

Chelsea Gardens – LMS1416



Exterior Painting and Damage Prevention Project

Project Summary Information Package - Spring 2025

As an industry leader in BC for strata painting and restoration, we work with hundreds of stratas each year and have a growing list of over 25,000 happy customers. That experience helps us provide expert assessments and recommendations.

It's a common misconception that paint is just for aesthetics. Actually, paint's main purpose is to be the primary line of defence for all of the surfaces on your building against weathering and, eventually, costly damage. **As paint fails, knot holes, cracks, and splits in the wood become exposed, allowing moisture to enter the wood.** This leads to rot and the need to repair or replace wood, which is quite costly. **Paint also protects stucco and extends the life of the siding, while preventing damage.** Once the paint has faded and starts to fail, you'll see efflorescence (staining/streaking) in various areas (a sign of moisture transfer), hairline cracks, and the eventual degradation of the stucco itself (dramatically shortening the time before a complete re-clad of the buildings, which costs tens of millions of dollars, is needed).

To properly maintain your homes, **the goal is to repaint before the paint is completely failing**, as that means it's been left too long and will require significantly more preparation (scraping, sanding, spot priming, repairing, etc.), which increases costs substantially. **Your strata is beyond this point**, and as a result, you are already having to replace various boards along the roofline. There are also many other areas where the paint has failed (not rotten yet) and will quickly begin to experience rot if left unprotected for another year. Based on how widespread the areas are in that 'on the edge' category, **it's likely that the strata would need to spend an additional \$50,000+ in wood repair/replacement by 2026 if the surfaces aren't protected (repainted) this summer.** That's a best-case scenario based on typical situations, but it could be significantly more if rot develops in structural areas or if we have a particularly damaging winter.

Yearly price increases from suppliers also result in typically another 5-8% in year-over-year costs. While Nova has been able to proactively 'lock in' 2025 pricing for your strata this summer (protection from tariff pricing fluctuations), tariffs and other macroeconomic factors could dramatically increase project costs in 2026.

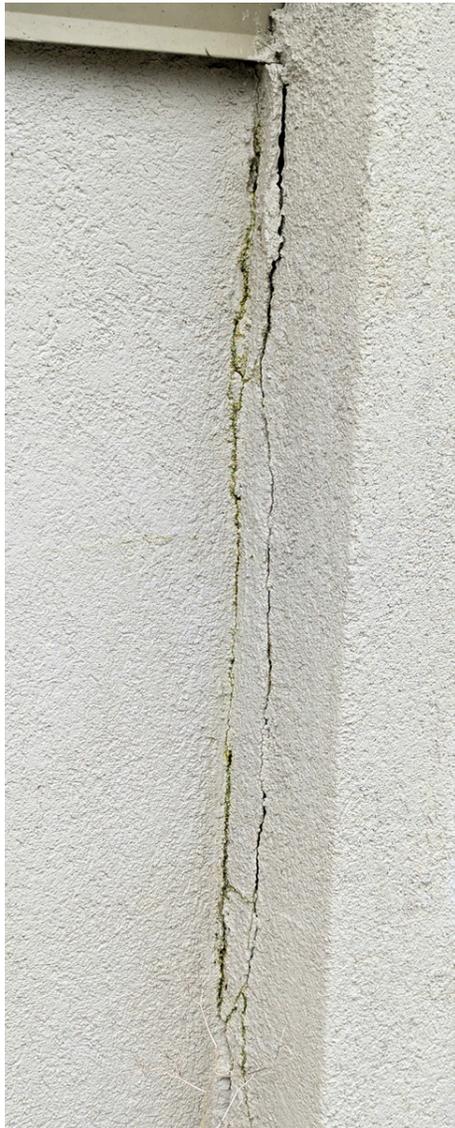
Overall, whether it's from a damage prevention perspective or a cost-saving perspective, we highly recommend tackling this project in 2025. **Your strata will likely be paying an additional \$100,000 or more for this same project in 2026 (vs 2025) due to additional damage and overall higher year-over-year pricing.** This is why it is critically important that your strata tackle this repainting project in 2025 before costs get substantially higher.

Our hope is that your strata makes the right decision to protect your homes, while saving you money in the long run. We want you to be proud of your homes and feel secure, knowing that they are protected with high-quality coatings moving forward.

Examples of Paint Deterioration and Damage



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