

BUILDING ENVELOPE WARRANTIES

STRATA PLAN NW 3179
GLENBOROUGH



GENTEK®

**HOMEOWNERS TRANSFERABLE
PRORATED WARRANTY**
GENTEK ALUMINUM SIDING, SOFFIT
AND EAVESTROUGHING

Gentek Building Products Limited (hereinafter referred to as "Gentek"), hereby warrants against Gentek Siding, Soffit and Eavestroughing containing manufacturing defects causing peeling, blistering or flaking. This warranty applies to the siding, soffit and eavestroughing installed at the address contained on the Certification of Installation. The period of the warranty is forty (40) years beginning on the date the application of the siding, soffit or eavestroughing to your property was completed.

If, after inspection, Gentek determines that your siding, soffit or eavestroughing contains manufacturing defects falling within the terms of the warranty, Gentek, at its option, will either refinish or replace the defective siding, soffit or eavestroughing. Gentek will assume 100% of refinishing or replacement costs during the first five years of the warranty period. For the balance of the warranty Gentek will pay for a percentage of the cost of materials only (see details outlined in Warranty Claim Schedule).

This warranty is freely transferable to subsequent owners of your property. In the event of transfer, the new owner shall enjoy the benefits of this warranty for the unexpired balance of the warranty period.

Gentek shall not be liable for colour fading or damage due to any causes other than manufacturing defect described above, including but not limited to damage caused by faulty or improper installation, fire or lightning, windstorm, hailstorm or other acts of God, pollution or harmful chemicals, misuse, or failure to provide reasonable and necessary maintenance in accordance with the "Note of Maintenance" forming part of this Warranty.

Gentek is giving you an express forty year prorated warranty. Gentek cannot and shall not be liable to you for breach of any other written or oral express warranties, such as those, if any, given to you by dealers, contractors, applicators, or distributors. Any implied warranties imposed by law, such as the implied warranties of merchantability and fitness for purpose, are limited in time to the duration of this express warranty.

Gentek shall not be liable to you for any consequential or incidental damages for breach or any express, written, oral or implied warranty. Your exclusive remedy shall be refinishing or replacement solely at Gentek's option, only on the terms stated in this warranty.

Some jurisdictions do not allow limitations on how long implied warranties last, exclusions or limitations of incidental or consequential damages or limitations by manufacturers or warranties rights and remedies prescribed by statute; thus, the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights, and you may also have other rights which vary from jurisdiction to jurisdiction.

(see reverse)

**ASTARA
Building Technologies Ltd.**

Suite 102-6976 Russell Avenue
Burnaby, BC V5J 4R9
Tel: (604) 434-7227 Fax: (604) 434-8920

BUILDING ENVELOPE WARRANTY

BUILDING ADDRESS: 2915 and 2925 Glen Drive, Coquitlam

BUILDING OWNER: Strata Plan NW 3179

AREAS COVERED BY WARRANTY: Building Envelope

DATE IN EFFECT: August 10, 2001

We warrant the building envelope directly related to the work of the Contractor against defects, including those resulting in water penetration, for a period of FIVE years. Additionally we warrant defects in materials and labour provided by the Contractor for a period of TWO years and Structural defects directly related to the Work of the Contractor for a period of TEN years.

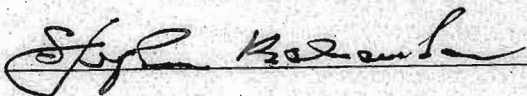
Upon written notice we agree to bear the expense of examination and repair if the defect is due to improper application, the owner to bear the expense if the defect is due to other causes. The repairs will be made during regular working hours. This warranty is in effect only when all previous bills have been paid in full.

We are not responsible, nor do we assume any liability for, any leakage resulting from:

- A. Construction failures, distortions, settlement, or faulty design.
- B. Hail, lightning, earthquake, winds over 60 km/h, or any other Act of God.
- C. Other hazards, which may cause damage to the exterior, interior or contents of said buildings.
- D. Repair work to the interface between the building and membrane per change directive No. 1 in its entirety.
- E. Electrical plugs installed by individual owners such as those installed at 2925 units 210, 408 + 215 and at 2915 unit 202.

