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March 8, 2006

VR 408 Landmark Belvedere
c/o Vancouver Condominium Services Ltd.
400 – 1281 West Georgia Street
Vancouver, B.C.
V6E 3J7

Attention: Manmit Ludu

Dear Manmit,

Re: Roof Inspection
Strata VR 408
330 East 7th Ave., Vancouver

As per your request we have completed a survey of the roof systems at the above complex. The following report along with the attached pictures will highlight items found which are of some importance.

FLAT ROOFS

The roof system consists of a plywood deck, one layer of ½" wood fibreboard nailed to the deck and a 2-ply SBS modified asphalt roof membrane applied with the first layer adhered in asphalt and the top layer torch welded to the first. This is a fairly standard method of applying this type of roof.

The roof appears to be app. 15 years old. The first thing that one notices on the roof is the ridging in the field membrane. Typically the cause of these ridges is movement of the wood fibreboard due to poor fastening and separation at most of the joints in this ½" material. All of the ridges are spaced to line up exactly with the fibreboard joints. The lifting of this fibreboard along the edges is not uncommon if it is not well fastened. If this were an older asphalt and gravel roof these ridges would have started to split and leaks found be evident.

The roof membrane, which is ridging is extremely strong and flexible and in my opinion it will be a number of years before the roofing fails at these ridge locations.

The roof parapets are sealed with an aluminum-coated membrane, which does not require metal base flashing for protection. This membrane is well adhered but signs of recent repairs in the SW corner would suggest some failure in this isolated area.

Metal flashings at firewalls are reasonably well secured but no membrane extends over the top from either side. This makes it imperative that all metal joints are well caulked.

Mastic and granules should have been applied around all plumbing stack flashings and sheet metal vents. This is lacking on many of these areas.

Water ponding is of some concern as can be seen in the attached picture. Settlement over the years between bearing walls and the membrane ridging is the cause. The modified asphalt system on this roof is affected very little by this standing water but if a leak were to occur the ponding provides a large source of water to penetrate the roof.

Aside from the above items there are no other areas of concern with this roof system. I would suggest that with some minor maintenance that this roof should last another 5 years. Repairs will be required in centralized areas but plans to replace this roof could be put off if funding becomes an issue in the short term. Although it is not pleasant to look at the many membrane ridges they not close to failing and causing leaks.

Plans should be made however to budget for replacement of this roof within this 5 year time frame and I would suggest when that time comes that the new 2-ply SBS (torch-on) roof system be applied. If this method were utilized it is my opinion that the cost, in today's dollars, would be app. $75,000 to $80,000. This would include some allowance for minor sloping to reduce water ponding.

SLOPED ROOFS

The roof system consists of organic interlocking shingles applied over a wood deck surface. The built-in gutters consist of an EPDM membrane applied under the first few courses of shingles. This membrane extends to the top outside edge of the wood fascia. Metal cap flashings are installed on the outside of these gutters.

These roofs appear to be 15 to 20 years old. The condition of the shingles is poor at best. Granule loss is severe and curling and cracking of shingles is found on almost all areas. Several recent repairs have been undertaken in an attempt to stop leaks. These have appeared to work but other failures will quickly follow.

Metal flashings on firewalls, exactly the same detail as on the flat roofs are not applied over any type of membrane and as a result leaks can easily happen at joints in the flashings.

The membrane in the gutters is not well adhered and has shrunk and pulled away from many areas. Failure at laps will occur as has been the case with recent repairs along the front elevation.

Metal flashings along the top edge of these roofs are not properly detailed or properly secured.

Given the condition of these sloped roofs I would suggest that replacement be considered as soon as possible. Further investigation will have to be done prior to tendering to establish the reason for the slight elevation change on these roofs and to try and determine the condition of the underlying decking. New laminate or interlocking shingles could be specified for these roofs.

Just to replace the shingles and gutter membrane, without some possible deck work, would cost approximately $75,000.

