



Roof Condition Report - Queen Anne Apartments - 12188 224 Street, Maple Ridge, BC

Prepared For:

CAPREIT LP

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CANADIAN APARTMENT
PROPERTIES • REIT

Prepared By:

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Inspection Date:

9/20/2022

Report Number:

221246

Technical Representative:

Todd Palmer

Reviewed By:

James White



METHOD OF INSPECTION:

On September 20th of 2022, a visual review was carried out on the roof systems installed at Queen Anne Apartments located at 12188 224 Street in Maple Ridge, 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.

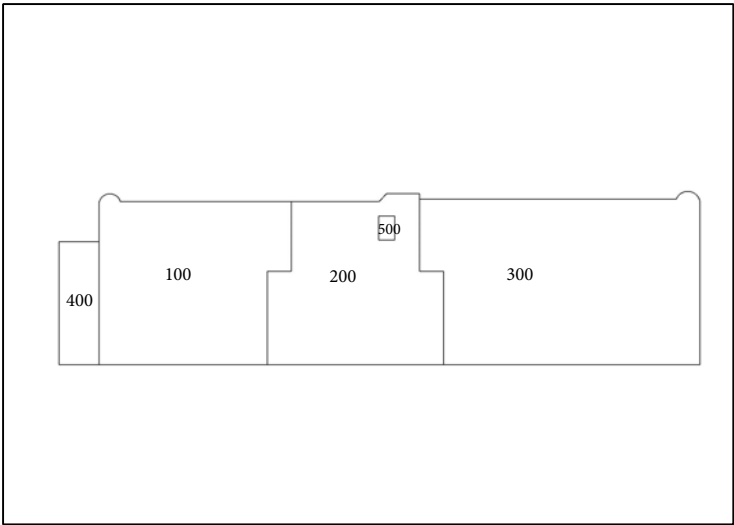
EXECUTIVE SUMMARY:

Roof levels 100, 200, 300, 400 & 500: 2-Ply Modified Bitumen

- Roof levels appear to be 20+ years old and in poor condition.
- Blisters, wrinkling, organics and corrosion was noted throughout these roof levels.
- 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.

Overview

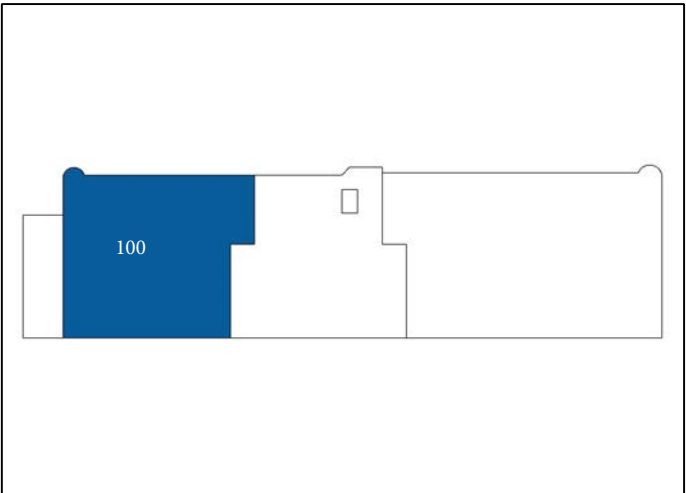


Building / Roof Level	Condition	Area (SF) (Approx.)	Roof System	Estimated Install Date
12188 224 Str. / 100	Poor	4,100	Modified Bitumen	2003
12188 224 Str. / 200	Poor	3,550	Modified Bitumen	2003
12188 224 Str. / 300	Poor	6,215	Modified Bitumen	2003
12188 224 Str. / 400	Poor	690	Modified Bitumen	2003
12188 224 Str. / 500	Poor	54	Modified Bitumen	2003

Roof Condition Report

Roof: 100

Building: 12188 224 Str.



Roof System: Modified Bitumen
Estimated Install Date: 2003
Condition Index: Poor
Roof Access: Roof Hatch
Approx. Roof Sq. Ft.: 4,100
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 as soon as budgeting permits.

Deficiencies & Overviews



◆
Condition: Blister
Severity: High
Quantity: 1

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



◆
Condition: Blister 1
Severity: High
Quantity: 1

Close up of a large blister in the modified bitumen membrane.



◆

Condition: Blister 2
Severity: High
Quantity: 1

More blisters in the modified bitumen membrane.



◆

Condition: Blister 3
Severity: High
Quantity: 1

More blisters in the modified bitumen membrane.



→
Condition: Open seam
Severity: High
Quantity: 1

Open flashing membranes were noted at the perimeter of this roof level. This condition may be allowing water to enter the roofing assembly and/or building.



→
Condition: Open seam 1
Severity: High
Quantity: 1

More open membrane.



