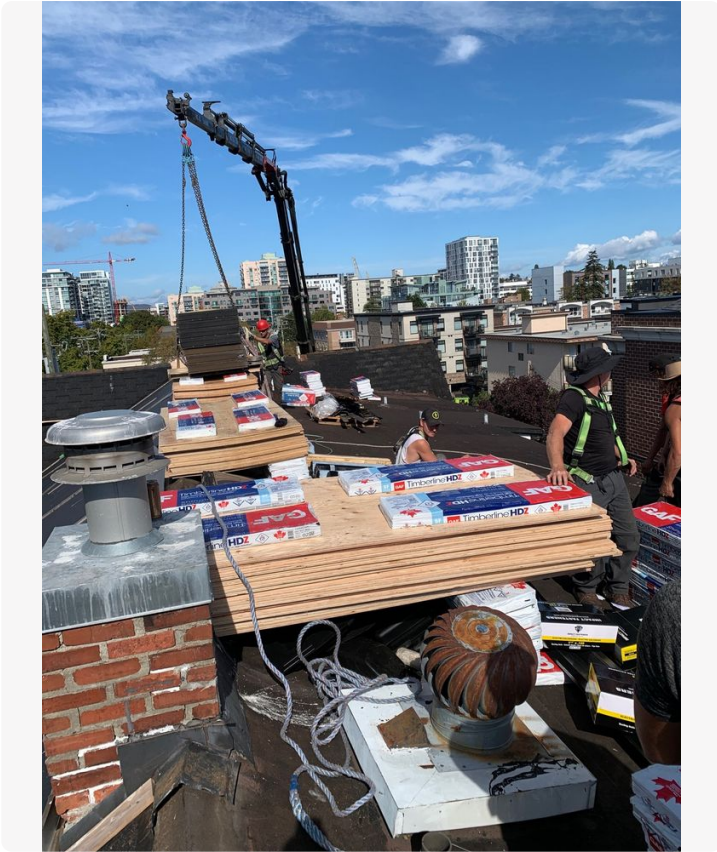
There are some areas that have hazardous materials identified, I believe most can be mitigated by using exterior flashings to avoid any grinding. However if you like our quote we can move forward and work those details out.



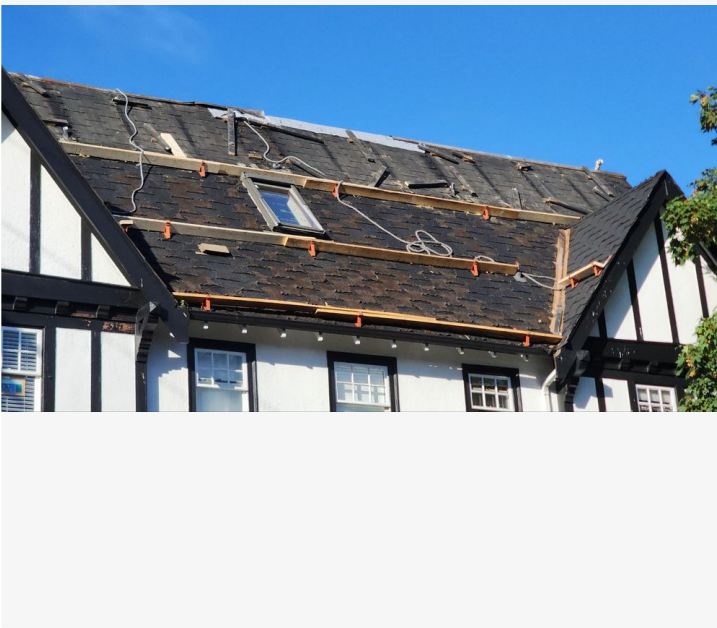
Hopefully this summary of your roofing project is useful. Thank you for the opportunity to quote. Let me know if you have any questions, Vincent
250.532.1229

Unloading the solar panels and loading the roof up with supplies.