SIDING & WALLS

More of a concern than either the flat or sloped roof areas is the condition of the wood siding, wood fascias and connection with windows along the inside walls of the sloped roofs. The attached pictures show numerous corners and transitions where water entry is not only possible but probable. Rotted wood fascia, caulking applied repeatedly to cracks, and poor design when it comes to properly shedding water all lead to leaks at these locations.

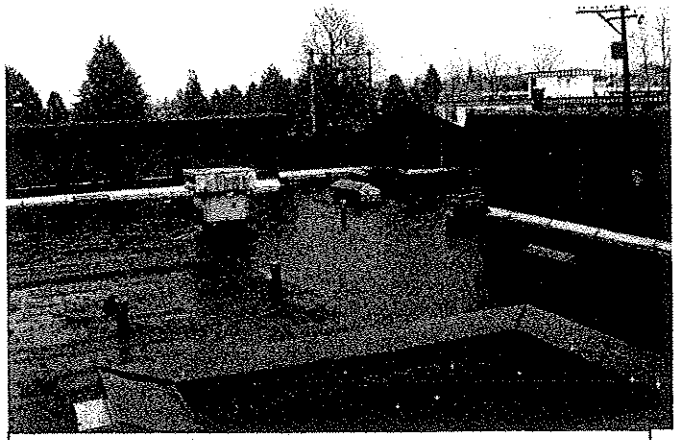
The sloped roofs can easily be done without affecting any of these siding and wall locations but not so with the flat roof. If possible the replacement of the wood siding and redesigning the problem areas should be completed immediately after the flat roofing system. This would allow for a proper tie-in with new siding applied over new roofing membranes. If the flat roofing is replaced before the siding then there will be a double up of work at the connection of the two.

Should you have any questions or concerns regarding the contents of this report please do not hesitate to call.

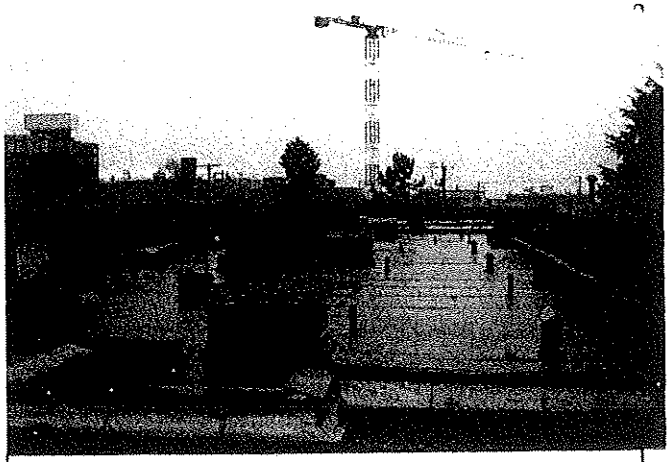
Sincerely,

Bob McKitrick

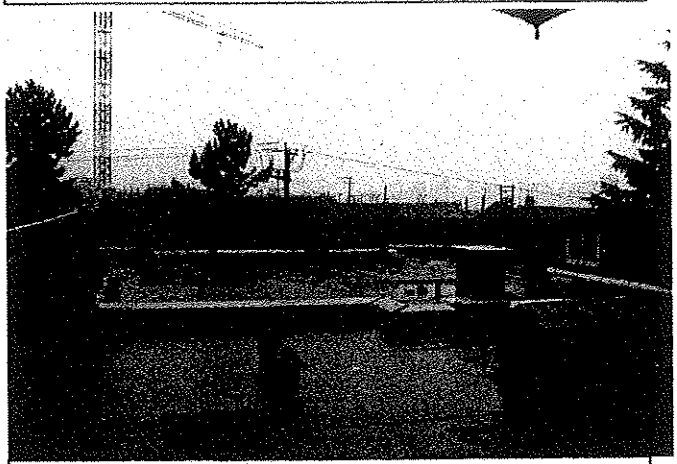
Landmark Belvedere VR 408
March 7, 2006



General view of East roof shows some ponding on membrane roof.



