



## **Independent Building Consulting & Inspection**

**Commercial, Industrial and Residential**  
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**To: Westside Apartments**  
**19721-64<sup>th</sup> Avenue Langley, BC**

**COPY**

**From: Uwe M.A. Naumann**

**Date: 25. June 2007**

**Project: Roof replacement**

**Re: Specifications**

**Prepared by: Uwe M.A. Naumann, ASCT, CPI**

**Our file # Specs Westside Apartments 2007**



**Guidelines for preparations for the installation of a new roof membrane:**

**The intent of this project is:**

To replace the cedar shingle roof with asphalt shingles.

Installations have to be made in accordance to the roofing practices manual of RCABC.

Make repair or replacement of all deteriorated sections of roof decking.

Make good all stucco or siding repairs.

Install a new 3/8 plywood roof deck, detail will be discussed at the site meeting and start up meeting.

**1. General**

- .1 The contractor shall provide to the owner proof on a \$ 2,000,000.00 liability and public liability insurance.
- .2 The contractor shall perform all work under this contract to the satisfaction of the owner and consultant.
- .3 Provide owners with a time schedule of starting and completion date.
- .4 The contractor warrants and represents that he possesses and will provide and apply all the skills, expertise, and experience reasonably required to complete the work and ensure that the work is performed in a good, proper and workmanlike manner.

**2. Work included**

- .1 Furnish all labor, material, equipment to make a complete job.
- .2 Related Work:  
Repair all damages that might occur without any additional cost to the owners.
- .3 Quality Assurance:  
Perform all work in compliance with the applicable requirements of the governing authorities having jurisdiction, and to RCABC practices manual, and to the latest code requirements, and to the highest tradesmen quality standards, and to the satisfaction of the owners and/or their representative.



**3. Licenses and Permits**

- .1 It is the responsibility of the contractor to obtain all necessary licenses and permits.

**4. Protection of the Occupants**

- .1 It is the contractor's responsibility to provide access to the units at all time.
- .1 Protect the occupants from any dust, contaminated smokes, or fumes during reroofing.
- .2 Working hours have to be coordinated with the occupants.

**5. Protection of Pedestrians and Construction Safety**

- .1 Guard off the working area in a way that no pedestrian can be injured by falling materials, protect any other items, like cars, bikes, garden tools etc. from any way of damage.
- .2 The contractor shall be responsible for and ensure safety not only of the workers, subcontractors, trade persons, but also of all other persons who may visit, or enter upon *the Place of the Work*, whether during working hours or not, and whether invited or not, and for that purpose shall erect such hoarding and signs, and shall employ such safety measures as may be necessary to ensure the safety of such persons.

**6. Clean-up**

- .1 At completion and during the progress of the work, keep all surrounding areas clean and free from debris.
- .2 Clean-up after each working day.
- .3 Insure that all nails and sharp debris are removed every day from the site, especially lawn areas.



**7. Workers' Compensation Board**

- .1 Provide proof to the owners of good standing with the WCB.
- .2 All work must be executed under the "Safety Guidelines" of the Workers' Compensation Board.

**8. Products**

- .1 Use only new materials for this project.
- .2 Use only materials that are for exterior use and are compatible with the other materials in use.

**9. Execution:**

- .1 Remove the existing roofing.
- .2 Replace any rotten or damaged material with the same type and quality as the existing.
- .3 Install new 3/8 plywood decking.
- .4 Replace and repair stucco or siding with the same type and color as the existing.
- .6 Keep a record including pictures of any other area that shows water ingress or deterioration.
- .7 Install new asphalt shingles with a minimum of 35 years warranty, Color and type to be determined by the strata.
- .8 Install new diverter and cap flashing including proper boot flashing as discussed at the site meeting. Existing step flashing can be reused if possible, and in good condition.



**10. Product Delivery, Storage, and Handling**

- .1 All material must be stored and applied to manufacturer's recommended weather conditions.

**11. Safety**

- .1 Follow all safety guidelines of the Workers Compensation Board.
- .2 Secure the construction site, e.g. children can not enter the danger zone.

**12. Quality Assurance and Workmanship Standards**

- .1 Conform to the latest Guarantee and Workmanship Standards .
- .2 Apply all materials to manufacturer's specifications.

**13. Environment**

- .1 It is the full responsibility of the contractor to protect the environment of this complex during construction.
- .2 Any damage to trees, shrubs, or other plants must be corrected to the owner's satisfaction.
- .3 All lawns and flowers must be protected during construction and left free of any construction debris after construction is completed to the satisfaction of the owners, and/or their representatives.