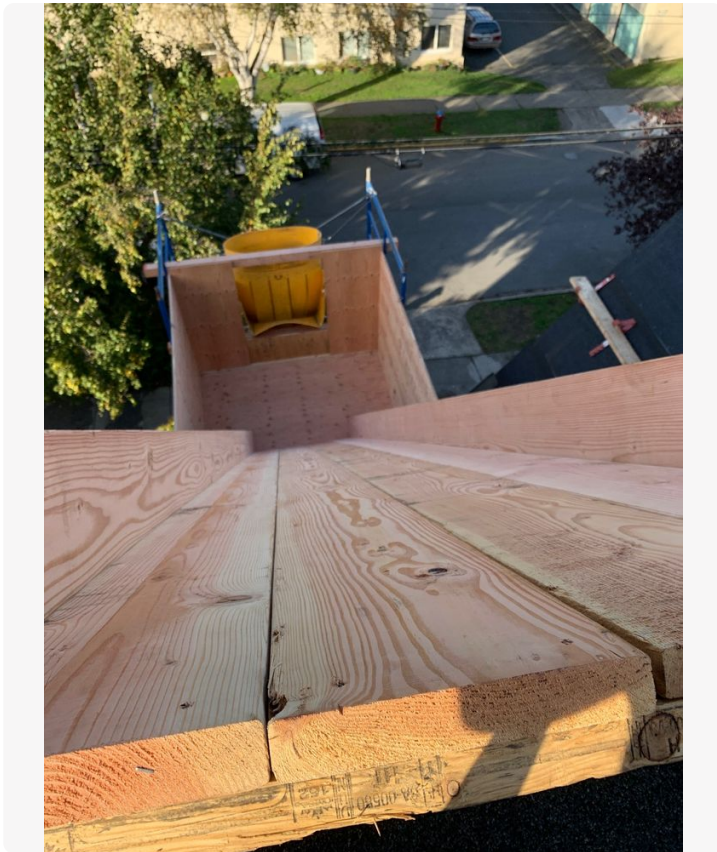


Solar panels removed.

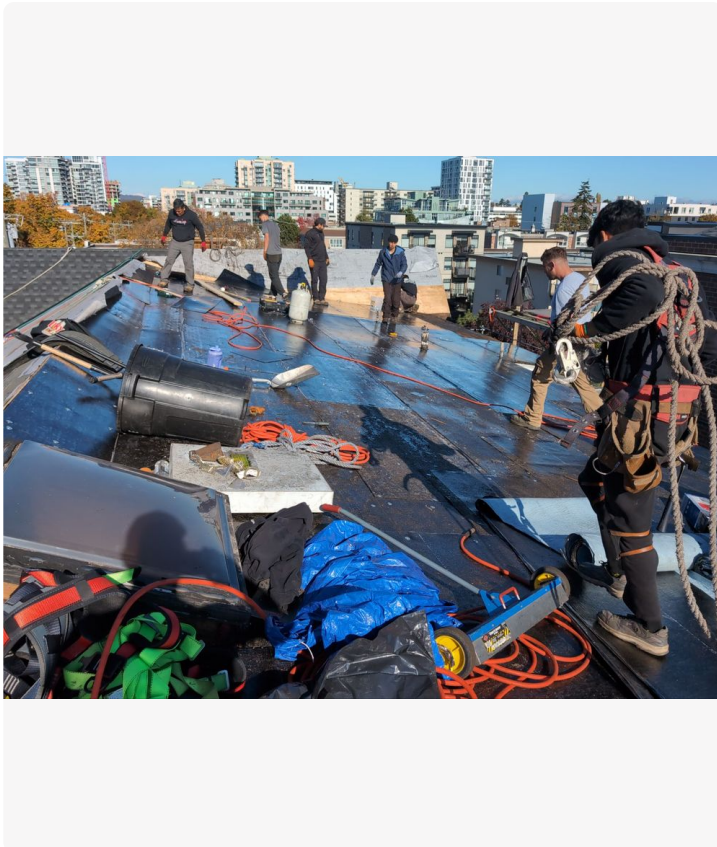


Garbage chute set up.

