



2016 Roof Condition Report

Normandeau Roofing Ltd.
 101 Burnett Avenue
 Winnipeg, Mb. R2G 1C2
 Ph. - (204) 654-3222
 Fax - (204) 661-2650

Property Address: (CIVIC OFFICES)
 Property City: 604 ST MARYS RD

On Site Contact:
 Telephone:
 Comments:

Inspection Date - JUN 13/16

Job Number - 11526

Roof Composition

Roof Section Name : RL 1

Deck - <u>~</u>	Membrane - <u>4 PLY</u>
Insulation - <u>~</u>	Surfacing - <u>GRAVEL</u>
Vapour Retarder - <u>~</u>	Resaturated - <u>~</u>
Roof Height - <u>12' APPROX</u>	Caulking - <u>FAIR</u>
Approximate Age - <u>20-25 YEARS APPROX</u>	High/Low Walls - <u>FAIR</u>
Life Remaining - <u>5-7 YEARS APPROX</u>	Walls Adjoining - <u>FAIL</u>
Cleanliness - <u>POOR</u>	Exp. Joints/Dividers - <u>~</u>
Leaking - <u>~</u>	High/Low Wall Flashings - <u>FAIR</u>
Exposed Areas - <u>~</u>	Fasteners - <u>GOOD</u>
Blisters/Ridges - <u>FAIL</u>	Drains and Drainage - <u>GOOD</u>
Splits - <u>~</u>	Pitch Boxes - <u>~</u>
Membrane Flashing - <u>FAIR</u>	Skylights - <u>~</u>
Metal Flashing - <u>FAIR</u>	Roof Mounting Units - <u>~</u>
Wall Ladder - <u>YES</u> If Not Req'd.	Curbs/Sleepers - <u>GOOD</u>
Anchors - <u>~</u> If Not Req'd.	Ect. - <u>~</u>

RL 1

Work Done
and Comments

- CLEANED ALL DEBRIS MOIS
- RESEALER METAL FLASHINGS
- REFOILED RIDGES 20' APOX
- CUT TREE BRANCHS THAT WERE TOUCHING ROOF
- Roof & Building Inspection

Further Work
Recommended

- CONTINUE WITH ANNUAL INSPECTION

General
Comments

ROOF IN FAIR CONDITION
(INSPECTION WAS DONE WITH WATER ON ROOF)

Quotation Number - _____

Quotation Amount - _____



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604 ST MARY RD
 Property City:

On Site Contact:
 Telephone:
 Comments:

Inspection Date - 6 JUNE 13/16

Job Number - 11526

Roof Composition

Roof Section Name : RLZ

Deck - <u>—</u>	Membrane - <u>4 PLY</u>
Insulation - <u>—</u>	Surfacing - <u>GRAVEL</u>
Vapour Retarder - <u>—</u>	Resaturated - <u>—</u>
Roof Height - <u>6' APPROX</u>	Caulking - <u>FAIR</u>
Approximate Age - <u>20-25 YEARS APPROX</u>	High/Low Walls - <u>GOOD</u>
Life Remaining - <u>5-7 YEARS APPROX</u>	Walls Adjoining - <u>—</u>
Cleanliness - <u>FLOOR</u>	Exp. Joints/Dividers - <u>—</u>
Leaking - <u>—</u>	High/Low Wall Flashings - <u>GOOD</u>
Exposed Areas - <u>—</u>	Fasteners - <u>GOOD</u>
Blisters/Ridges - <u>—</u>	Drains and Drainage - <u>GOOD</u>
Splits - <u>—</u>	Pitch Boxes - <u>—</u>
Membrane Flashing - <u>FAIR</u>	Skylights - <u>—</u>
Metal Flashing - <u>FAIR</u>	Roof Mounting Units - <u>—</u>
Wall Ladder - <u>—</u> If Not Req'd.	Curbs/Sleepers - <u>—</u>
Anchors - <u>—</u> If Not Req'd.	Ect. - <u>—</u>

RL 2

Work Done and Comments

- MASONRY BASE OF WINDOWS AT HIGH & LOW WALL
- CLEANUP DEBRIS AND MOIST FROM SCISSORS AND ROOF MAT
- Roof & Building Inspection