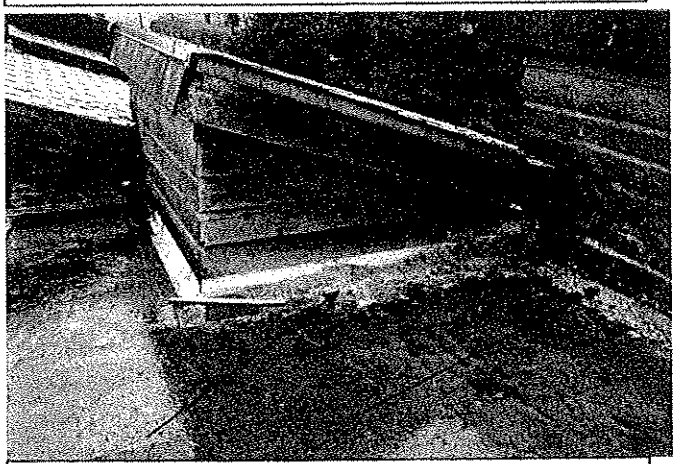
General view of centre roof also shows some ponding.



General view of West roof. This area also has minor ponding.



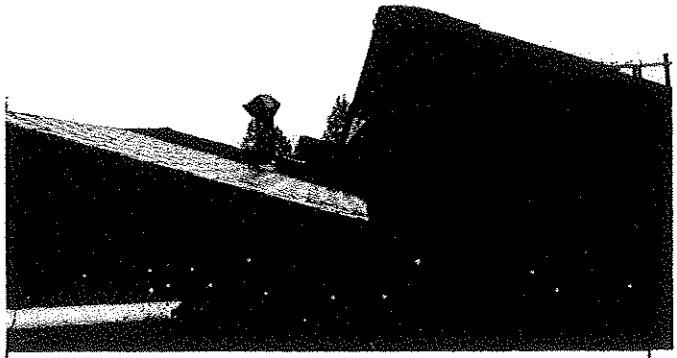
Wrinkles in the cap sheet are from the initial application. Not a performance issue.



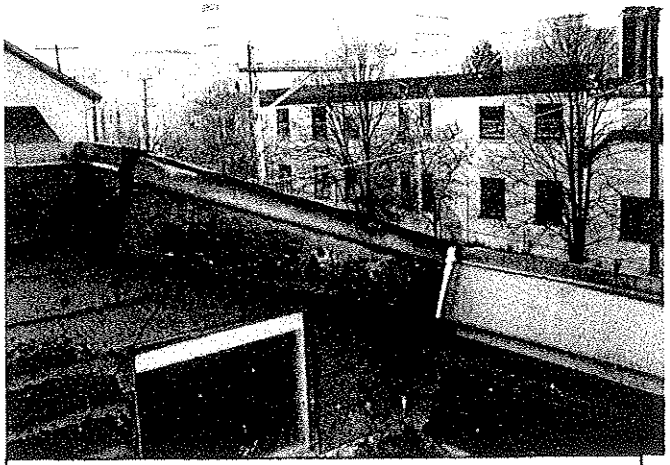
Leak seal material has been applied along the roof edge in the SW corner.



Some missing plumbing vent flashing caps. Also mastic and granules to be applied at base.



Typical roof overhang and fascia board. Very little room for venting below roof deck.



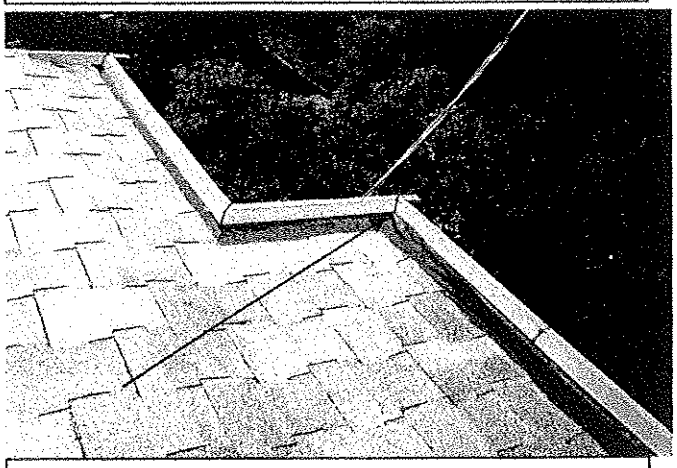
Water damage to the wood fascia boards is extensive throughout.