This warranty pertains to repairs for actual leakage and structural defects due to faulty workmanship or materials on this project. Under no circumstances does it include liability for damage to the building or contents therein. This warranty is null and void if any work is carried out on the building envelope by other forces or if the building is used for any other purpose than it was originally designed for, without the written consent of the warrantor. We agree to maintain \$2.0 million liability insurance covering completed operations hazards for 6 years from August 10, 2001 (date of substantial completion) and will notify the owner in writing 30 days in advance of any cancellation, change or amendment restricting coverage, as per CCDC GC 11.1.1.1

SIGNED;



Suite 102-6976 Russell Ave, Burnaby, BC V5J 4R9

NOTE ON MAINTENANCE

Gentek Siding, Soffit and Eavestroughing requires minimum maintenance. To validate the Gentek Homeowner's Transferable 40-Year Pro-rated Warranty and to obtain the longest possible life from your Gentek Siding, Soffit and Eavestroughing you must keep them reasonably free from surface dirt. Remove dirt by washing walls at least once a year, with a soft cloth or soft bristle brush dipped in a solution of household detergent in water. To prevent shiny spots, don't press too hard and to minimize streaking, wash walls from the bottom up. After washing, use copious amounts of water to rinse away traces of detergent. Never use abrasive cleaners or solvents which could damage the baked enamel finish.

WARRANTY CLAIM SCHEDULE

(Effective January 1, 2000)

Claim made by	Number of years (after original installation) within which claim is made	Material Costs borne by Gentek*
Original purchaser and/or Subsequent Owner	0-5 years from date of installation	100% Material and Labour
	6 years	90% Material Only
	7 years	80% Material Only
	8 years	70% Material Only
	9 years	60% Material Only
	10 years	55% Material Only
	11 years	50% Material Only
	12 years	45% Material Only
	13 years	40% Material Only
	14 years	30% Material Only
	15 years	25% Material Only
	16 to 20 years	20% Material Only
	21 to 25 years	15% Material Only
	26 to 40 years	10% Material Only
	40+ years	0%

*Material costs means Gentek Building Products' published list price for material



GENTEK BUILDING PRODUCTS LIMITED

Product Improvement Policy: Gentek Building Products Limited is constantly improving product designs and manufacturing processes. We therefore must reserve the right to change specifications without notice. Please consult Gentek Building Products Limited for current details.

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Royal Building Products

LIFETIME NON-PRORATED TRANSFERABLE TO LIFETIME NON-PRORATED LIMITED WARRANTY

ROYAL BUILDING PRODUCTS
1 ROYAL GATE BLVD.
WOODBIDGE, ONTARIO,
CANADA, L4L 8Z7

ORIGINAL PURCHASER (S)

ADDRESS

CITY

STATE

ZIP CODE

PRODUCT INSTALLED

DATE

COLOR

ROYPLAST Limited ("Royal") in respect of vinyl siding and vinyl soffit manufactured by it (hereinafter referred to as "Products") warrants to you the original purchaser of Products installed at the property with the above address (the "Property"), that subject to the terms and conditions herein contained, the Products are and will be free from manufacturing defects which result in peeling, flaking, chipping, splitting or blistering. This warranty will remain in effect during your lifetime as long as you are the owner of the Property, subject to the terms of transferability set out herein. Royal also warrants the Products to be resistant to dents due to their exceptional material and design. Furthermore, as the Products are made of vinyl instead of metal, they will not rust or conduct electricity and therefore do not require grounding. All failures to Products covered by this warranty will be repaired or replaced by Royal in accordance with the terms and conditions of this warranty.

Royal shall not be liable for and this warranty does not apply or extend to any failure, defects or damages arising from or connected with, without limitation, misuse, neglect, faulty or improper installation, owner failure to provide reasonable and necessary maintenance to prevent an accumulation of surface dirt, staining or mildew, defects, failure of or damages to walls, surfaces or structures to which Products are applied arising from settlement, distortion, movement, or cracking thereof, earthquakes, hurricane, tornado, cyclone, gale, lightning, fire, flood and Acts of God, accidental or intentional damage, vandalism and all other causes beyond the manufacturer's control. This warranty does not apply to siding which has been painted, varnished or coated over the manufacturer's original finish.

