

Greystone Roofing

1471 Sonora Pl. Comox BC. V9M 3A3
250-228-2433
GreystoneRoofing@telus.net
www.greystone-roofing.ca

Lighthouse Landing Estates, Deep Bay BC

*Units 1 – 2

Flapper vents cracked and damaged. Valley metal buckling as there is not enough nails in it. Attic vents buckling. There is significant sagging beside valley on North side facing road. Not enough attic venting. Average wear.

Units 3 – 4

4 Attic vent cracked and damaged. Valley metal buckling. Flapper vents done correctly. No visible sagging. Average wear.

Units 5 – 6

All attic vents are cracked. Plywood sagging under 1 vent. Sagging on North side facing the road. Average wear – more than average on South facing side. Valley buckling. Not enough vents.

Units 7 – 8

Valley metal buckling due to insufficient nails. Surface nails on vents then tarred. No visible sagging. Average wear. Flapper and attic vents done correctly except surface nails. Not enough attic vents.

*Units 9 - 10

No visible sagging. Average wear. Flapper vents not installed correctly – no coverage with shingle. Not enough attic vents.

Units 11 – 12

Significant wear on South facing side. Valley metal buckling. Attic vents not cracked, but surfaced nailed. Sagging on the back. Not enough vents. Sagging in back valley facing road due to leaky flapper. Other flapper vent ok, but surface nailed.

Units 13 – 14

High amount of wear on South facing side. Not enough vents. Attic vents are ok – none cracked. Flapper vents ok. Plumbing stacks ok. No visible sagging.

Units 15 – 16

High amount of wear on South facing sides. Attic vents are ok – none cracked. Flapper vents ok. Plumbing stacks ok. Not enough vents. Valley metal buckling. Some discoloration on the front suspected to be a ventilation issue. No visible Sagging.

Units 17 – 18

Valley metal buckling. High amount of wear on South facing sides. Attic vents ok, but 2 cracked. Plumbing stacks ok. Flapper vents ok, but 4 cracked. Not enough attic vents. No visible sagging. Same blackening on front, suspected to be venting related.

Units 19 - 20

High amount of wear on the South facing sides. Not enough attic vents. Flapper vents ok but 1 cracked. Attic vents ok, but surface nailed and 1 is cracked. Plumbing stacks ok. Valley metal buckling. No visible sagging.

*Units 21 - 22

High amount of wear on South facing sides. Valley metal buckling. Attic vents not installed correctly and 1 is cracked. Plumbing stacks ok. Flapper vents ok. Not enough vents. Significant sagging on backside facing pond.

Units 23 - 24

High amount of wear on South facing sides. Valley metal buckling. Attic vents ok, none cracked. Plumbing stacks ok. Flapper Vents ok. Not enough attic vents. No visible sagging.

Units 25 - 26

Valley metal buckling. Flapper cracked. Attic vents ok, but surface nailed. No visible sagging. Plumbing stacks ok. Not enough vents. High amount of wear on the South facing side.

Units 27 - 28

Valley metal buckling. High amount of wear on south facing sides. Not enough vents. Vents ok – but surface nailed and 3 cracked. Significant sagging on back, facing road. Plumbing stacks ok. Flappers ok.

Units 29 - 30

High amount of wear on the South facing sides. Valley metal buckling. Attic vents ok but surface nailed and 1 cracked. Plumbing stacks ok. Flapper vents ok but 1 is cracked. No visible sagging. Not enough attic vents.

I have identified 3 buildings with issues. 1&2 – I believe is from ventilation issues. 9&10 – I believe is from incorrectly installed flapper vents. 21&22 I also believe is from ventilation issues. I don't need to go in the attics at this time and I'm sure that will save a lot of coordination with the homeowners.

I have marked all the problem buildings with a star that I believe that we should start first.

Thank you,

Cody Goodman
Owner: Greystone Roofing
250-228-2433