

FTD HIGHRISE INSPECTION INC.

Complete building scans using robots.

CASE STUDY 5 LISA STREET



SUMMARY

Susan Acker of Provincial Property Management had quite the situation on her hands when she took over management of 5 Lisa St. Due to extraordinary circumstances during the transition from the previous management company to Provincial, almost all of the documentation was lost. FTD Highrise offered a unique and ideal solution to solve this problem. In just under a week, FTD was able to photograph the entire exterior. This gave Susan, her board, and her engineers a baseline from which they can work off of going forward. In the span of a few weeks they went from being totally in the dark about the building condition to knowing where every little crack and gap is. With over 3000 images collected there will be no more surprises and the board will be able to review and plan any remedial work with much greater cost certainty.



Zoom section from photo above

"This project was one of the largest buildings we have had the pleasure of inspecting. Susan understood that there was tremendous value with our service and that she could use us to continuously monitor the condition of her building. The speed at which we are able to provide results is what sets us apart from the competition."

Filip Sobotka, Vice-President and Co-Founder
FTD Highrise

"It has allowed me to fly up and down my building to the location without leaving the ground. I can check a specific location with the touch of a finger, I can zoom in or out, print what I see, all from the comfort of my desk. This addresses the pains we PM's experience, we have to go through a major process in order to get a swing stage on the building to start the process of looking at a problem. The swing stage is only the first step, you still have to get the professionals on that stage to inspect. I see your product as an ongoing tool, have the entire building scanned, and then update the section that have been worked on, if applicable at least every 3 to 5 years. A really innovative and extremely valuable tool for property managers."

Susan Acker, Manager, Provincial Property Management.

KEY FINDINGS

OUT OF 3300 TOTAL IMAGES, 900 IMAGES SHOWED DETAILED DETERIORATIONS AND DEFICIENCIES AS NOTED IN THE SUMMARY OF OBSERVATIONS BY ENGINEERING CONSULTANTS.

- Brick Masonry: Localized brick spalling and peeling coating to glazed brick were noted
- Flashing: Window sill flashings and signs of corrosion and rust staining were identified
- Concrete: Roof parapets have missing and peeling coating. Hairline cracking.
- Sealant: A variety of sealant types were noted indicating installation at various times.
- Windows: Poorly detailed and deteriorated sealant is a general condition around most units.



CASE STUDY
5 Lisa St.