IMPORTANT: Siding which experiences color change due to normal weathering is excluded from this warranty. Non-uniform color change as a result of equal exposure to sunlight is covered under this warranty; non-uniform color changes resulting from unequal exposure to sunlight is not covered under this warranty. "Normal Weathering" is defined as exposure to ultraviolet (sun) light, and extremes of weather and atmosphere which will cause any colored or painted surface to fade, darken, chalk, or acquire a surface accumulation of dirt or stains. The severity of these conditions depends on air quality, the geographic location of your home, and other local conditions over which Royal has no control.

This warranty becomes valid only after the certification of installation is filled in by the Dealer, signed by the original purchaser of the Products and mailed to Royal within thirty (30) days of installation.

The lifetime coverage provided by this warranty is

LIFETIME WARRANTY

extended to cover individual person(s) who are homeowners, and does not extend to Products purchased by or installed upon property owned by any other entities, including, without limitation, corporations, partnerships, trusts, estates, governmental agencies or bodies, religious organizations, schools, condominiums, or co-operative housing arrangements, or installed on apartment buildings or any other multi-housing units not used by individual homeowners. For entities or persons to which the lifetime coverage does not extend, the warranty period shall be fifty (50) years following installation of the Products, and is transferable to 50 years from date of original installation.

This limited warranty may be transferred to subsequent owners of the Property by the original purchaser, provided Royal receives written notice, in the form set forth herein, within thirty (30) days of the transfer of the Property. Failure to do so shall result in the termination of any obligations on the part of Royal. Should notice of a transfer be correctly and promptly effected, the warranty period shall be lifetime from the date of purchase by the subsequent owner.

Should you feel that Products contain manufacturing defects, promptly write to the Customer Service Department, Royal Building Products, 1 Royal Gate Blvd., Woodbridge, Ontario, Canada, L4L 8Z7, describe the claimed defect and provide proof of ownership of the Property. Do not undertake repairs without receiving advice from Royal, as improper repair work may aggravate the problem. Upon receipt of your letter, Royal will notify you of the evidence you will need to support your claim. Should Royal determine that your claim is valid, the defective part or parts, including materials and labor, will be replaced at no cost to the original purchaser or subsequent owner.

In lieu of repair, restoration or replacement, Royal reserves the right to refund that amount paid by the original owner for the Products together with the cost of the original installation.

In addition to the foregoing, Royal warrants the Products made of solid vinyl against damages caused by hail. Upon payment of a Fifty Dollar service payment and verification of the claim, Royal will provide the original purchaser or subsequent owner the material necessary to replace the material damaged by hail.

Royal reserves the right to discontinue or change any of its vinyl products, including colors, without giving notice to the original purchaser or subsequent owner. In the event of such discontinuance or change, Royal shall not be liable to the original purchaser or subsequent owner. Should a product covered by this warranty be unavailable, Royal reserves the right to substitute a product that is of equal quality or price, according to Royal's sole discretion.

THIS WARRANTY IS GIVEN IN LIEU OF ALL OTHER WARRANTIES, LIABILITIES OR OBLIGATIONS OF ROYAL, EITHER EXPRESSED OR IMPLIED, EXCEPT THAT THE DURATION OF ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE LIMITED IN TIME TO THE DURATION OF THIS WARRANTY. ROYAL SHALL IN NO EVENT BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL OR SPECIAL DAMAGES OF ANY KIND FOR BREACH OF ANY EXPRESS, WRITTEN OR ORAL OR IMPLIED WARRANTY ON PRODUCTS. YOUR EXCLUSIVE REMEDY SHALL BE ENFORCEMENT OF THIS WARRANTY UPON THE TERMS AND CONDITIONS HEREIN CONTAINED. NO REPRESENTATIVE OF ROYAL OR ITS DISTRIBUTORS OR DEALERS IS AUTHORIZED TO MAKE ANY CHANGE OR MODIFICATION TO THIS WARRANTY.

Jurisdictions do not allow limitation on how long an implied warranty lasts, so the limitations contained herein above may not apply to you. Some jurisdictions do not allow the exclusion or limitation on consequential or incidental or special damages, so the above limitations or exclusions may not apply to you. This warranty gives you specific legal rights, and you may also have other rights, all of which vary from jurisdiction to jurisdiction.



AQUAPROOF

PROPERTY SERVICES INC.

