

rockportpropertyservices.com
Phone: 778-285-3799
: 778-285-8399

ROCKPORT

property services ltd.

MAINTAINING PROPERTY VALUE

#413-1952 Kingsway Ave
Port Coquitlam, B.C.
V3C-6C

Warranty Information

Rockport Property Services Ltd. offers a 2 limited workmanship warranty, a 5 year structural warranty and various 3rd party warranties subject to the terms from the project's completion date, conditions and limitations set forth herein. These nontransferable warranties apply to Strata NWS 1389 and the existing property management firm, Pacific Quorum Properties Inc.

2 Year Limited Warranty.

2 year limited warranty includes faulty workmanship, or where Rockport Property Services is directly responsible, Rockport will investigate the source of any future problem with the general intent for repairs. Rockport will document the source of future problems and will charge accordingly if there is other causes for future problems, structurally or in the rain screen system that is not the responsibility of Rockport or its trades. Rockport is not responsible for the design and any fault that may be caused by the design.

5 Year Structural Warranty.

The 5 year structural warranty includes but is not directly limited to engineered systems, Rockport Property Services is not liable for the engineered products or design. Rockport Property Services is limited only to follow the existing structural design or as instructed by authorities involved. Rockport is responsible to follow these details within the contract only but not responsible for these authorities direction. Rockport will investigate as required by Pacific Quorum Properties with the intent of repaling and to "make good" and will document causes for the responsible party.

Third Party Product and Trade Warranties

Oasis Windows, 20 year repair or replacement of defective product. See attached.
James Hardie Products, 30 year product warranty, 3 year finish warranty. See attached.
Weatherguard Gutters, 5 year workmanship warranty, 40 year material warranty. See attached.
Allseasons Waterproofing Inc. Deck Smart, Ultra. 5 year Workmanship, 10 year material. See Attached
Express Exteriors Ltd. 2 Year workmanship, 5 year water infiltration. See attached

TERMS AND CONDITIONS

1. This warranty shall not be applicable to damage or loss caused in whole or in part by:
 - a) Natural disasters, including but not limited to lightning, flooding, wind or hail.
 - b) Any and all acts of vandalism, negligence or misuse.
 - c) Repairs or alterations without written authorization from Rockport Property Services Ltd.
 - d) Settling, or warping of the existing structure.
 - e) Failure of any and all materials furnished by Rockport Property Services Ltd.
 - f) Control of natural shrinkage, warping of organic materials such as wood.
 - g) Rockport will not warrant specified supplied products to the customer but the licensed dealer will be liable to facilitate the cost of defective product and labor set forth in supplier.
 - h) It is not the responsibility of Rockport to supply the cost of labor to replace defective products.



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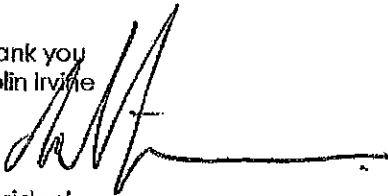
#413-1952 Kingsway Ave
Port Coquitlam, B.C.
V3C-6C1

2. Rockport is not responsible for manufacturing and defects which result in water leakage during the terms set out within and the attached product and manufactures for the products installed. Rockport offers a 2 year limited warranty on workmanship and a 5 year limited warranty for structural repairs. If leakage occurs within the 5 year period, Rockport will at its option:
 - a) Replace or repair the area which is determined to be defective or fault of workmanship.
 - b) Refund to the owner a portion of the original purchase price that is equal to the percentage of time remaining on the warranty when written notice of the problem was received by Rockport property Services Ltd.
3. Warranty durations are in effect from the completion date. This is a phased project. Phase completion dates are as scheduled in the project schedule. The final completion date of the project is September 29th 2011. Completion of project Change Orders is the billing date of the Change Order.
4. The building strata NW 1389 are responsible for annual inspections and regular maintenance of all components as specified by Rockport Property Services and the attached manufacturer's recommendations. Rockport Property Services Ltd. is not responsible for damages arising from improper or lack of maintenance of the building envelope system during or after the duration of these warranties.

