



Independent Bulling Consulting & Inspection

uwe@uniserve.com Box 3568 Mission BC V2V 4L1 604-341-9930

To: Mr. Tom Quinton
West Side Estates

From: Uwe M.A. Naumann

Date: 11. January, 2009

Re: Deck Inspection



Prepared by: Uwe M.A. Naumann, AScT, CPI

Weather: overcast, 10⁰ C

Our file: West Side Estates

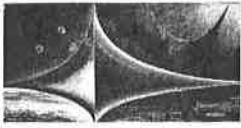


Introduction:

The mandate for this report was to provide a professional review of the conditions of the decks to determine the existing condition of the various systems and visually assess the current performance of these systems.

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.

This report is also based on verbal information from the occupants. 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.



Credentials:

- **30+ years experience in commercial, industrial and residential construction, consulting**
- **and designing**
- **20 years of commercial, industrial and residential inspections.**
- **Mechanical Engineer (Germany)**
- **Past 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)**
- **Past Member of BCBEC (BC Building Envelope Council)**
- **We have successfully completed all four Building Envelope Courses offered by the AIBC.**
- **Past 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**



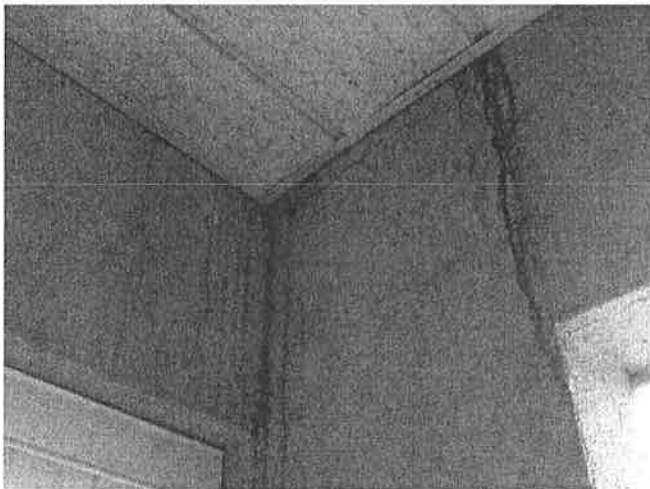
At your request we have inspected the complex at the above address on several different dates, mainly on the 11. January, 2009.

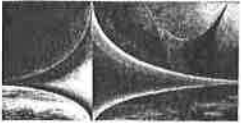
This report is in addition to our verbal report.

At the time of inspection we have observed the following:

Unit #302:

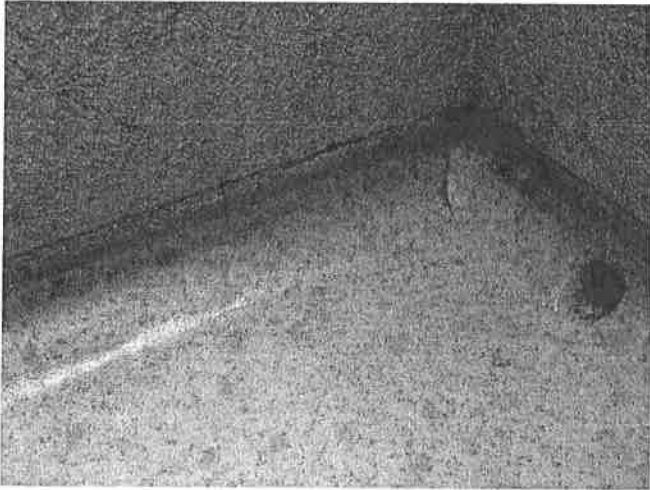
It appears that the membrane is failing. In our opinion, the membrane should be replaced. There are also signs that leaks from the upper deck are showing through the soffit.





