



ROOFING CONTRACTORS  
ASSOCIATION OF  
BRITISH COLUMBIA

9734 – 201 Street, Langley, BC V1M 3E8 rcabc.org



RECEIVED

JUN 06 2024

M 29/12

JB

Date: May 7, 2024

Guarantee Certificate: 29344 / EA2587

Member: Harvard Industries Ltd.

Owner:

Project: Mayfair Gardens

Re: 5-Year Roof Performance Summary

Attached for your review is a copy of the scheduled Performance Review report, prepared for the Project noted above.

**TO THE BUILDING OWNER:**

☐ **NO PROJECT MAINTENANCE or REPAIRS REQUIRED**

The Performance Review does not identify any apparent deficiencies or maintenance items that require attention at this time.

☒ **PROJECT MAINTENANCE NEEDS ATTENTION**

Please address the maintenance work identified in the attached Performance Review report. Maintenance is not covered by the RoofStar Guarantee. Deferred maintenance may shorten the life expectancy of your roofing or grade-level waterproofing investment and may affect Guarantee coverage. Ask your RCABC Professional Contractor for assistance.

☐ **PROJECT REPAIRS REQUIRED**

The Performance Review identifies unauthorized or improper alterations to the Project. These alterations will affect the coverage of the RoofStar Guarantee. In order to maintain RoofStar Guarantee coverage, you must have an RCABC Contractor to make necessary repairs, and arrange for an Accepted Observation firm to verify compliance with RoofStar Guarantee Standards, and submit a written report to the RCABC Guarantee Corp. The work by an RCABC Contractor must be completed within 60 days of the date of this letter.

☐ **ROOF NEEDS ATTENTION – Claim Initiated by RCABC Guarantee Corp.**

The Performance Review identifies a leak in the Project that requires immediate attention. To protect both our interests and yours, the RCABC Guarantee Corp. has initiated a claim file and appointed an RCABC Contractor and/or RCABC Guarantee Corp. Accepted Observer firm to investigate the problem, establish the cause, repair the leak and provide a report on the findings. Only valid claims will be covered under the terms of the RoofStar Guarantee. Please refer to your copy of the Guarantee Certificate for the terms and conditions applicable to both the RCABC Guarantee Corp. and the Owner of the Project.

Yours truly,  
RCABC Guarantee Corp.

# Technical Advisor,  
Phone:  
technicaladvisor@rcabc.org

# RoofStar Performance Review Report



ROOFING CONTRACTORS  
ASSOCIATION OF  
BRITISH COLUMBIA



<b>Performance Review Type</b>	5-Year Maintenance Review		
<b>RoofStar Guarantee No.</b>	29344	<b>Project Name</b>	Mayfair gardens
<b>RCABC Member</b>	Harvard Industries Ltd.	<b>Observer Name</b>	Bob Sheardown Cell: 250-572-3702
<b>Observation Firm</b>	Razor Roof Consultants	<b>Observation Firm File No.</b>	16-533(Rooftech)
<b>Performance Review Date</b>	November 30, 2023	<b>Building Owner / Rep</b>	Homelife Advantage/Maxine Campbell
<b>Project Address</b>	33401 Mayfair Avenue, Abbotsford	<b>Owner / Rep Contact</b>	Email: maxinecampbell@homelifeadvantagecv.com Cell: 604-859-3141
<b>Weather</b>	Overcast Outside Temp.: 9 °C	<b>Project Type</b>	<input checked="" type="checkbox"/> Roofing <input type="checkbox"/> Waterproofing <input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement
<b>Roof Condition (General)</b>	Good with minor deficiencies		

