



TRI-TECH PINNACLE

Roof Condition Report - Island Manor Apartments - 1855 Fort Street, Victoria, BC

Prepared For:

CAPREIT LP

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CANADIAN APARTMENT
PROPERTIES • REIT

Prepared By:

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Inspection Date:

1/25/2023

Report Number:

221235

Technical Representative:

Todd Palmer

Reviewed By:

James White



METHOD OF INSPECTION:

On January 25th of 2023, a visual review was carried out on the roof systems installed at Island Manor Apartments located at 1855 Fort Street 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.

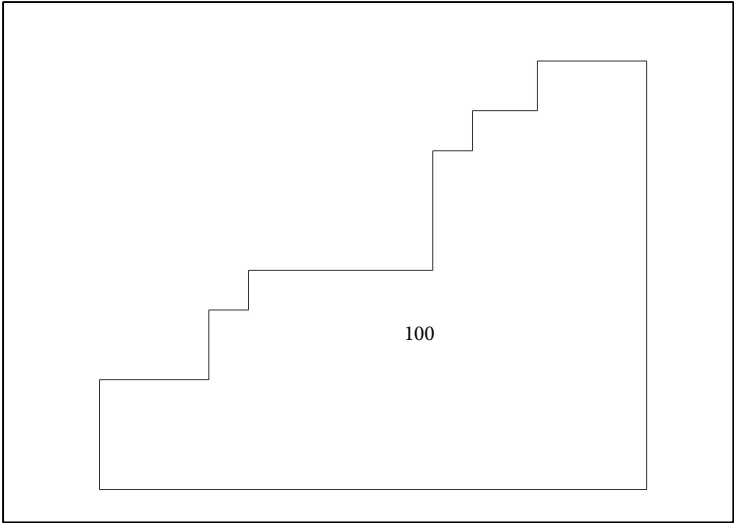
EXECUTIVE SUMMARY:

Roof level 100: 2-Ply Modified Bitumen

- Roof level appears to be approximately 18+ years old and appears to be in poor condition.
- Significant numbers of blisters were noted in the field membrane. Nearly the entire roofing system has begun to Alligator, which is a sign of age and heat exposure.
- Several damaged soil stacks and corroded breather vents were also observed. Open field and flashing membranes, ponding water, overhanging trees and organic debris were some of the other defects noted at the time of review.
- Roof replacement should be scheduled as soon as budgeting permits.

** All budget figures included in this report are +/-10% and are reflected in 2023 dollar figures.

Overview

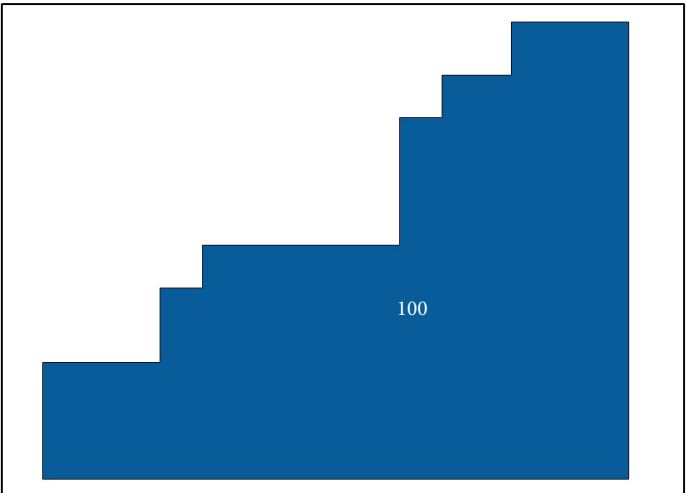


Building / Roof Level	Condition	Area (SF) (Approx.)	Roof System	Estimated Install Date
1855 Fort Str. / 100	Poor	5,824	Modified Bitumen	2005

Roof Condition Report

Roof: 100

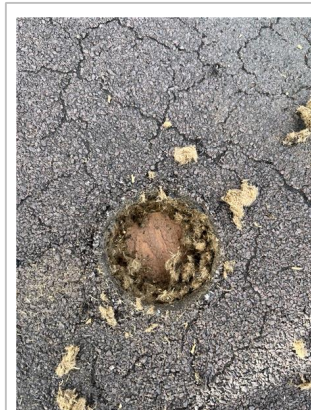
Building: 1855 Fort Str.



Roof System: Modified Bitumen
Estimated Install Date: 2005
Condition Index: Poor
Roof Access: Roof Hatch
Approx. Roof Sq. Ft.: 5,824
Height: 30'

Assessment: This roof level is approximately 18+ years old. Signs of deterioration and some serious roofing deficiencies were noted. Roof replacement should be scheduled as soon as budgeting permits.

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
- 0.5" Fibreboard
- Wood Deck



Core Sample 1

Close up of the roofing assembly:

- 2 Ply Modified Bitumen Roofing Membrane
- 0.5" Fibreboard
- Wood Deck

Deficiencies & Overviews



◆
Condition: Blister
Severity: High
Quantity: 4

Blisters are an indication that either air or moisture are trapped within the roofing system. +/-20 blisters were noted on this roof level.