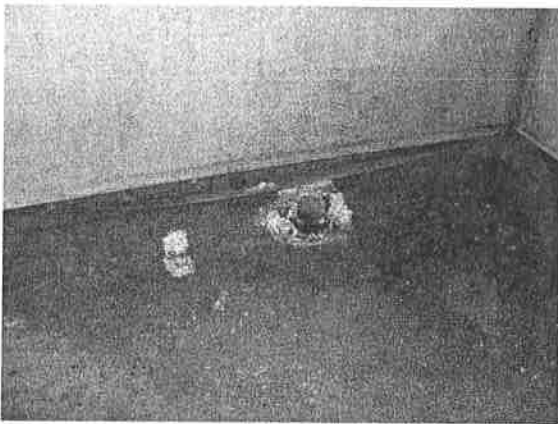
Unit #402:

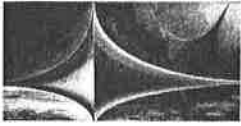
It appears that the membrane is failing. Cracks were noted at the corners. The membrane should be replaced.



Unit #304:

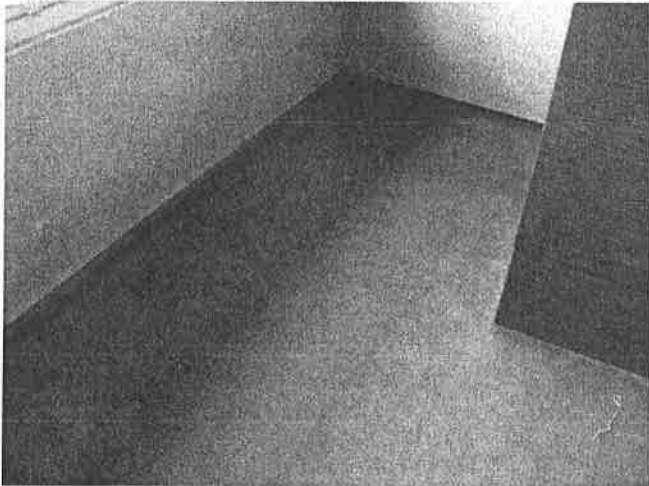
The membrane is peeling back at the perimeter and mold is noted. The membrane should be replaced.





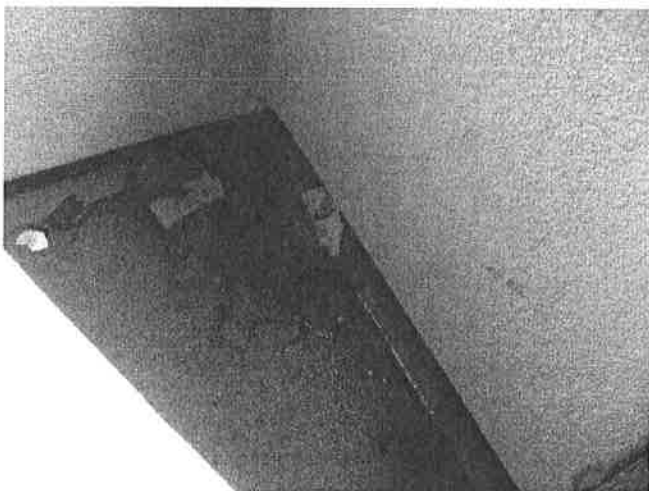
Unit #309:

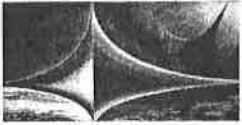
The membrane is peeling back around the perimeter. Signs of standing water are noticeable.



Unit #313:

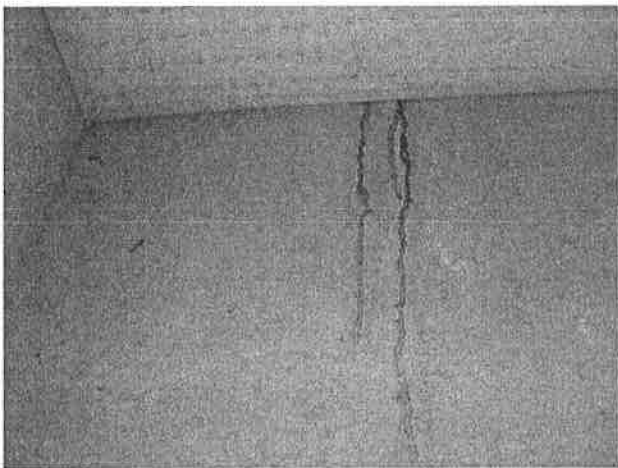
We noticed standing water near the drain. It appears that there have been previous leaks around the drain. In our opinion, the membrane should be replaced.