Claims

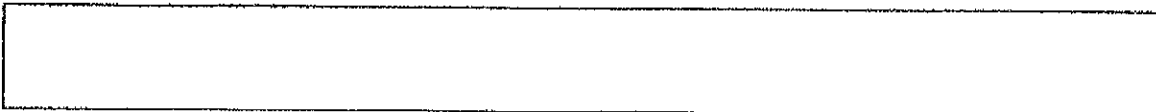
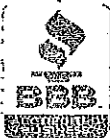
1. Claims to any warranty system shall be submitted in writing to Rockport Property Services within the specified time frame.
2. All claims will be submitted to Pacific Quorum Properties Inc.

Thank you
Colin Irvine



President
Rockport Property Services Ltd.
September 29, 2011

NOTE: The customer knows and understands that Rockport Property Services Ltd and the licensed dealers are separate corporate entities. The customer also understands that the licensed dealer is solely liable for all installation related repairs.



SCHEDULE C-BForming Part of Subsection 2.2.7, Division C of the
British Columbia Building CodeBuilding Permit No.
(for authority having jurisdiction's use)**ASSURANCE OF PROFESSIONAL FIELD REVIEW
AND COMPLIANCE**

- Notes: (i) This letter must be submitted after completion of the project but prior to final inspection by the *authority having jurisdiction*. A separate letter must be submitted by each *registered professional of record*.
 (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
 (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

City of Coquitlam

Name of Jurisdiction (Print)

Re: Structural/Architectural

Discipline (e.g. Architectural, etc.) (Print)

The Willows

Name of Project (Print)

1103 & 1121 Howie Avenue

Address of Project (Print)

(Each *registered professional of record* shall complete the following:)

Paul Kompauer, P. Eng.

Name (Print)

702, 30711 Simpson Road

Address (Print)

Abbotsford, BC V2T 6Y7

804-854-8222

Phone No.

(Professional's Seal and Signature)

October 11, 2011

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for field review as outlined in Subsection 2.2.7, Division C of the British Columbia Building Code and in the previously submitted Schedule B, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW", and
 (b) those components of the project opposite my initials in Schedule B substantially comply in all material respects with
 (i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects, and
 (ii) the plans and supporting documents submitted in support of the application for the building permit,
 (c) I am a *registered professional of record* as defined in the British Columbia Building Code.

(If the *registered professional of record* is a member of a firm, complete the following:)

I am a member of the firm, Calysta Consulting
 and I sign this letter on behalf of the firm.

(Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
 (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

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#413-1952 Kingsway Ave
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V3C-6C2

September 29th, 2011
Re: 100% Completion Notice
NW1389 The Willows
1103 & 1121 Howie Avenue
Coquitlam, B.C.

To whom it may Concern:

This intention of this letter is to confirm to the strata council and owners of NW 1389 The Willows located at 1103 & 1121 Howie Avenue, Coquitlam, BC. that Rockport Property Services Ltd. of #413-1952 Kingsway Avenue in Port Coquitlam, B.C. has achieved 100% completion on the exterior renovation project located at the address listed above.

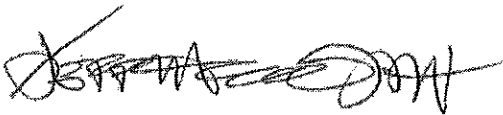
All aspects of the aforementioned project have been inspected and signed off by Paul Kompauer and associates of Calysta Consulting, located at #702-30711 Simpson Road, Abbotsford B.C.

A Warranty Information Package has been forwarded the property management team at Pacific Quorum Properties Inc. for review and distribution to all parties concerned.

At this time Rockport Property Services Ltd. will be seeking to have all outstanding monies including project holdbacks released for payment.

Thank you kindly for your co-operation.

Sincerely,



Jeff Hlookoff
Project Manager
Rockport Property Services Ltd.

