

Swimming Pool

The roofing utilized on the pool roof and offices roof are Sheet Metal Panels with exposed fasteners. The average life expectancy of a metal roof assembly can be 40+ years, depending on the quality of materials used and application.

Age: 25+ Years
General Condition: Very Poor
Life Expectancy: 1-2 Years
Replacement Cost: \$710,000.00

We noted the following:

1. The metal panels are scratched and rusted throughout these roofs. The rust is severe at the bottom of panels, some have rusted through the bottom inch. Exposed fasteners are also rusted.
 - *The rusting panels may be from chlorine vapour drive from the pool below and a breach or lack of vapour retarder.*
 - *When replacing the roofing we recommend ensuring new vapour retarder is enveloped to prevent vapour drive through the roofing assembly.*
 - *Repairs should only be performed to stop leaks as necessary until replacement is done.*
2. Curbed vents and new exhaust equipment on the southwest roof area have been repaired using mastic.
 - *Monitor repairs until roof replacement.*


Replacement Recommendations

For replacement, we recommend using a standing seam metal panel assembly with hidden fasteners. A vapour retarder should be installed to envelope the roof deck prior to installing insulation and the new metal panel assembly.

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SWIMMING POOL SITE PLAN



DWN: DBT	September 2025	Site Plan	SCALE: NTS
PROJECT:	Swimming Pool		
Client:	District of Port Hardy		
	WESTCOAST ROOF INSPECTION SERVICES LIMITED	DWG. NO. SP-2	REV.

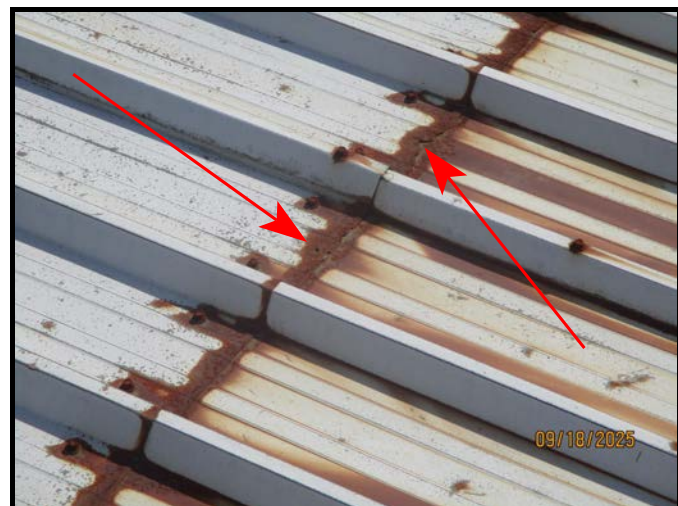
Photographic Log

Overview of metal panel roofing on Swimming Pool. The roof over the offices is in the front.

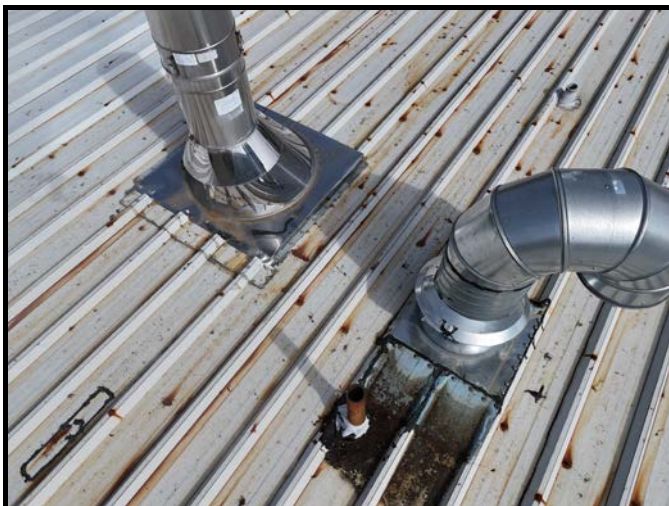


The metal panels are rusted at panel ends and over scratches, as well as the exposed fasteners.

The rust is severe at panel ends. The metal is rusted away at the bottom inch at several locations.



Mastic was used to repair panels at vent curb and plumbing stack on the southwest section.



View of new equipment on the southwest roof section.

END OF SWIMMING POOL REPORT