Unit #314:

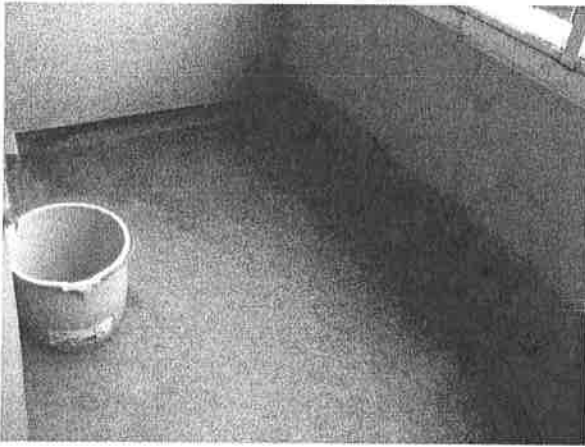
We noticed that there is a leak from the deck above and wood rot can be expected. The deck membrane of this unit has failed and wood rot is noticeable under the membrane.





Unit #'s 213 & 216:

We noticed signs of standing water on these decks. However, we did not notice a direct failure in the membrane at this time. But replacement should still be considered.



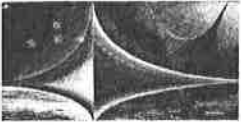
Unit #212:

We did not notice any failure in the membrane.

Unit #404:

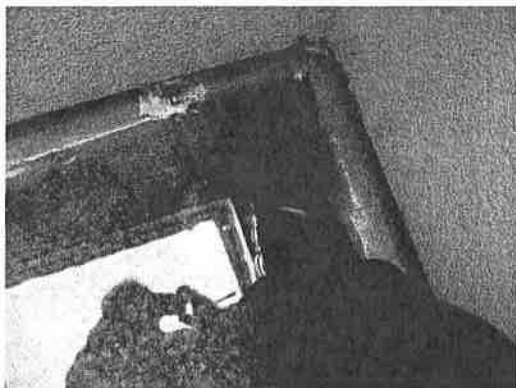
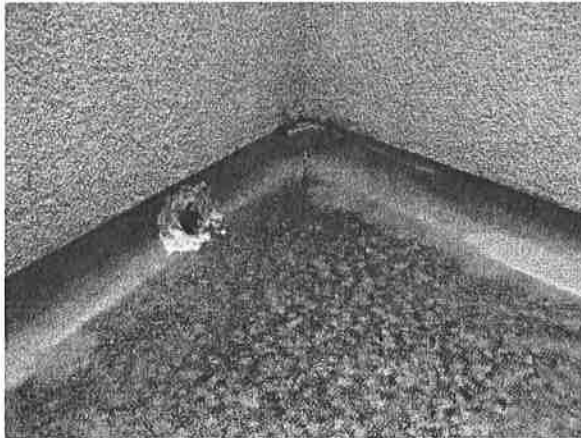
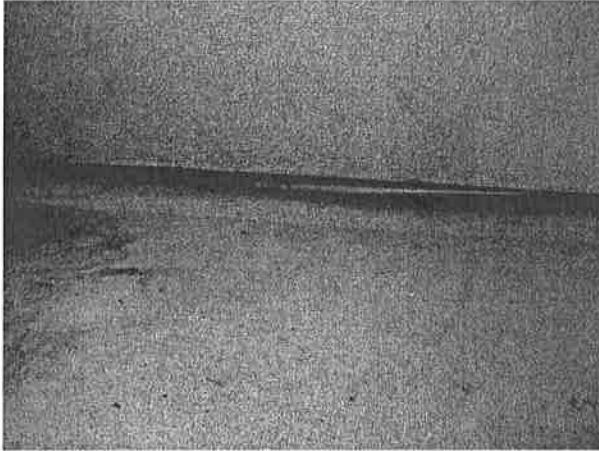
It appears that the membrane on the deck is peeling around the perimeter. In our opinion, the membrane should be replaced.

