

To Whom It May Concern,

This is a reference letter for JSTL Construction and its owner Jean-Sébastien Trudeau Langlois (JS).

We own the property at:

8514 Buckhorn Drive, Whistler BC, V0N 1B8

JSTL Construction carried out a major renovation project for us in 2013. JS himself was the project manager. The work started on September 6, 2013 and finished on November 15, 2013.

Building permit number: BP2882, August 2013

Our house is a 1&1/2 storey 'Bavarian Style' chalet built around 1970. It had significant moisture problems in the original crawl space and actual water ingress on the floor of a full height basement area underneath a one bedroom addition which had been added at the rear of the house. In addition, on one side of this basement section, the pony wall was completely rotten due to water ingress from a set of outside steps which had been improperly attached to the exterior stucco wall.

Scope of the work for this large remediation project:

In the full height basement underneath the bedroom extension:

- On the north side of this basement, tear out and rebuild rotten outside steps, remove stucco and pony wall 12' wide by 5 1/2' high and rebuild.
- Jack hammer out the concrete floor 12' by 24'
- Trench and lay new drain tile around the inside edges of this basement foundation and hookup to newly installed external drain tile and extend this to back edge of property.
- Install 6" gravel, rebar mesh, 4" new concrete floor
- reinsulate, install poly vapour barrier, and finish with plywood on all walls in basement.

In the crawl space under the original house:

- Excavate by hand approximately 7 cubic meters of soil
- Spread and level 4" pea gravel over entire area
- Spread 6 mil poly over entire area and up sides of foundation 12" and seal with tape.

In the main house:

- Install 9 new windows, 1 new patio door (kitchen), 3 new skylights (master bedroom), including many significant framing alterations, install new drywall, and finishing
- Reframe main bathroom outside wall, install & plumb new shower enclosure & glass door
- Electrical work including several new fixtures, 2 new (quiet) bathroom fans, convection heater and high efficiency baseboard heaters
- Refinishing all stucco outside to match existing, wherever it had been disturbed or removed

Not all of this work was planned at the outset. As work proceeded and additional problems were discovered, the work expanded. The work extended over three months.

We were happy with the work done by JSTL Construction and their staff. The owner, JS and his supers were excellent problem solvers (we had lots), and they were always willing to discuss with me the approach they intended to take and listen to my suggestions. The work was high quality. I would happily use JSTL again. In fact, we are planning another small job.

Roger & Bobbie Rathbun, December 2017