Condition: Corrosion
Severity: Medium
Quantity: 1

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



Condition: Organic debris
Severity: Low
Quantity: 1

An accumulation of organic debris was noted on this roof level.



Condition: Organic debris 1
Severity: Low
Quantity: 1

More organic debris.



Condition: Roof Hatch
Quantity: 1

View of the roof hatch.

Roof Condition Report

Proposed Work

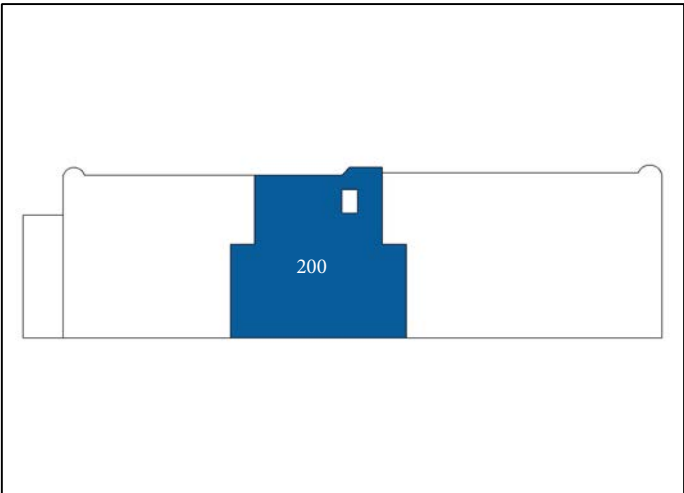
Date	Activity	Allocation	Urgency	Budget Cost \$
2022	Replacement	Capital	High	123,000

Due to the age and condition of the installed roofing assembly, roof replacement should be scheduled as soon as budgeting permits.

Roof Condition Report

Roof: 200

Building: 12188 224 Str.



Roof System: Modified Bitumen
Estimated Install Date: 2003
Condition Index: Poor
Roof Access: Roof Hatch
Approx. Roof Sq. Ft.: 3,550
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 as soon as budgeting permits.

Deficiencies & Overviews



Condition: Blister
Severity: High
Quantity: 1

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



Condition: Blister 1
Severity: High
Quantity: 1

Close up of a large blister in the modified bitumen membrane.



Condition: Blister 2
Severity: High
Quantity: 1

More blisters in the modified bitumen membrane.



Condition: Blister 3
Severity: High
Quantity: 1

More blisters in the modified bitumen membrane.



Condition: Improper repair
Severity: High
Quantity: 1

View of an improper repair in the field of this roof level.



Condition: Improper repair 1
Severity: High
Quantity: 1

More improper/temporary repair in the field of this roof level.



Condition: Missing support
Severity: High
Quantity: 1

All cables should be properly supported off the roof surface.



Condition: Open seam
Severity: High
Quantity: 1

Open flashing membranes were noted at the perimeter of this roof level. This condition may be allowing water to enter the roofing assembly and/or building.



1

Condition: Corrosion
Severity: Medium
Quantity: 1

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



1

Condition: Electrical box
Severity: Medium
Quantity: 1

View of the open electrical box.



Condition: Organic debris
Severity: Low
Quantity: 1

An accumulation of organic debris was noted on this roof level.



Condition: Organic debris 1
Severity: Low
Quantity: 1

Close up of the organic debris around the roof drain.



Condition: Organic debris 2
Severity: Low
Quantity: 1

More organics and discoloured membrane.



Condition: Organic debris 3
Severity: Low
Quantity: 1

More organic debris.

Roof Condition Report

Proposed Work

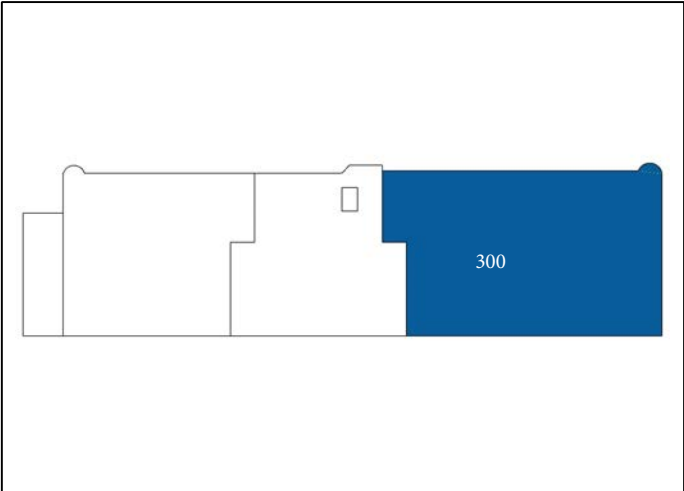
Date	Activity	Allocation	Urgency	Budget Cost \$
2022	Replacement	Capital	High	106,500

Due to the age and condition of the installed roofing assembly, roof replacement should be scheduled as soon as budgeting permits.