On South roof mastic repairs are plentiful and shingles are curling badly.



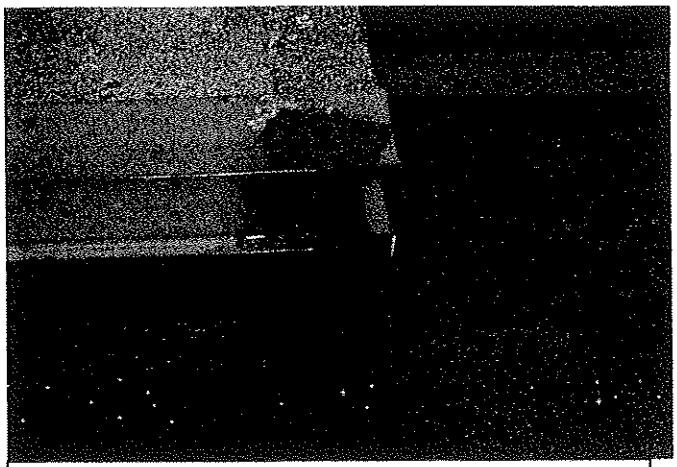
Storm collars on chimneys are well sealed but no membrane over top of firewalls.



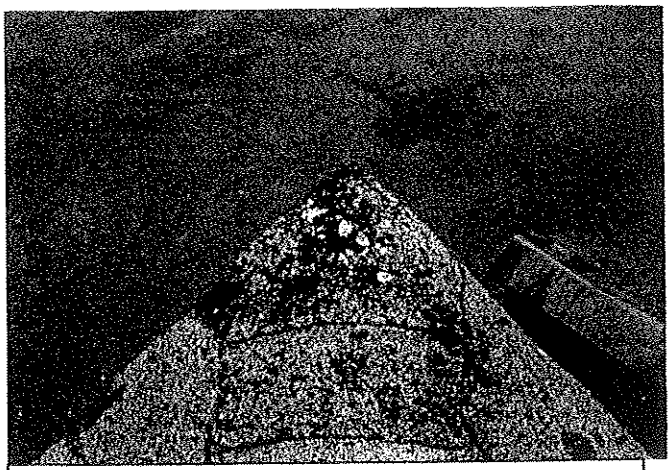
EPDM or rubber gutter membrane has shrunk and is tenting at all corners.



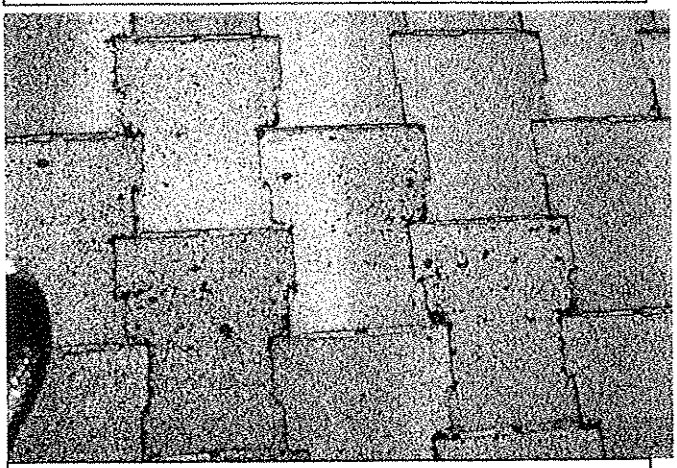
Poor detailing at tops of shingle roofs has allowed water to penetrate the wood fascia.