## OBSERVATION RESULTS

	Good	Issues		Required corrective actions		
		Minor	Major	Water-proofer	Roofer	Owner
<b>SYSTEM CONDITIONS</b>						
<b>General Appearance</b>						
Debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physical Damage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Equipment / Alterations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (add comment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Surface Condition</b>						
Bare Spots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alligator/Cracked Surface	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slippage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (add comment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Material Condition</b>						
Blistering/Splitting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physical Damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buckling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (add comment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FLASHING CONDITIONS</b>						
<b>Membrane Flashing</b>						
Physical Damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deterioration / Open Laps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attachment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tenting / Blistering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slippage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (add comment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Metal Flashings</b>						
Physical Damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attachment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Corrosion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caulking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (add comment)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Good	Issues		Required corrective actions		
		Minor	Major	Water-proofer	Roofer	Owner
DECK PENETRATIONS						
Equipment						
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flashing Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spills / Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (add comment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cable / Pipe						
Seal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (add comment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Pads / Walkways						
Physical Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (add comment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exhaust Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Caulking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (add comment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXPANSION JOINTS						
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GUM PANS						
Fill Material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (add comment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SYSTEM ALTERATIONS						

GENERAL NOTES/DEFICIENCIES (Attach supporting photographs and marked Roof Plan)

SEE ATTACHED REPORT

*BSH*  
Observer Signature

Observation Firm Signature (if required)

### RGC OFFICE USE ONLY

- ☒ Reviewed / Issued Notification to Member  
☒ Reviewed / Issued Notification to Owner

RGC SIGNATURE

DATE

*Robert Harris*

**RCABC GUARANTEE #29344**

**November 30, 2023**

**INSPECTION FIRM JOB #16-533(Rooftech)**

**ROOFING MEMBER: Harvard Industries**

**SITE NAME: Mayfair Gardens**

**SITE ADDRESS: 33401 Mayfair Avenue, Abbotsford, BC**

**Re: RCABC 5 YEAR RE INSPECTION REPORT**

An onsite reinspection of the roof location(s) at the above mentioned property was conducted, with the following observed:



**OBSERVATIONS OF ROOF AREA(S)**



**1**  
**An overview of the NE corner area. Overall the shingles and components are in good condition with a very minor deficiency noted**



**2**  
**Shows the mainfield shingles are in good condition and well fastened , with the metal valleys in good condition. This is typical throughout the entire roof area**



**3**  
**A closer view of the very minor deficient area with the shingle at the valley having a very small area of damage**



**4**  
**An overview of the east facing roof area**





**5**  
**Shows the separation/Firewall metal flashing details in good condition and well fastened**



**6**  
**The shingles are in good condition and well fastened throughout the area**



**7**  
**Shows the metal valleys in good condition being clear of debris**



**8**  
**Shows the ridge cap shingles in good condition and well fastened**



**9**  
**Shows 2 exposed common fasteners at the South facing roof area**



**10**  
**Shows an exposed common fastener in the valley and a shingle that has slipped**



**11**  
**A closer view showing the deficient area on the adjacent South facing corner**



**12**  
**Shows the shingles in good condition**



**13**  
**An overview of the metal cap flashings**



**14**  
**The metal cap flashings are in good condition, being well fastened and the sealants in good condition and sealed. This is typical throughout the roof area**



**15**  
**An overview of the West facing roof area. The shingles and ridge cap shingles are in good condition throughout**



**16**  
**All areas on the North facing areas are in good condition with no noted deficiencies**





**17**  
**A closer view showing the metal cap flashings in good condition and well fastened with the fasteners properly driven and seated**



**18**  
**Shows a minor area of organic growth(moss) at the ridge of the NW corner area**



**19**  
**An overview of the lower roof area(s)**



**20**  
**The metal transition wall flashings are in good condition and well fastened throughout the lower area**



**21**  
**The shingles and ridge cap shingles are in good condition and well fastened throughout the lower roof area**

Razor Roof Consultants  
Job #16-533 (Rooftech)  
GUARANTEE # 29344  
November 30, 2023

Roofing 5 Year Reinspection  
Mayfair Gardens  
33401 Mayfair Avenue, Abbotsford