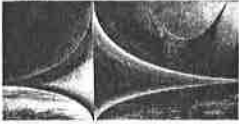




Unit #407:

The membrane is peeling around the perimeter. Some wood rot can be expected. The membrane should be replaced.

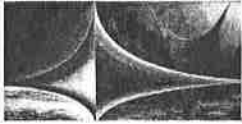




Unit #406:

We noticed peeling of the membrane around the perimeter and damage around the drain. The membrane should be replaced.



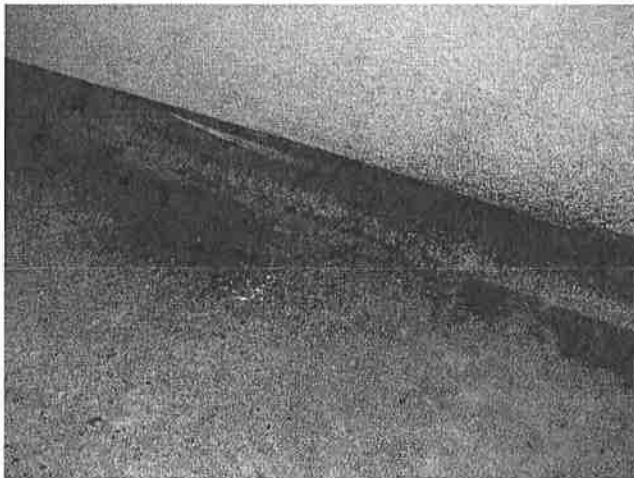
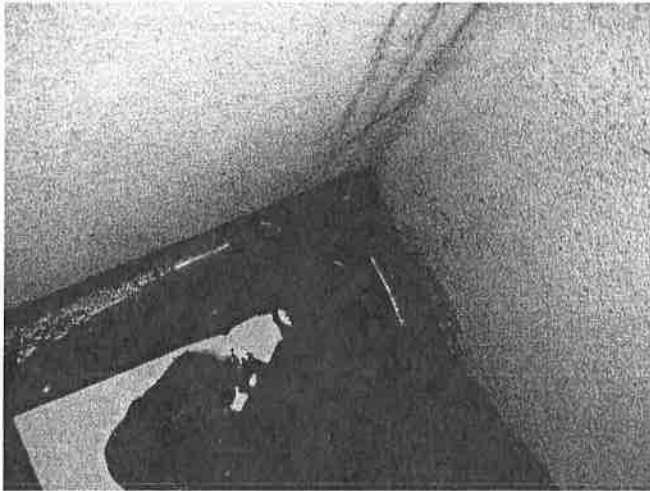


Unit #405:

We did not notice any failure in the membrane.

Unit #403:

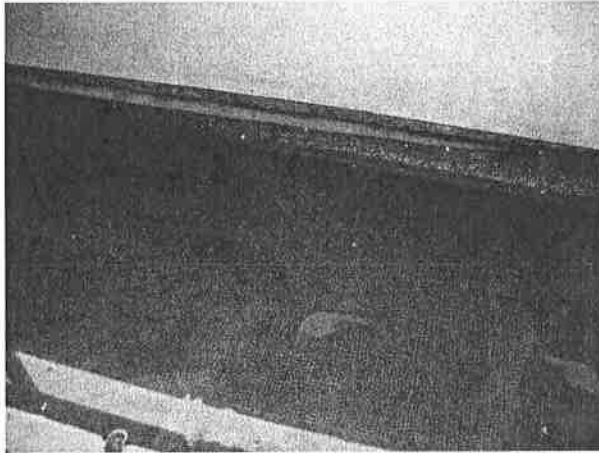
The membrane is peeling around the perimeter and wood deterioration has been noticed under the membrane. The membrane needs replacing.





Unit #301:

The membrane is peeling around the perimeter. Wood deterioration can be expected under the membrane. The membrane should be replaced.



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Signed:

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