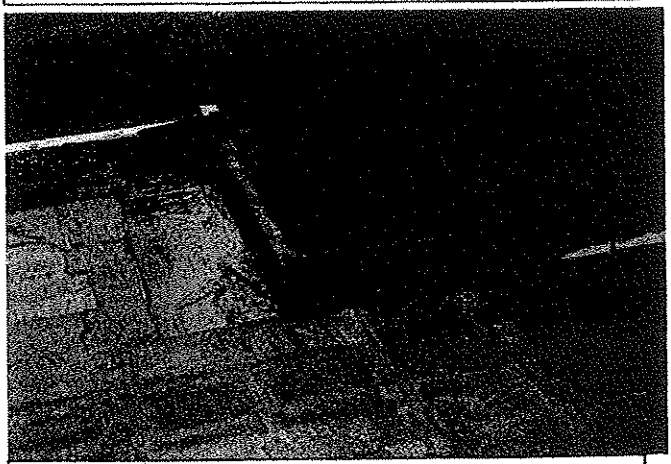
Another example of poor detailing at top of shingle roofs and rotted fascia board.



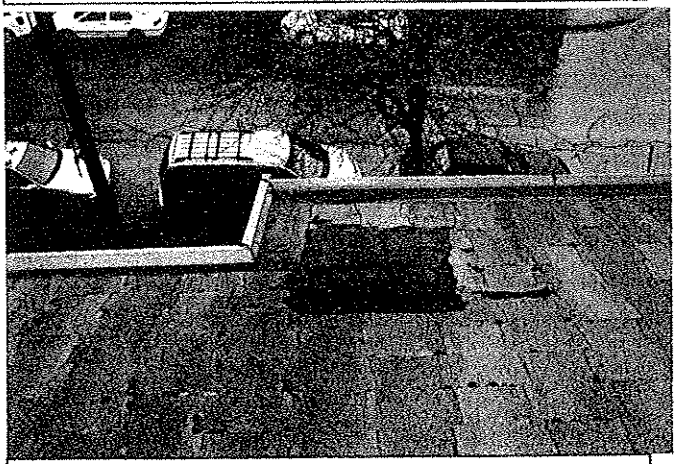
Tops of shingles at hips are badly worn as almost all granules are gone.



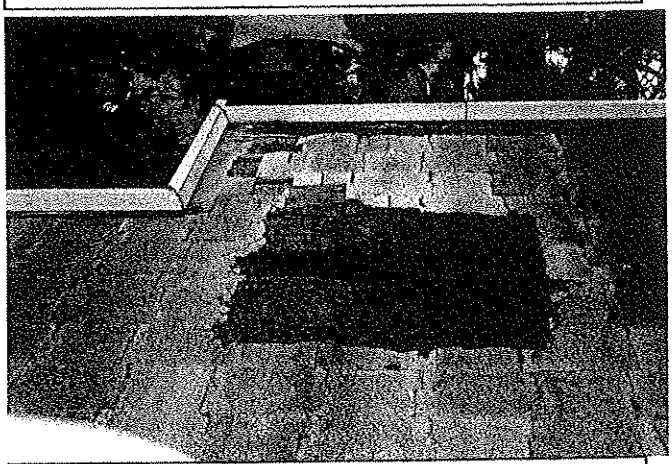
Granule loss in the field shingles is also severe in many areas.



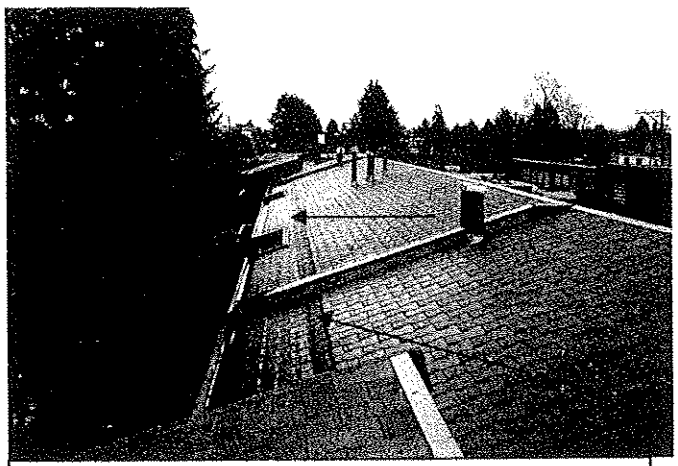
This temporary repair along the North or front side will not last much longer.