◆
Condition: Blister 1
Severity: High
Quantity: 1

Another view of the large blisters noted on the roof level.



◆

Condition: Blister 2
Severity: High
Quantity: 1

Another large blister noted on the roof level.



■

Condition: Drain- clogged
Severity: High
Quantity: 1

The drain pipe is clogged preventing proper drainage of the roof. A plumbing contractor should be contacted to clear the roof drain and ensure proper underside connections.



Condition: Open seam
Severity: High
Quantity: 1

Open field roofing membranes were noted on this roof level. This condition may be allowing water to enter the roofing assembly and/or building.



Condition: Open seam at base flashing
Severity: High
Quantity: 1

Open flashing membranes were noted around a unit curb on this roof level. This condition may be allowing water to enter the roofing assembly and/or building.



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Condition: Corrosion
Severity: Medium
Quantity: 1

Minor corrosion was noted at the breather vents installed on this roof level.



XXXXXX

Condition: Deteriorated chimney
Severity: Medium
Quantity: 1

Cracks and deteriorated masonry was noted on the brick chimney.



XXXXXX

Condition: Deteriorated chimney 1
Severity: Medium
Quantity: 1

Close up of the cracks noted in the brick chimney.



x

Condition: Drain- Strainer
Severity: Medium
Quantity: 1

View of improper drain strainer held in place by a brick. Without proper screen in place, roofing debris may be able to enter the drainage system and impede proper water flow.



100

Condition: Loss of granules
Severity: Medium
Quantity: 1

The surfacing mineral granules have come off the cap sheet, exposing the underlying felt.



100

Condition: Loss of granules 1
Severity: Medium
Quantity: 1

Another view of the de-granulated cap sheet.



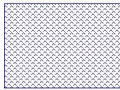
Condition: Loss of granules 2
Severity: Medium
Quantity: 1

Another area with de-granulated cap sheet.



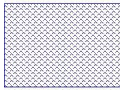
Condition: Overhanging Trees
Severity: Medium
Quantity: 1

Overhanging trees were noted along the perimeter of this roof level. The tree branches may scrape the roofing membranes and and deposit organic debris onto the surface of the roof, which will clog roof drains and impede drainage.



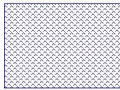
Condition: Ponding
Severity: Medium
Quantity: 1

Ponding water was observed throughout this roof level. It appears that the drains and/or control flow weirs may be clogged.



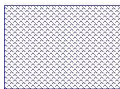
Condition: Ponding 1
Severity: Medium
Quantity: 1

Another view of the ponding water observed on this roof level.



Condition: Ponding 2
Severity: Medium
Quantity: 1

More ponding water.



Condition: Ponding 3
Severity: Medium
Quantity: 1

More ponding water and a damaged soil stack.

Roof Condition Report



Condition: Sealant failure
Severity: Medium
Quantity: 1

The sealant around the soil stacks has deteriorated. This condition may be allowing water to enter the roofing assembly and/or building.



Condition: Alligatoring
Severity: Low
Quantity: 1

There is evidence of crazing of the top surface with hairline cracks (alligatoring).




Condition: Alligatoring 1
Severity: Low
Quantity: 1

Another view of the alligatored roofing membrane.




Condition: Fastener
Severity: Low
Quantity: 1

Metal cap flashings have been secured with standard roofing nails, which are also showing signs of corrosion. These sections are susceptible to leaks.



Condition: Organic debris
Severity: Low
Quantity: 1

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



Condition: Organic debris 1
Severity: Low
Quantity: 1

More organic debris at the perimeter.



Condition: Redundant Curb
Severity: Low
Quantity: 0

This redundant curb has been completed with a height lesser than 8" with improper method of waterproofing. Section should be properly sealed with plywood, insulation, and membrane.



Condition: Overview
Quantity: 1

Another view of the roof level.

Roof Condition Report



Condition: Roof Hatch
Quantity: 1

View of the roof access hatch.

Proposed Work

Date	Activity	Allocation	Urgency	Budget Cost \$
2023	Replacement	Capital	High	233,000

Due to the age and deteriorated state of this roof level, roof replacement should be scheduled as soon as budgeting permits.

Roof Condition Report

Total Capital Budgets

Building / Roof	2023	2024	2025	2026	2027
1855 Fort Str. / 100	233,000	0	0	0	0
Totals \$	233,000	0	0	0	0

Yearly Maintenance & Expenses Budget

Building / Roof	2023	2024	2025	2026	2027
1855 Fort Str. / 100	0	0	0	0	0
Totals \$	0	0	0	0	0

Budget Totals

Building / Roof	2023	2024	2025	2026	2027
1855 Fort Str. / 100	233,000	0	0	0	0
Totals \$	233,000	0	0	0	0