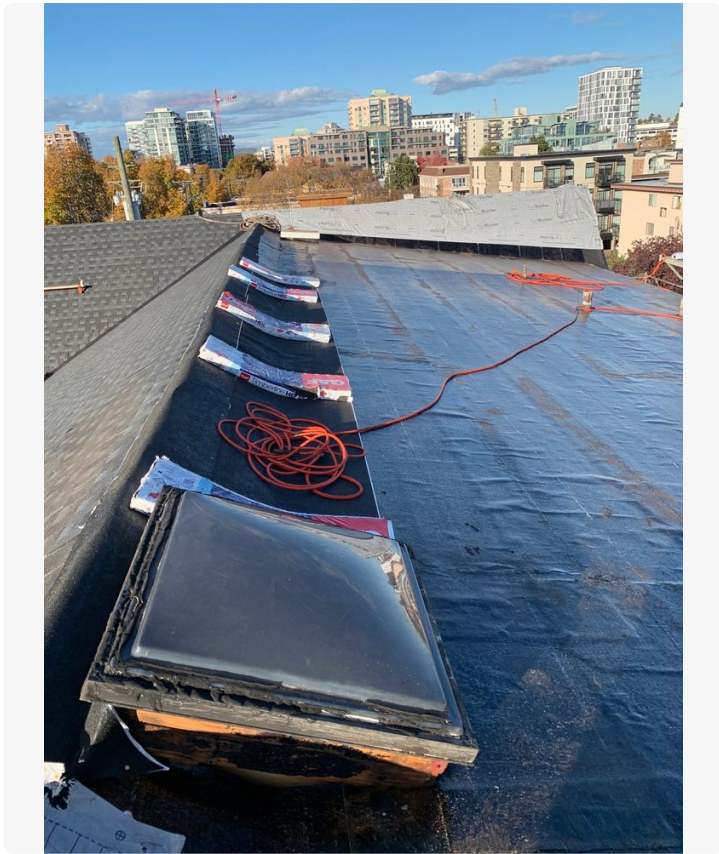




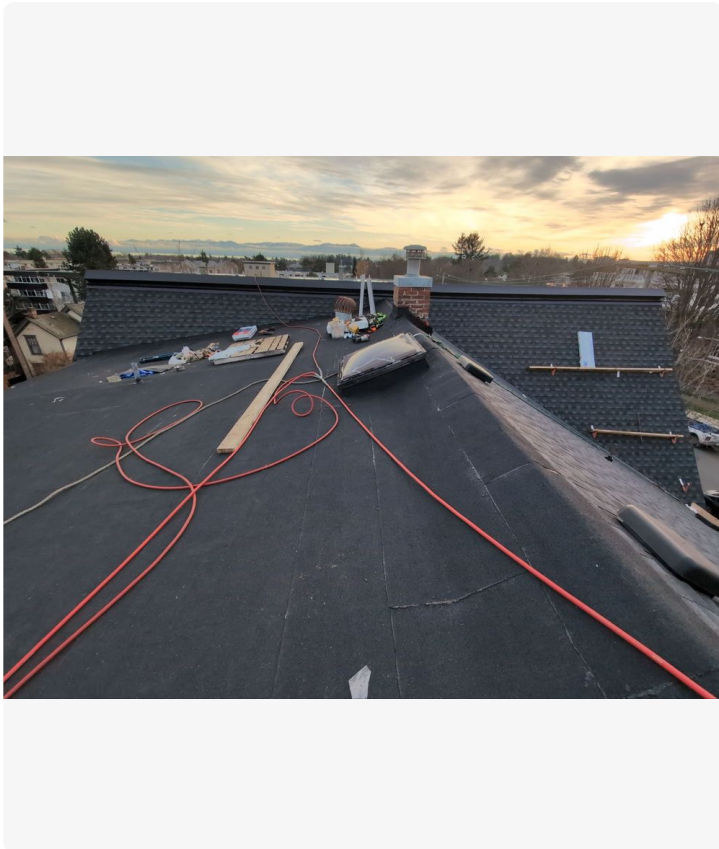
A wood chute to get the materials down that steep slope.



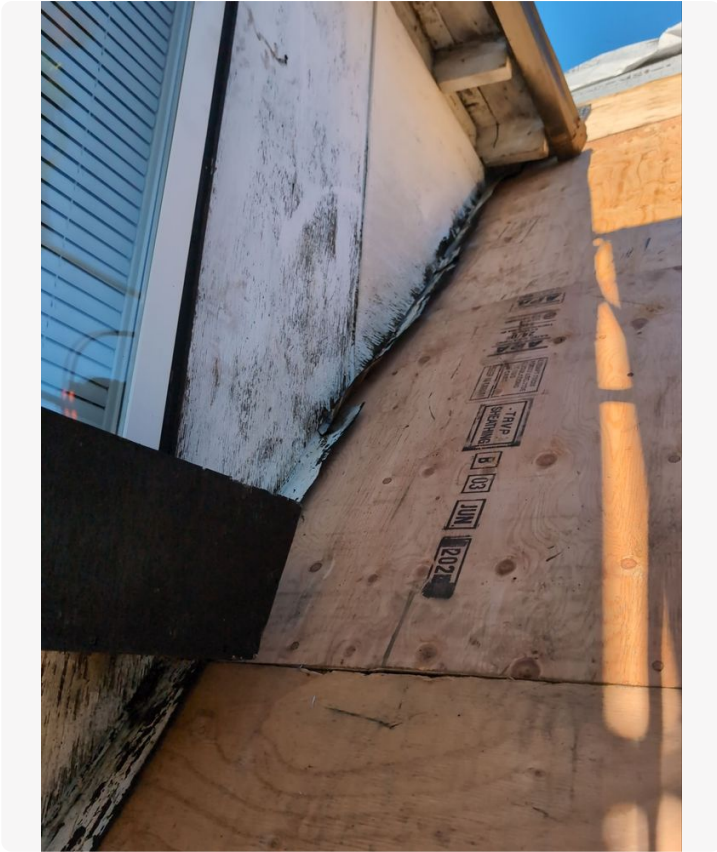
The flat roof had to have a Recovery board installed over the uneven planking it was built with.