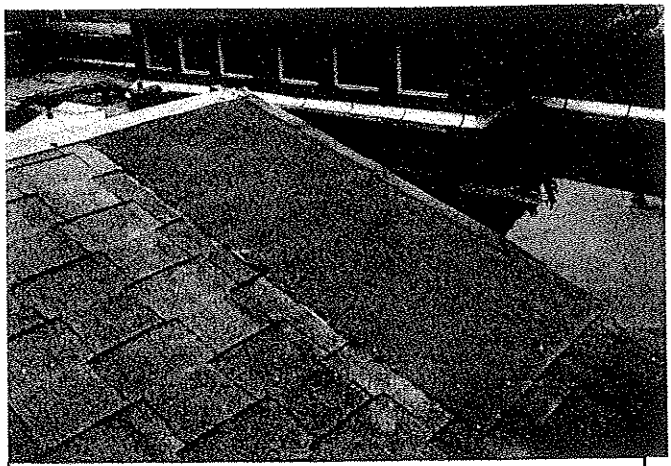
Asphalt membrane repair on the West side. This area of shingles had completely failed.



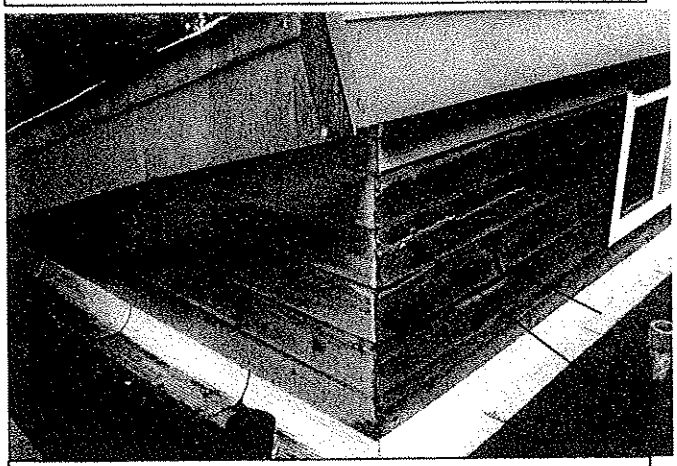
A second membrane patch along the West side.



General view of front side of building. Shows elevation change in deck.



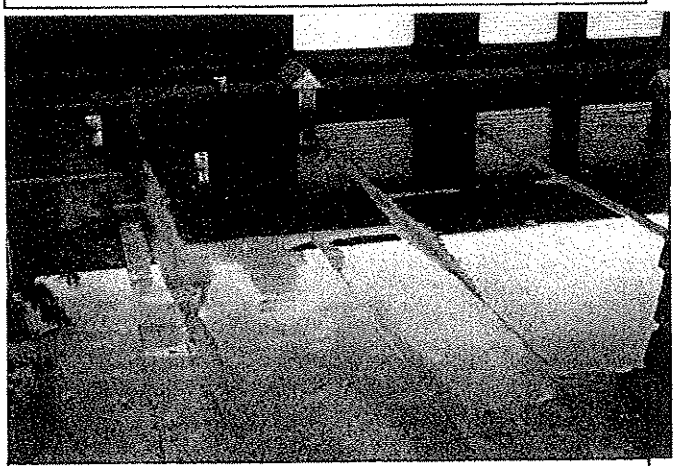
A recent membrane patch on shingles in NW corner. Once again shingles have failed.



This is just below the membrane patch above. Siding has been caulked but is cracking again.



Siding is splitting in all areas and window flashings slope in toward the wall not away. This new window has the wrong size flashing installed.



Lifting panels of fibreboard show through as raised areas of the roof.