

Garland Canada Inc.

Roof Asset Management Program

RAMP



Roof Repair RFT - Ron E. Holman Complex 2026

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Prepared For
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February 26, 2026

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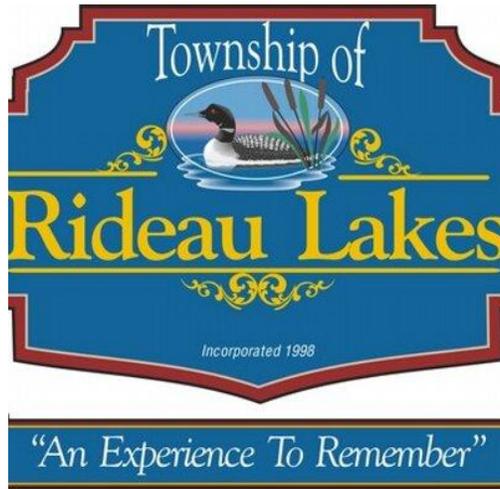
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Client Data



TOWNSHIP OF RIDEAU LAKES
1439 COUNTY RD 8
DELTA, ONTARIO K0E 1G0



Client Data

Name	Township of Rideau Lakes		
Address 1	1439 County Rd 8		
City	Delta	Province	Ontario
Postal	K0E 1G0	Country	Canada

Contact Info

Contact Person	Steve Holmes	Title	-
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Photo Report



TOWNSHIP OF RIDEAU LAKES
1439 COUNTY RD 8
DELTA, ONTARIO K0E 1G0

FACILITY: Ronald E Holman Complex	ROOF SECTION: Roof 3	TITLE: Roof Repair Photo Report	DATE: 02/26/2026
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Map



Summary

Roof Repair Scope of Work:

1. North side of roof 4.0. Open power vent noted requiring repair. Remove down to curb, insulate the inside of the curb and cap with new wood, underlayment and metal flashings.
2. Apply rubberized cold applied asphalt on all gravel stop edges of roof areas 2.0 and 5.0 along with pea gravel embedded into resat.
3. Remove and replace membrane flashings along the East side (low end) of roof 4.0.
4. Apply rubberized cold applied asphalt on all bare windswept areas of 5.0 along with pea gravel embedded into resat.
5. Repair caulking throughout on all roofs as shown in the photo report.
6. Aluminize goose neck.
7. Replace backed out/missing fasteners.
8. Membranes within scupper to be resealed.

1



Power vent already removed by the owner and metal cap installed. Remove metal cap. Fill inside of curb with batt insulation, cap with new plywood, underlayment and metal cap.



2



3



Closeup of gravel stop condition. Corner of membrane has lost adhesion and is in failed condition. Flashing membrane has lost its gravel coverage and requires new surfacing including resat & pea gravel.

4



General view of the gravel stop condition

5



6



Caulking throughout to be repaired utilizing matching colour to the metal flashings

7



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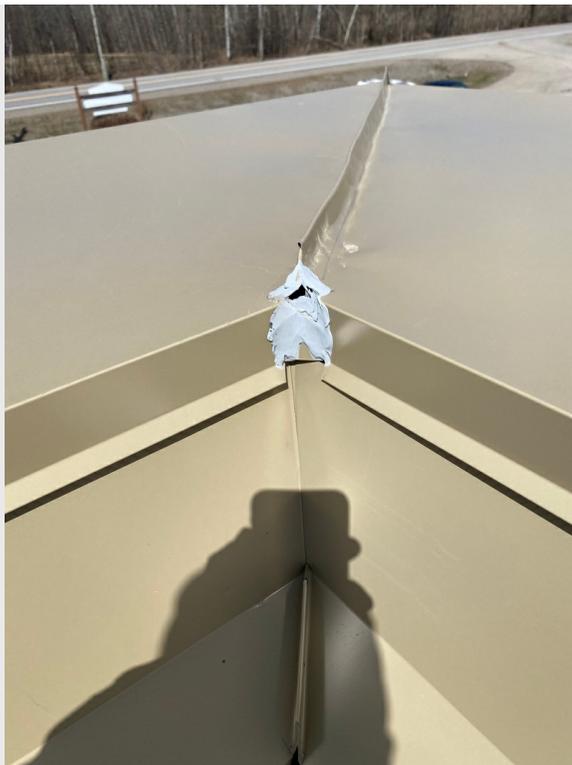
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16



Windswept corner to receive resat and caulking to be repaired



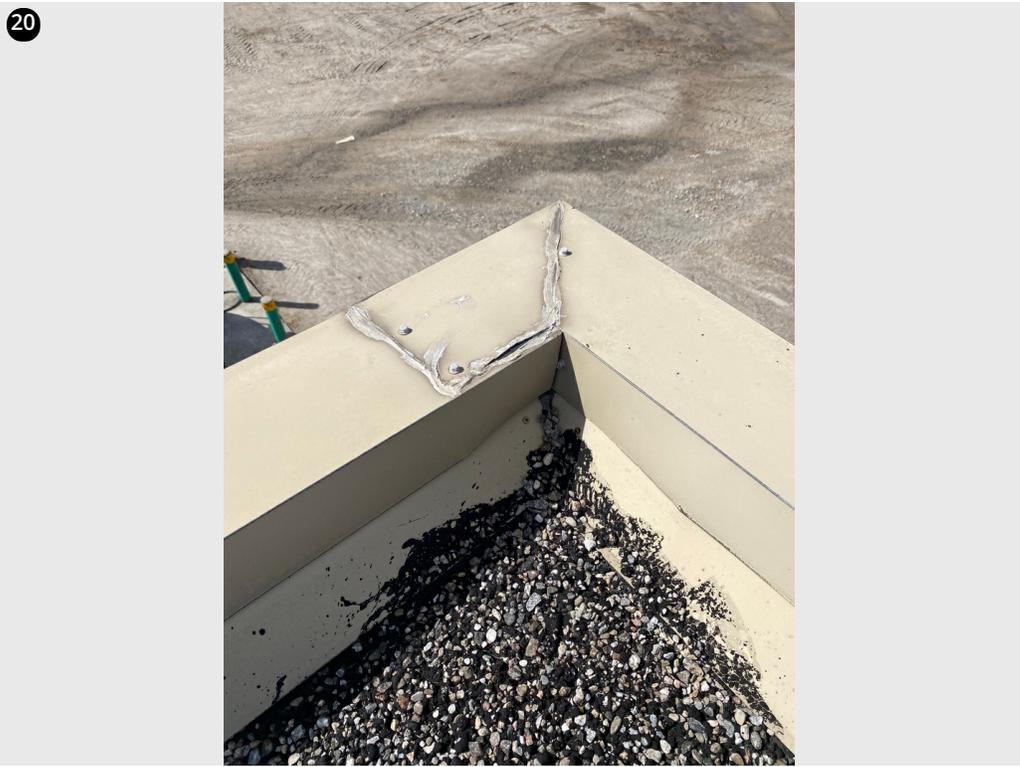
17 Backed out fasteners to be replaced



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Caulking to be repaired



21



22



23



Goose neck to receive aluminized coating and rain collar to be caulked

24



Flashings to be replaced

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East side of roof 4.0 showing flashings to be replaced.

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34



Inside of scuppers view of membrane to be sealed to metal



Windswept corner to receive resat