**14. Payment**

- .1 The owner(s) will pay the contractor after satisfactory completion of the project.
- .2 The contractor shall provide proof that all sub trades, workers and material has been paid.
- .3 If progress payments are required, they must be submitted to the owners and consultant for approval.
- .4 There will be a 10 percent hold-back for 55 days after completion.
- .5 Provide owners with written warranty before request for final payment.

**15. Changes and Additional Work**

- .1 All changes and additional work must be approved prior to commencement by the owners and/or their representatives.

**16. Delays**

- .1 Upon starting the work the contractor shall continue the work without any interruption, until the project is completed, except for severe weather conditions.



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17. Site visit

A site visit will be held on:

at the above address.

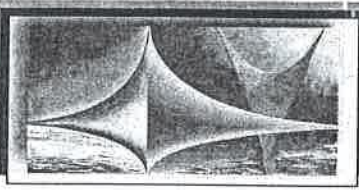
~  
**Quotes must be submitted by:**

**Quotes to be e-mailed**  
**Independent Building Consulting & Inspection**  
At [uwe@uniserve.com](mailto:uwe@uniserve.com)

**And the Strata,**

Signed:

Uwe M.A. Naumann, AScT, CPI



**Independent Building Consulting & Inspection**

Commercial, Industrial and Residential

Cell: 341-9930

e-mail: uwe@uniserve.com

**To:** Mr. Jack Dykstra

**Tel.:**

**From:** Uwe M.A. Naumann

**Date:** 19. July 2009

**Project:** West Side Estates

**Re:** Roof Inspection



**Prepared by:** Uwe M.A. Naumann, ASCT, CPI  
**Weather:** sunny, 25° C  
**Our file:** West Side Estates 19721-64<sup>th</sup> Ave.



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**Introduction:**

The mandate for this report was to provide a professional review of the roof installation to determine the existing condition of the installation.

The method of inspection is only visual and non-destructive. Therefore, no building components were removed to allow further investigation, or to verify construction sequencing, or methods.

Based on the limited scope of this professional engagement, we do not, however, warrant that a detail investigation of all building systems has been completed to reveal all actual, or potential deficiencies.

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**Credentials:**

- 30+ years experience in commercial, industrial and residential construction, consulting and designing
- 20 years of commercial, industrial and residential inspections.
- Mechanical Engineer (Germany)
- Instructor and Course Developer in Building Technology at BCIT
- Certified Technician registered in B.C.
- Certified Property Inspector (CPI)
- Member of ASTTBC (Applied Science Technologists & Technicians of BC)
- Member of BCIPi (BC Institute of Property Inspectors)
- Member of BCBEc (BC Building Envelope Council)
- We have successfully completed all four Building Envelope Courses offered by the AIBC.
- Member of RCI (Roof Consultant Institute)

**We hold the following trade licenses in B.C.:**

- Plumbing
- Electrical
- Gas-fitting
- Boiler, pressure vessel and pressure piping
- Ventilation
- Cross Connection Control
- Hydro Pulse Boiler
- Infloor Heating

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At your request we have inspected the roof at the above address on 17. July 2009.  
This report is in addition to our verbal report.  
At the time of inspection we have observed the following:

Summary Report:

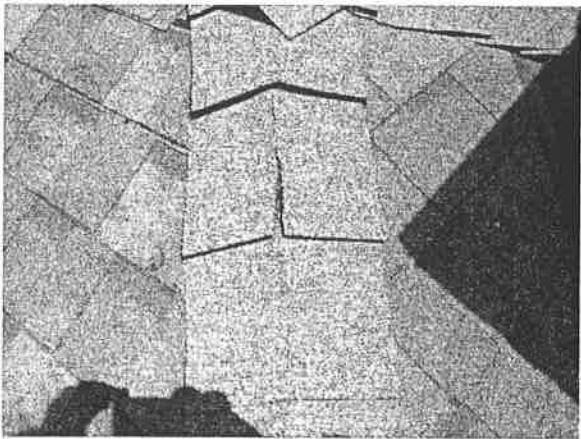
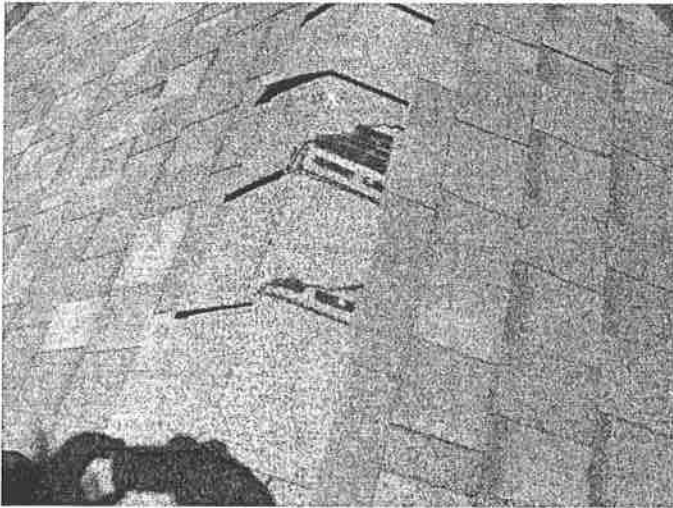
The roof installation is less than a years old.