Roof Condition Report

Roof: 300

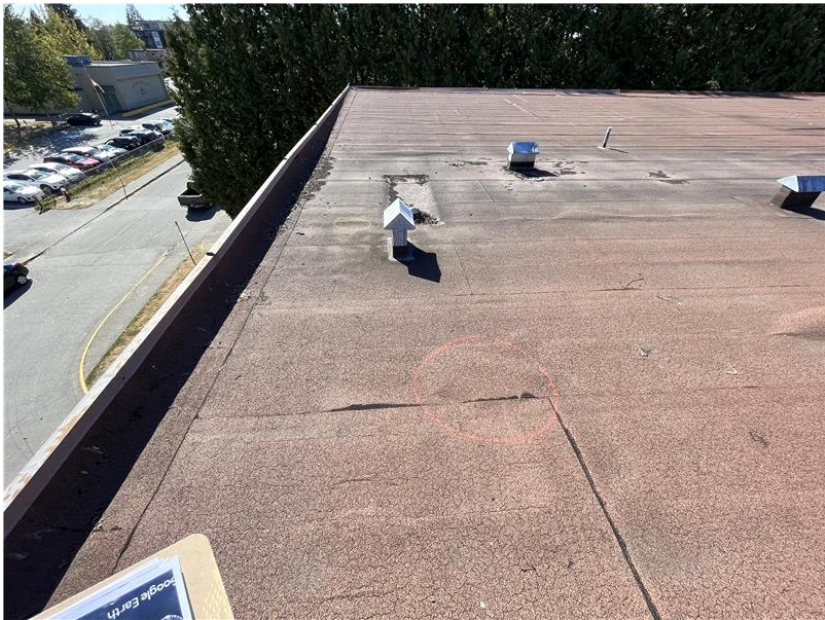
Building: 12188 224 Str.



Roof System: Modified Bitumen
Estimated Install Date: 2003
Condition Index: Poor
Roof Access: Roof Hatch
Approx. Roof Sq. Ft.: 6,215
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 as soon as budgeting permits.

Deficiencies & Overviews



Condition: Blister
Severity: High
Quantity: 1

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



Condition: Blister 1
Severity: High
Quantity: 3

Close up of a large blister in the modified bitumen membrane.



◆

Condition: Blister 2
Severity: High
Quantity: 1

Another blister in the modified bitumen membrane.



◆

Condition: Blister 3
Severity: High
Quantity: 1

More blisters in the modified bitumen membrane.



◆

Condition: Blister 4
Severity: High
Quantity: 1

More blistered field membrane.



■

Condition: Missing support
Severity: High
Quantity: 1

All cables should be properly supported off the roof surface.



⬆

Condition: Missing support 1
Severity: High
Quantity: 1

More cables to be properly supported off the roof surface.



➡

Condition: Open seam
Severity: High
Quantity: 1

Open flashing membranes were noted at the perimeter of this roof level. This condition may be allowing water to enter the roofing assembly and/or building.



■

Condition: Repair
Severity: High
Quantity: 1

View of previously completed repair.



■

Condition: Repair 1
Severity: High
Quantity: 1

View of another previously completed temporary repair at the parapet.



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

View of the corroded ductwork.



Condition: Equipment Curb
Severity: Medium
Quantity: 0

View of the unsecured access panel.



Condition: Organic debris
Severity: Low
Quantity: 1

An accumulation of organic debris was noted on this roof level.



Condition: Organic debris 1
Severity: Low
Quantity: 1

More organic debris on this roof level.



Condition: Ridges
Severity: Low
Quantity: 1

View of the wrinkles and ridges in the field membrane.



View of more wrinkles and ridges in the field membrane.



Condition: Ridges 1
Severity: Low
Quantity: 1



View of the roof hatch.



Condition: Roof Hatch
Quantity: 1

Roof Condition Report

Proposed Work

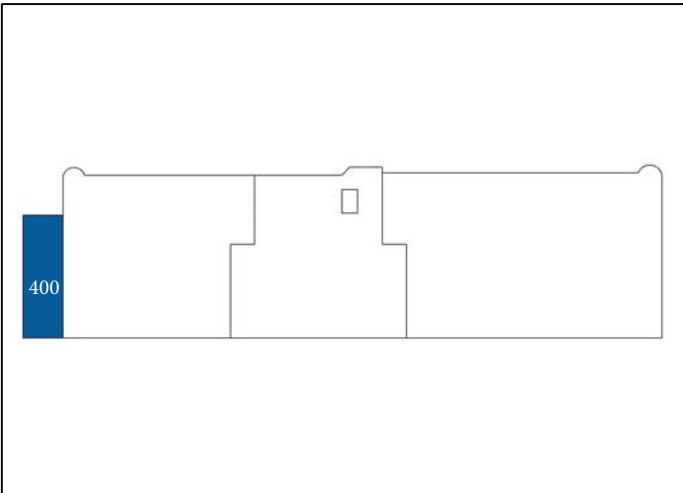
Date	Activity	Allocation	Urgency	Budget Cost \$
2022	Replacement	Capital	High	187,000

Due to the age and condition of the installed roofing assembly, roof replacement should be scheduled as soon as budgeting permits.