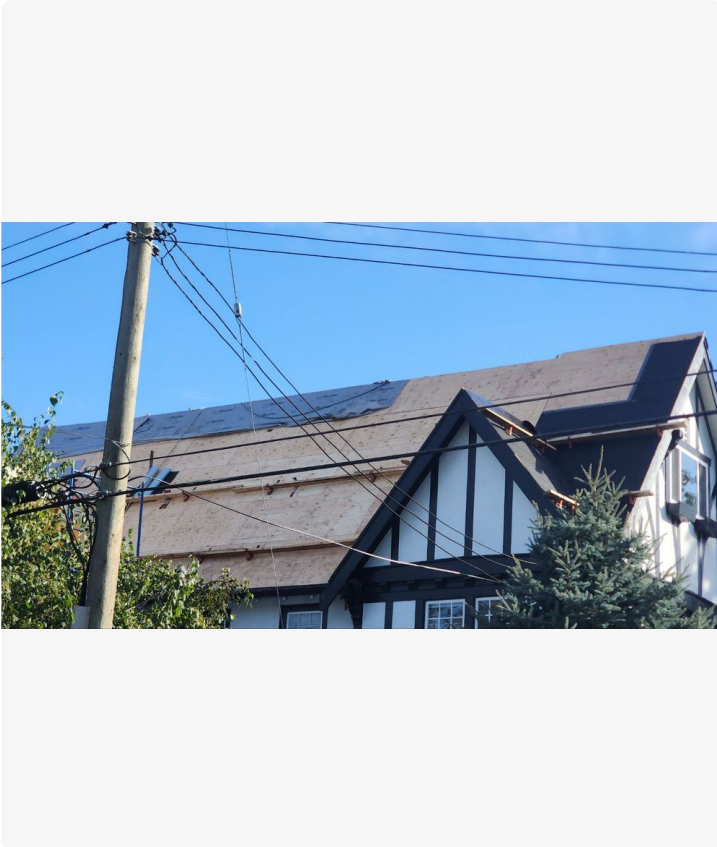
Flat roof base applied over the recovery board.



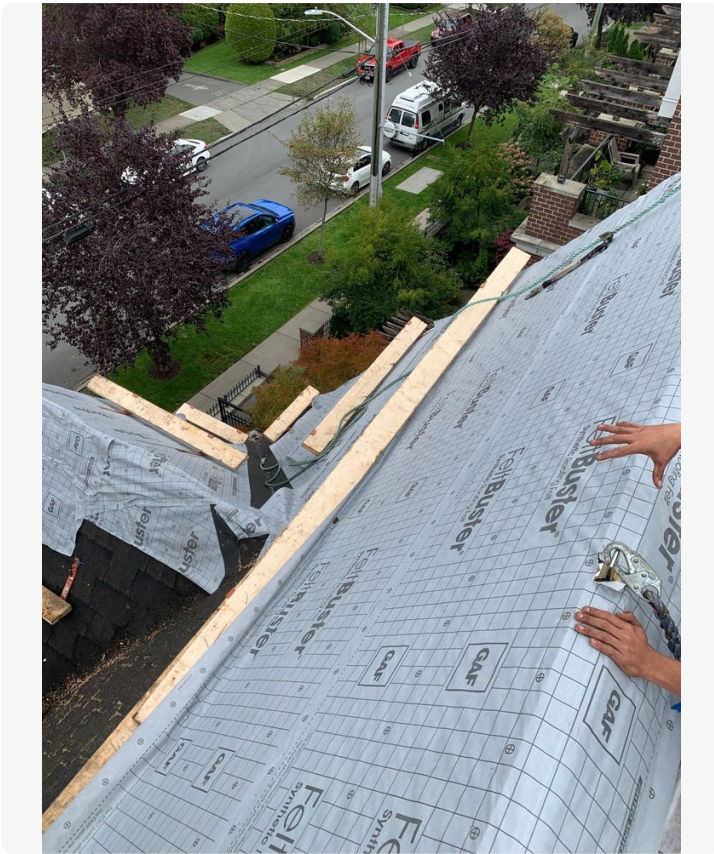
Flat roof completed, except for the transition flashings.