We made the following observations:

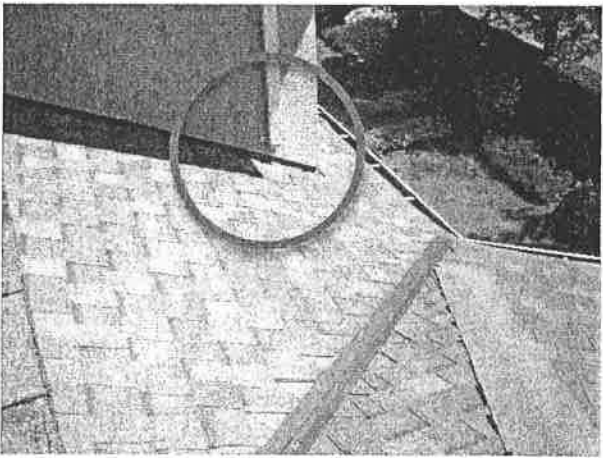
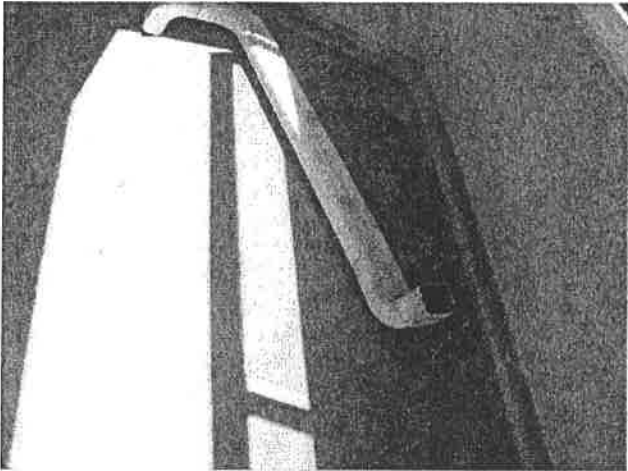
Several ridge caps are cracked, or are blown off.



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We noticed that two downspouts have not been properly connected to drain into the lower gutters. The peaces are lying on the deck of the meeting room.

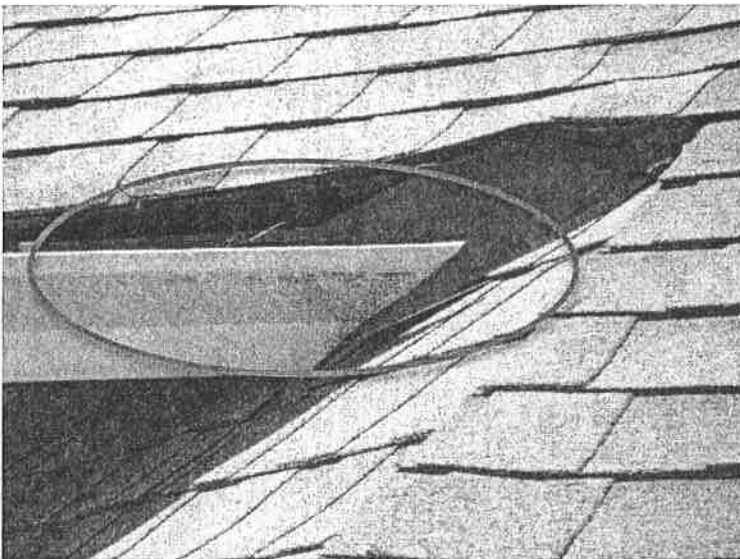


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Some debris is still lying on the roof.



We noticed that one area of the roof has not been properly closed off by some flashing.



**All of the above has to be corrected by the contractor without any cost to the owners.**

This report is intended only for the use of the individual or entity named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this report without our written permission is prohibited. This report is not valid for third parties.

Signed:  
(Uwe M. A. Naumann, ASCT. CPI)