Roof Condition Report

Roof: 400

Building: 12188 224 Str.



Roof System: Modified Bitumen
Estimated Install Date: 2003
Condition Index: Poor
Roof Access: Exterior
Approx. Roof Sq. Ft.: 690
Height: 12'

Assessment: This roof level is approximately 20+ years old. Signs of deterioration and some serious roofing deficiencies were noted. Roof replacement should be scheduled as soon as budgeting permits.

Deficiencies & Overviews



◆

Condition: Blister
Severity: High
Quantity: 1

View of blisters and organics on the roof. Blisters are an indication that either air or moisture are trapped within the roofing system.



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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.

Roof Condition Report

Proposed Work

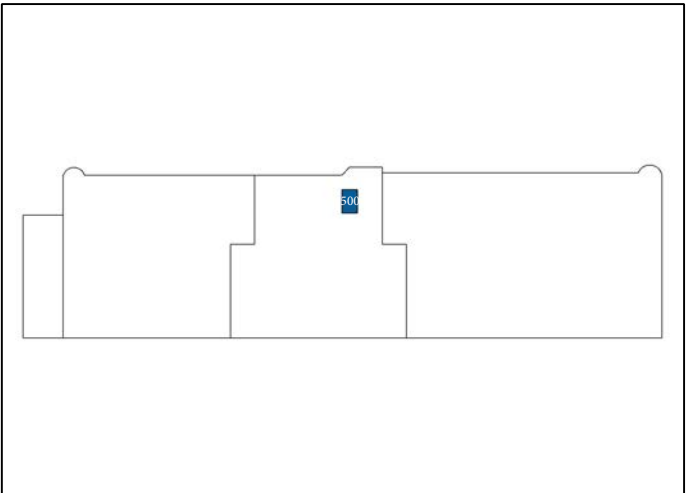
Date	Activity	Allocation	Urgency	Budget Cost \$
2022	Replacement	Capital	High	21,000

Due to the age and condition of the installed roofing assembly, roof replacement should be scheduled as soon as budgeting permits.

Roof Condition Report

Roof: 500

Building: 12188 224 Str.



Roof System: Modified Bitumen
Estimated Install Date: 2003
Condition Index: Poor
Roof Access: Exterior
Approx. Roof Sq. Ft.: 54
Height: 43'

Assessment: This small elevator shaft roof is approximately 20+ years old and should be scheduled for replacement at the same time as the main roof levels.

Deficiencies & Overviews



Condition: Corrosion
Severity: Medium
Quantity: 1

View of the severely corroded metal flashings on this roof.



Condition: Overview
Quantity: 1

Another view of the elevator shaft roof.

Roof Condition Report

Proposed Work

Date	Activity	Allocation	Urgency	Budget Cost \$
2022	Replacement	Capital	High	5,000

Due to the age of this small elevator shaft roof, roof replacement should be scheduled as soon as budgeting permits or at the same time as the main roof level.

Roof Condition Report

Total Capital Budgets

Building / Roof	2022	2023	2024	2025	2026
12188 224 Str. / 100	123,000	0	0	0	0
12188 224 Str. / 200	106,500	0	0	0	0
12188 224 Str. / 300	187,000	0	0	0	0
12188 224 Str. / 400	21,000	0	0	0	0
12188 224 Str. / 500	5,000	0	0	0	0
Totals \$	442,500	0	0	0	0

Yearly Maintenance & Expenses Budget

Building / Roof	2022	2023	2024	2025	2026
12188 224 Str. / 100	0	0	0	0	0
12188 224 Str. / 200	0	0	0	0	0
12188 224 Str. / 300	0	0	0	0	0
12188 224 Str. / 400	0	0	0	0	0
12188 224 Str. / 500	0	0	0	0	0
Totals \$	0	0	0	0	0

Budget Totals

Building / Roof	2022	2023	2024	2025	2026
12188 224 Str. / 100	123,000	0	0	0	0
12188 224 Str. / 200	106,500	0	0	0	0
12188 224 Str. / 300	187,000	0	0	0	0
12188 224 Str. / 400	21,000	0	0	0	0
12188 224 Str. / 500	5,000	0	0	0	0
Totals \$	442,500	0	0	0	0