ROOF WARRANTY

BUILDING ADDRESS: 2915 and 2925 Glen Drive, Coquitlam

BUILDING OWNER: Strata Corporation NW3179
C/o #416-2925 Glen Drive
Coquitlam, BC, V3B 7H8

AREAS COVERED BY WARRANTY:

WARRANTY PERIOD: Five YEARS

DATE IN EFFECT: August 4, 2000

We warranty the application of our new roof system only against any actual leakage resulting directly from faulty workmanship or materials. Upon written notice we agree to bear the expense of examination and repair if the defect is due to improper application, the owner to bear the expense if the defect is due to other causes. The repairs will be made during regular working hours. This warranty is in effect only when all previous bills have been paid in full.

We are not responsible, nor do we assume any liability for, any leakage resulting from:

- A. Construction failures, distortions, settlement, or faulty design.
- B. Hail, lightning, earthquake, winds over 40 mph., or any other Act of God.
- C. Other hazards which may cause damage to the exterior, interior, or contents of said building.

This warranty pertains to repairs for actual leakage due to faulty workmanship or materials. Under no circumstances does it include liability for damage to the building or contents therein. This warranty is null and void if any work is carried out on this roof by other forces or if the building is used for any other purpose than it was originally designed for, without the written consent of the warrantor.

SIGNED:

CANADA
PROVINCE OF
BRITISH COLUMBIA
TO WIT:

: IN THE MATTER OF THE
: BUILDERS LIEN ACT
: AND
: IN THE MATTER OF PROPERTIES
: KNOWN AS: The Owners Strata Plan
: N.W. 3179.
: Glen Borough Estate
: 2915 & 2925 GLEN Dr. Coquitlam B.C.

I, Stephen Beranek, of 1319 Brunette Street,
Coquitlam, British Columbia, Contractor, DO SOLEMNLY DECLARE:-

1. That I am President of ASTARA BUILDING TECH LTD., the contractor engaged to RE-CLAD / REPAIR / RETRO FIT to the above described properties including labour and materials.
2. That I was in the contractual employ of The Owners Strata Plan N.W. 3179.
3. That all work done and materials furnished, used for or in connection with the said project up to and including the 5 day of SEPT. 2001, have been paid for and no moneys are owing in respect thereof, either to any material men, contractor or workmen, or anyone whomsoever.
4. That the installation of the said PROJECT has been fully completed.
5. That all payments pursuant to the Workers Compensation Act have been paid up to date.
6. That no person or persons or corporation hold or has or have any right to any lien or liens against the project or buildings with respect to the installation of THE PROJECT including labour and materials.

AND I MAKE this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED BEFORE ME at the
CITY of Coquitlam
in the Province of British
Columbia, this 6 day of
Sept. 2001

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:
:

X Stephen Beranek

Mass

A COMMISSIONER FOR TAKING
AFFIDAVITS WITHIN BRITISH
COLUMBIA

:
:

Our Ref: 00012

September 13, 2001
Faxed to 604-464-7614
(Original via post)

Strata Corporation NW 3179 (Glenborough Estates)
c/o #114 - 2925 Glen Drive
Coquitlam, B.C. V3B 7H8

Attention: Tony Lorage, Strata Council Chairperson

Re: Building Envelope Restoration - Glenborough Estates (NW 3179), Coquitlam

CSA Building Sciences Western Ltd. was engaged by Strata Corporation NW 3179 to undertake the design and supervision of a building envelope restoration at the Glenborough Estates residential complex in Coquitlam, B.C. The intent of the scope of the work was to eliminate water penetration problems by implementing a new pressure-moderated cladding system that included proper flashing and membrane details at all junctures. Also included in the scope of work was removal and reinstallation of all windows, retrofit of balcony membranes, and installation of new balcony railings. All known decayed wood components were replaced with new materials. The scope of work was outlined in drawings, details, and specifications (CSA Project Reference 9075) submitted to the City of Coquitlam for building permit application.

The work as outlined in the drawings, details, and specifications was undertaken by a general contractor and was satisfactorily completed, with all contractual obligations fulfilled. The work involved the addresses 2915 and 2925 Glen Drive in Coquitlam, B.C.

Yours truly,

CSA BUILDING SCIENCES WESTERN LTD.
Consulting Engineers & Project Managers



Ralph Jeck
Senior Consultant



Christian Skene, P.Eng
Principal