Further Work Recommended

CONTINUE WITH ANNUAL INSPECTION

General Comments

ROOF IN FAIR CONDITION
(INSPECTION/MAINT WAS DONE WITH WATER ON ROOF)

Quotation Number - _____

Quotation Amount - _____



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604 ST MARYS RD
 Property City:

On Site Contact:
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 Comments:

Inspection Date - JUNE 13/16

Job Number - 11526

Roof Composition

Roof Section Name : ~~RL3~~ RL3

Deck - <u>-</u>	Membrane - <u>4 PLY</u>
Insulation - <u>-</u>	Surfacing - <u>GRAEL</u>
Vapour Retarder - <u>-</u>	Resaturated - <u>-</u>
Roof Height - <u>25' APPROX</u>	Caulking - <u>FAIR</u>
Approximate Age - <u>20 YEARS APPROX</u>	High/Low Walls - <u>-</u>
Life Remaining - <u>5-10 YEARS APPROX</u>	Walls Adjoining - <u>-</u>
Cleanliness - <u>GOOD</u>	Exp. Joints/Dividers - <u>-</u>
Leaking - <u>-</u>	High/Low Wall Flashings - <u>-</u>
Exposed Areas - <u>-</u>	Fasteners - <u>GOOD</u>
Blisters/Ridges - <u>-</u>	Drains and Drainage - <u>ⓐ</u>
Splits - <u>-</u>	Pitch Boxes - <u>T</u>
Membrane Flashing - <u>GOOD</u>	Skylights - <u>-</u>
Metal Flashing - <u>GOOD</u>	Roof Mounting Units - <u>-</u>
Wall Ladder - <u>ⓐ</u> If Not Req'd.	Curbs/Sleepers - <u>GOOD</u>
Anchors - <u>-</u> If Not Req'd.	Ect. - <u>-</u>

RL 3

Work Done
and Comments

- CAVITCOO CRACK AT BRICK OF CHIMNEY
Roof & Building Inspection

Further Work
Recommended

CONTINUE WITH ANNUAL INSPECTION

General
Comments

ROOF IN FAIR CONDITION

Quotation Number - _____

Quotation Amount - _____

Canopy Roof

Work Done
and Comments

- NO WORK TO BE DONE AT THIS TIME
- Roof & Building Inspection

Further Work
Recommended

- CONTINUE WITH ANNUAL INSPECTION

General
Comments

ROOF IN GOOD CONDITION

Quotation Number - _____

Quotation Amount - _____



LEGEND:

- 1 Core Sample
- 2 Chimney
- 3 AC Unit
- 4 Sign Support
- 5 Ventilator
- 6 Vent Pipe
- 7 Roof Drain
- 8 Skylight
- 9 Eavesrough
- 10 Firewall
- 11 Antenna
- 12 Ladder
- 13 Stub Column
- 14 Roof Hatch
- 15 Scupper
- 16 Pitch Box
- 17 HVAC Unit
- 18 Capped Curb
- 19 Flag Pole
- 20 Electrical Mast
- 21 Cooling Tower
- 22 Splash Pad
- 23 Downspout
- 24 Back Slope
- 25 Cant
- 26 Slope to Drain
- 27 Cricket
- 28 Parapet/Wide Flashing
- 29 Safety Line Anchors
- 30 Light Poles
- 31 Perimeter Stripping
- PS Roof Stripping
- P Parapet
- MD Man Door
- GR Guardrails
- G Garage
- RL Roof Level
- SRL Sloped Roof Level
- A Anchor

THE CITY OF WINNIPEG



PLANNING, PROPERTY & DEVELOPMENT
 MUNICIPAL ACCOMMODATIONS DIVISION
 185 KING STREET, 4th FLOOR
 WPG, MB, R3B 1J1

ADDRESS: 604 ST. MARY'S ROAD (CB-40)

NAME: ST. BONIFACE/ST. VITAL COMMUNITY OFFICE

DATE: MAY 21/09 SCALE: NTS



