



## **Responsible Envelope Restoration for Health, Safety & Investment**

### **When should an Envelope be Restored?**

Home owners usually notice a failed envelope when they experience water ingress (leaks) into their dwelling, or when there are visible water stains, wood rot, mold or other types of deterioration. Unfortunately by then, damage from a failed envelope system may have pre-existed for a few years already, sight unseen, spreading behind the walls, in the roof and throughout the building structure. An envelope assessment and leak investigation should be conducted right away to assess for a restoration plan.

### **What happens if an Envelope failure is not properly Addressed?**

Time is a building envelope's worst enemy—damage from a failed envelope system spreads faster as the deterioration begins to impact more components of the building. Therefore home owners are faced with exponential repair costs, the longer they wait for a proper envelope restoration to be carried out.

### **Unwavering Long-Term Benefits**

Most home owners think about the immediate, tangible benefits of envelope restoration, such as stopping annoying leaks from damaging personal property, or removing pungent odors associated with wet wood, carpeting and paint. However, we believe the following are most important to consider:

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- ✓ Health of the occupants. With the potential for mold (fungus) spreading through the rot—those with asthma, children & seniors may contract respiratory illnesses and experience difficulty breathing, seriously compromising quality of life.
- ✓ Safety for all residents. Even in mild cases of envelope failure, wood rot may begin to affect structural integrity of the building, requiring structural repair. In the most severe instances, the home may be too dangerous and may be condemned and unsaleable until the structural issues are remediated.
- ✓ Investment return. A house or condo is most often the largest investment asset for a family. Ensuring a home is in top selling condition with a properly restored envelope to last 25+ years—is a real estate must. A compromised or failed envelope may leave you with significant downward pricing pressure from buyers, and in some cases bank mortgages for such properties would be denied.

### What are the Key Envelope Restoration Components?

We specialize in complete envelope restoration & repair, including the following:

- ✓ Windows, exterior doors & flashing
- ✓ Exterior cladding
- ✓ Rain screen system
- ✓ Vapour barrier
- ✓ Structural repair
- ✓ New roof / roof repair
- ✓ Deck / balcony waterproofing

### Construction Management Services

Some restoration projects may be extensive and complex. We offer a full-range of services to ensure proper completion of each restoration project:

- ✓ Project management
- ✓ Damage analysis
- ✓ Budgeting
- ✓ Safety & Security
- ✓ Logistics
- ✓ Demolition & Disposal
- ✓ Supplies & Installation
- ✓ Inspection

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### Did you know?

Over 71,600 condo units built between 1982-99 have been repaired for leaks, in over 10,350 buildings across BC. With the amended Strata Property Act (2011), the mandated depreciation report detailing a building's condition would also indicate a schedule for when a building's envelope would need a full restoration. It would be the strata board's fiduciary duty to ensure the maintenance schedule is followed.

### What's next?

If you know that it is time for a repair/restoration, or if you suspect any envelope deterioration causing leaks, rot and mold, please do not hesitate to contact Flagship Construction & Building Envelope Restoration Ltd. for a complimentary assessment and to discuss repair options and budget strategy.

As a registered builder in BC, we always apply proper and ethical building envelope restoration best practices to ensure long-term health, safety and investment return on your property.

For more information, please visit our website at [FlagshipConstructionBC.com](http://FlagshipConstructionBC.com), or call (604) 282-4512 or email at [info@flagshipconstructionbc.com](mailto:info@flagshipconstructionbc.com).

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