

Address	Status per Seagate as of 10/26/2021	Date	Work	Amount (\$)	Schedule Roof By:
750 - 756 E Shoreline	Shingles fair	April 25, 2022	R&R(1) sunroom	1,800.00	October-26
	B Vents need cedar trim	April 12, 2023	Cedar repairs & paint	7,000.00	
	Cedar siding repairs needed				
	Roof life 5+ years				
800 - 806 E Shoreline	Raised & buckled shingle over 802 garage	October 27, 2021	Added downspouts	250.00	October-29
	Tree between 800 & 802 damaging roof	February 21, 2022	R&R shingles at vent	1,580.00	
	B vents in need of repair soon				
	Exposed nails observed				
7914 - 7920 Hidden Harbour East	Cracked cap shingle over 806				June-22
	2" pipe boot needs replaced 800				
	Roof life 8+ years				
7914 - 7920 Hidden Harbour East	Uncaulked/exposed nails on all ridges	June 3, 2022	R&R Roof	48,200.00	June-22
	Points are not out on any valleys	September 9, 2022	Replace chimney cap	1,650.00	
	Chase pan on 7920 in poor condition	January 24, 2023	Repairs	960.00	
	2 soil pipe boots need replaced 7914				
7928 - 7934 Hidden Harbour East	B vents need replaced				October-24
	Roof life 2 years or less				
7928 - 7934 Hidden Harbour East	Low slope areas less and 2/12 pitch	June 27, 2021	East end unit roof	3,000.00	October-24
	Nails popping thru shingles in low slope		7930 roof repair	4,200.00	
	Valley points are not cut		7928 roof repair	2,600.00	
	Uncaulked exposed nails on ridge cap		7930 - 7932 wood repairs	2,800.00	
7928 - 7934 Hidden Harbour East	7930 would like added bath vent	August 7, 2021	Siding entire building	76,900.00	October-24
	Granule loss on shingles	August 2, 2024	Rear gutters & downspouts	615.00	
	B vents in need of replacement				
	Roof life 2 - 3 years (old areas)				
7944 - 7950 Hidden Harbour East	B vents in need of replacement	August 1, 2021	Siding complete	82,000.00	October-26
	Ridge vent is buckling	June 28, 2022	R & R south side	4,850.00	
	Visible rotten fascia / trim	December 8, 2022	R & R partial	5,180.00	
	Valley points are not cut	May 5, 2023	Cedar repairs & paint	7,000.00	
7944 - 7950 Hidden Harbour East	Chimney 7948 has rotten cedar	November 27, 2023	R & R low slope area	9,860.00	October-26
	Roof life 5 + years	February 9, 2024	Flash to soil pipe	250.00	
		February 22, 2024	R&R remaining roof	37,680.00	
7958 - 7964 Hidden Harbour East	B vents in need of replacement	January 6, 2023	Remove and reinstall siding	840.00	October-31
	Split cap behind 7958 chimney (warranted)				
	Chimney chase pans need replaced soon				
	Exposed nails in saddle (warranted)				
8004 - 8010 Hidden Harbour East	Roof life 10+ years				October-31
8004 - 8010 Hidden Harbour East	B vents in need of replacement	August 30, 2022	Power wash & paint	22,750.00	October-24
	Couple of visible raised shingles				
	Caulking and cedar repairs needed on chimneys				
	Cedar repairs needed at siding / roof transition				
8004 - 8010 Hidden Harbour East	Low slope roof needs replaced soon				October-24
	Roof life 2 - 3 years				

8040 - 8044 Hidden Harbour West	Some visible cracked / broken shingles	May 24, 2023	Repair upper wall	450.00	October-28
	1 B vent in need of replacement soon	July 26, 2023	Repair cedar & paint	1,850.00	
	Some soil pipe boots & flapper vents need re-installed	August 18, 2023	Repair trim board	450.00	
	Some cedar repairs and caulking needed				
	Roof life 5 - 7 years				
8050 - 8052 Hidden Harbour West	Several areas of rotten cedar trim/ fascia	July 18, 2024	Siding complete	58,600.00	October-26
	Skylight leak 8052	August 5, 2024	Intall gutters & downspouts	5,940.00	
	Chimney chase pans are in need of replacement				
	Chimney cedar and lap siding needs repaired				
	Soil pipe boot needs replaced 8050				
	Visible cracked / damaged shingles				
	Roof life 3 - 5 years				
8058 - 8060 Hidden Harbour West	Visible cedar and caulking repairs need on chimney				October-31
	Cracked / damaged shingles visible				
	B vents in need of replacement				
	Minor cracking and granule loss				
	Roof life 8 - 10 years				
8066 - 8068 Hidden Harbour West	Main roof is newer & good condition	January 28, 2021	Roof final	19,520.00	October-41
	B vents in need of replacement	October 25, 2021	Repairs at joints	250.00	
	Rear shed stle roof under large windows needs repair	June 2, 2023	R&R lower sun roof	1,800.00	
	Roof life 20+ years				
8100 - 8104 Hidden Harbour West	B. vents in need of replacement				October-36
	Some caulking repair on chimney cedar trim				
	Rear skylight flashing needs properly secured				
	Roof life 15+ years				
8108 - 8112 Hidden Harbour West	Significant granule loss on existing shingles	November 27, 2023	R & R complete	31,680.00	October-53
	Warping wood in rear roof area (ventilation)				
	Some caulking repair on chimney cedar trim				
	Roof life 1 - 3 years				
8116 - 8124 Hidden Harbour West	Visible damaged shingles over roof near chimney & soil pipe				October-29
	Most soil pipe flashing boot need replaced				
	Some chimney cedar and cap siding need repaired				
	Roof life 6 - 8 years				
8126 - 8130 Hidden Harbour West	B vents need replaced	September 22, 2023	Pressure wash & paint	7,500.00	October-27
	Some caulking repair on chimney cedar trim				
	Cracked shingles				
	Visible warping (ventilation)				
	Roof life 6 years & 1 year or less in rear				
8138 - 8140 Hidden Harbour West	Some caulking repair on chimney cedar trim				October-25
	Chimney chase pans need replaced				
	B vents need replaced				
	Cedar and shingle repair needed to left of 8138 rear skylights				
	Visible raised cap and damaged shingle 8140				
	Exposed nails on ridgecap				
	Improper cvalley tie in over 8140				
	Roof life 4 years				

(1) R&R = remove and replace