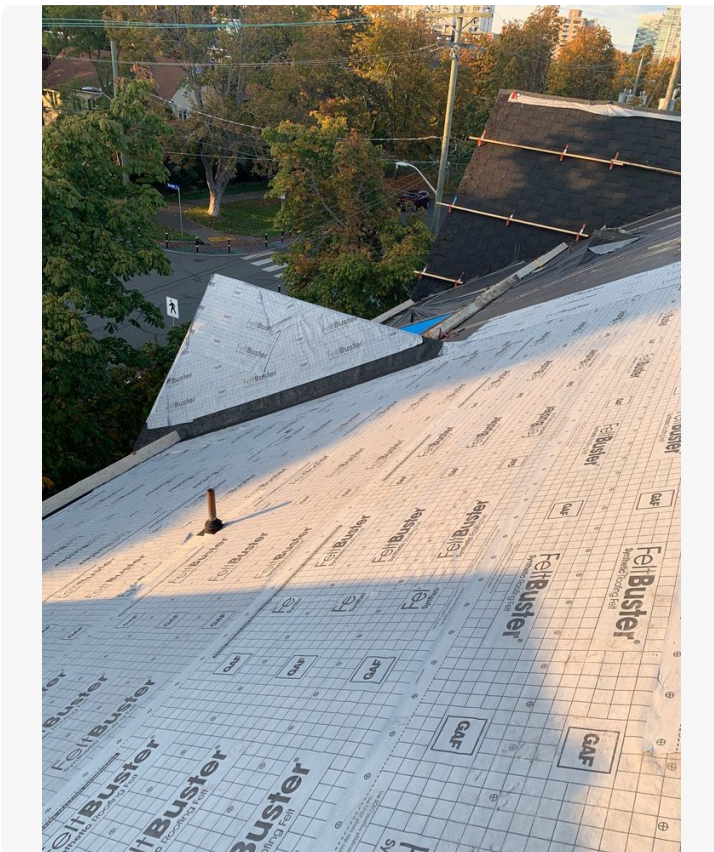
Stripping the steep slope roofing. We had to install all new wall counter flashings, the ones from the install were in poor condition.



Re-sheeted the building.



Bitumen underlayment in the valleys, leading edges and penetrations and the gray synthetic underlayment on the rest of the building.



Lot's of crazy weather to deal with on this project!

Setting up to install the Continuous Ridge Venting.



Coming together now!



Finished cap!



We had to rebuild several of these corners since they had rotted from moisture over run.



The rebuilt awning.



Hopefully this summary is useful for your reference.
Let me know if you have any questions,
Vincent





Unfortunately I don't have pictures of how that platform was attached to the roof but it was a mess, multiple layers and the previous roofers had just left it with the old roofing and just left it like that.

It became apparent that to re-roof it properly we would have to come up with a better solution.



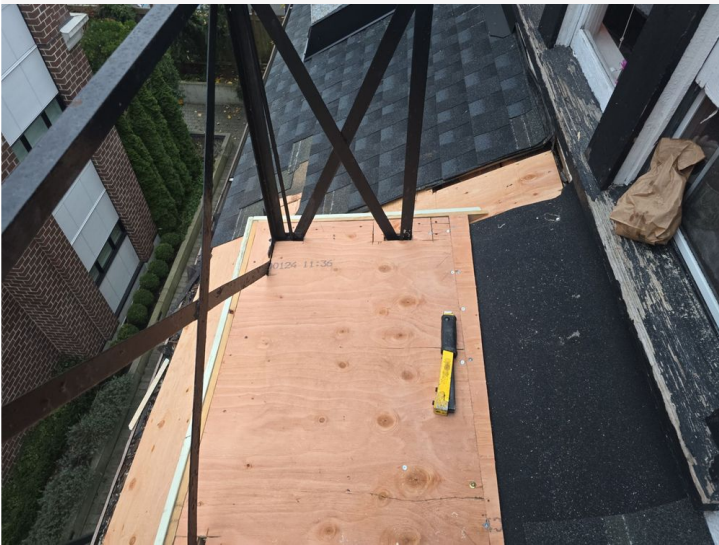
We decided to enclose the base after we ensured that it was well attached to the building.

This is us framing the escape.



We ran many structural screws into the buildings framing.







Shingled in.



Cap sheet applied.



In prepping this report I can see that I am missing a completed photo. We applied all the wall flashings. I will stop by and get a final photo to add to this report for your records.

It was a lot of work but now this part is solid and will be much easier to re-roof when the time comes.

