

OVERVIEW

1. To get a complete look at the underside of a roof, someone must go up into the attic.
2. Inspecting all 87 townhouses at a rate of 5 units per day will take approximately 18 days.
3. For budgeting, **Attic Inspection Season** spans Jan. to Mar. each year over a 3-year period.
4. This notice is for January 2026; additional notices will be posted for February and March visits.

APPOINTMENTS

If you live at the following address, someone must be home to let the Fehr crew inside:

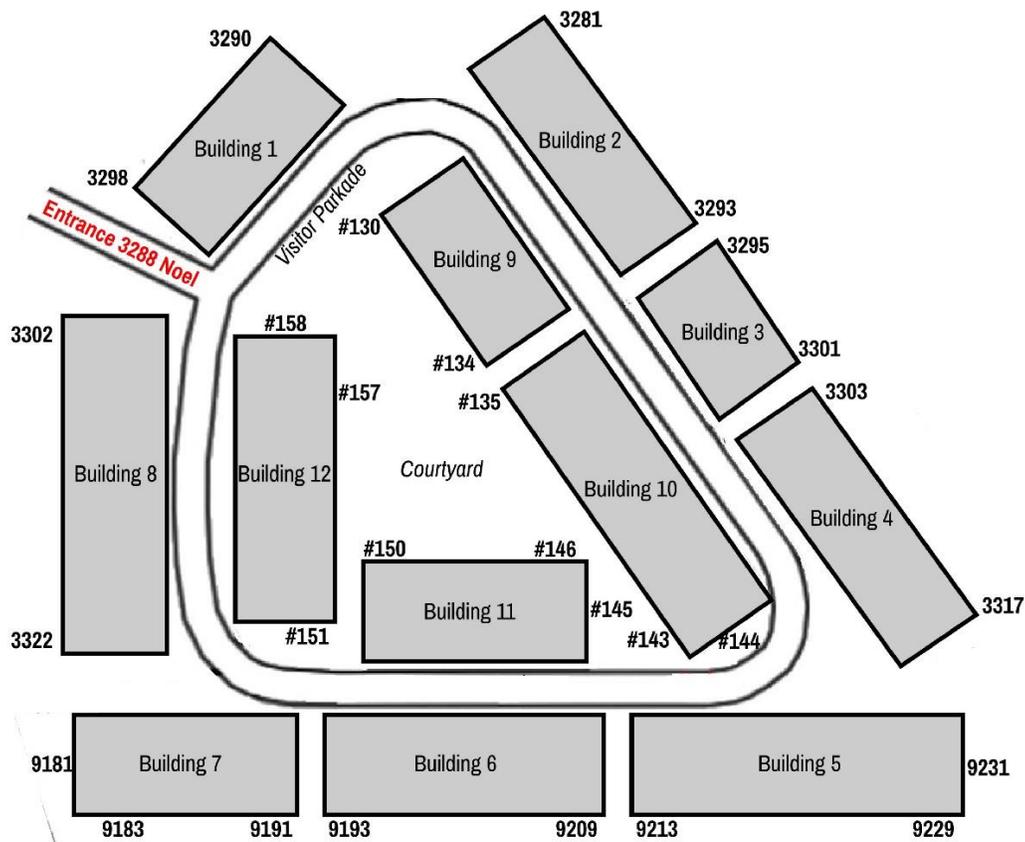
Monday, January 26th - BUILDING 4

- 3303 Beaverbrook Drive *Starting between 9:00 AM - 10:30 AM*
- 3305 Beaverbrook Drive *Starting between 10:00 AM - 11:30 AM*
- 3307 Beaverbrook Drive *Starting between 12:00 PM - 1:30 PM*
- 3309 Beaverbrook Drive *Starting between 1:00 PM - 2:30 PM*
- 3311 Beaverbrook Drive *Starting between 2:00 PM - 3:30 PM*

Thursday, January 29th - BUILDINGS 4 & 5

- 3313 Beaverbrook Drive *Starting between 9:00 AM - 10:30 AM*
- 3315 Beaverbrook Drive *Starting between 10:00 AM - 11:30 AM*
- 3317 Beaverbrook Drive *Starting between 12:00 PM - 1:30 PM*
- 9231 Cameron Street *Starting between 1:00 PM - 2:30 PM*
- 9229 Cameron Street *Starting between 2:00 PM - 3:30 PM*

If you have any questions, please contact the strata council president at gary.wong@bcs367.ca



PLAN For attic inspections, Fehr Strata Repair crews will look at and address the following issues:

Inspection:

1. Inspect all ducting:
 - Includes inspection of all connections.
 - Identify and record whether ducting is rigid or flexible.
 - Identify and record if insulation is present - if so, in which locations.
2. Inspect all soffit openings:
 - Inspect to determine if insulation is blocking any soffits.
 - Identify and record if there are any soffit baffles installed.
3. Inspect for any signs of water ingress within the attic.
4. Inspect general state of attic insulation:
 - Determine if additional insulation is required.
 - Determine if additional baffles are required.
 - Determine if drywall tape lines require repairs.
5. Inspect ceiling exhaust fans in main bathroom and ensuite:
 - Advise resident if fan and cover needs dust buildup cleaning, etc.
6. Inspect **Constant Ventilation Fan Timer**^[1]: *(located in bedroom closet wall nearest main bathroom)*
 - Advise resident if timer is working or may need a new 9VDC backup battery, etc.
7. Inspect **Constant Fresh Air Makeup Vent**^[2]: *(in the wall beneath the living room windows)*
 - Determine if vent is open and unobstructed so fresh air is entering into the living space.



Repairs:

- Provide attic ducting repairs based on the items found during the above noted inspection.
- Provide soffit opening repairs based on the items found during the above noted inspection.
- Provide general attic repairs based on the items found during the above noted inspection.

Report:

- Provide a report to council that illustrates issues found and what repairs were done at each unit.

TIMING Fehr crews should be able to address 4-5 units per visit, based on work required.

REFERENCE <https://bcs367.ca/residents/for-residents/overview-of-townhouse-ventilation-upgrades>

[1] Constant Fresh Air Makeup Vent

Each townhouse includes a dedicated fresh air makeup vent, positioned in the wall beneath the living room windows. This vent operates continuously, providing a steady exchange of air between the indoors and outdoors. As a result, residents benefit from improved air quality and greater overall comfort, with fresh air always present throughout the home.

[2] Constant Ventilation Fan Timer

Another important feature is the constant ventilation fan timer, which ensures consistent airflow by automatically controlling the main bathroom ventilation fan. Located in the bedroom closet closest to the main bathroom, the timer helps maintain a healthier indoor environment by removing stale air and minimizing humidity levels. The system is equipped with a 9VDC backup battery, which requires annual replacement to guarantee uninterrupted operation.