

EASTERN BUILDING INSPECTION SERVICES

- **Property Location:**
- **99A & 99B Center Street**
- **Sydney**
- **Nova Scotia**

- **Date:**
March 10/2007

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Eastern Building Inspection Services

ROOF – 10+ years

ELECTRICAL- SERVICE AMPS - 100 amp copper, breaker types,

OIL TANK- APPROVED ULC AGE - 2001, ULC APPROVED

NON-COMBUSTIBLE BASE YES

VENT PIPE EXCEEDS HEIGHT OF FILL PIPE YES

OIL LINE LOOPED AND ENCAPSULATED YES

LOCATION EXTERIOR

INTERIOR TANK- UNKNOWN

AGE OF FURANCES – 15+ years

TYPE OF PLUMBING WASTE LINES-

Sewer lines- Black iron and ABS

Potable water lines- copper

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458 Terrace Street, Sydney, NS
P.O. Box 1111, B1P 6J7
Telephone: (902) 562-1211
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Eastern Building Inspection Services

Lorway and MacEachern
112 Charlotte Street
Sydney, NS
1-902-539-4447

Attention: Mr. Duncan MacEachern

Dear Sir,

At your request, a building inspection was carried out at 99A & 99B Center Street, City of Sydney on March 9/2007.

Generally, the structure is described as a one and one half storey, wood frame, semi-detached building, containing two self-contained units and being approximately fifty + years old. The building dimensions as site measured are 30x46 and there are two exterior roofed over decks located on the front (west) elevation. The structure contains 1380 square feet on one level.

The building is supported on cast- in- place concrete extending below the penetration of frost. At the time of this inspection, indications of minor water infiltration was evident and some cracking is present on the foundation walls. The ground floor is earthen and we recommend it be gravel covered with a 6mil polyethylene membrane installed beneath the stone. For the most part the concrete appears to carry all imposed loads and we define this foundation as field-tested. No indication of major subsidence was found.

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The exterior cladding is vinyl siding and the siding does not move readily with moderate hand pressure in all tested sections possibly due to the extremely cold temperature or the fasteners being driven too tight. We note there is some missing siding on the rear (east) elevation. The soffit and fascia sections are vinyl and aluminum clad. The wood trim areas will require immediate scraping and painting with the replacement of any rot. The window and door trim also requires similar maintenance and new caulking should be installed.

The wood framing is 2x8 @ 16-20" o/c floor joists, 2 x 4 exterior wall studs (assumed). The interior floors are sound and we did not discover any major deflection in the floors. There is no access to the attic crawlspace.

The insulation values as calculated are foundation walls R-0.7, exterior walls R-8.92 (assumed) and the roof area is unknown. The building foundation is poorly insulated considering today's high-energy costs and we recommend increasing the thermal insulation values in this section, air sealing is advisable. We note there are no heating units installed in the basement and freezing of lines could occur. Should the interior basement walls be studded 2x6 @ 24" o/c and insulated with R-20 Fiberglas friction fit, the free heat from the above floors would be retained in the ground floor section decreasing the possibility of blockage. In addition, the new wall plates and studs, when located beneath the existing joists and resting on a poured footer, would ensure additional compressive strength in the floor system and exterior walls.

The roof shingles are in fair to good condition and shingle replacement has taken place within an estimated ten-year period. We find some cupping on rear roof elevations and organic growth on the front section. No indication of moisture infiltration was found on the interior ceilings.

The electrical service is two-meter base; the two individual panels are breaker type. A ground fault interrupter (GFI) installed on the exterior and units in the individual bathrooms do react to loading. The tested circuits indicate good wiring.

The primary heat source for the building is oil fired hot water and oil fired hot air delivery furnaces is located on the ground floor. The

furnaces are older units and upgrading should be undertaken. The oil tank on the exterior is ULC approved and dated 2001, the date and ULC approval of the tank in the basement was not found.

The plumbing services are municipal sewer and water. The potable water supply lines are copper and shut-offs are installed on only some individual fixtures. The waste lines and vent system is a combination of plastic and black iron and includes traps. No galvanized water lines were found. A back flow preventor was not found installed ahead of all services. The watercloset on the second floor of unit 99B is unstable and must be resecured, the wax seals should be replaced, and some rot could exist beneath this fixture.

The windows are thermo sealed units; the doors are prehung wood and steel combination. The windows and doors are in fair condition but we project repairs and caulking will be required in the future to the older window units, replacement of the basement windows must be given serious consideration.

The interior finishes are considered in "fair only" condition. For the most part the wall and ceiling finishes in unit 99A require attention and this work should be undertaken as soon as possible. We find unit 99B to be well maintained by the occupant.

In addition to the report, we recommend the following items be considered and addressed prior to purchase:

The vendor is to warrant against UFFI, vermiculite and any past environmental contamination.

A back flow preventer valve should be installed ahead of all services.

Wired in smoke alarms should be installed on each elevation and be hard wired direct to the panels with no disconnect between the alarms and the overcurrent device. The alarms should be interconnected in such a manner that the activation of one alarm will cause all alarms to react.

The venting stacks may be undersized in relation to the number of fixture units served. We note all plumbing fixtures did operate as designed.

The support system beneath the exterior front decks and the deck platforms porches should be strengthened and replaced.

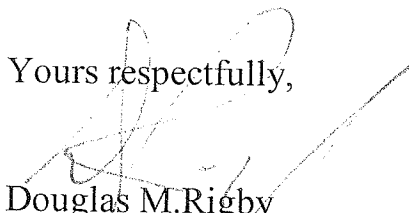
The purchase should be subject to compliance with the Fire Prevention Act of Nova Scotia.

The purchaser shall be able to acquire fire insurance, the insurance is provided at a reasonable rate on the building and without major upgrades.

Summary; We believe the use and occupancy of this building has been continuous over a time period exceeding twenty-five years and is therefore considered as an existing use.

Conclusion; A 50 year-old + structure in fair condition located in a very good central residential neighborhood.

Yours respectfully,



Douglas M. Rigby
Certified Building Inspector

Notes;

1) Destructive testing not undertaken and is offered. There is no access hatchway to the attic crawlspace.

2) Disclosure included.

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GLOSSARY AND INTERPERATION OF TERMS AS RELATED TO YOUR REPORT:

POOR- IMMEDIATE REPLACEMENT IS RECOMMENDED.

FAIR- LONGEVITY IS QUESTIONABLE, BUDGET FOR RETROFITS IN THE VERY NEAR FUTURE.

GOOD- EXISTING PRODUCT, PREFORMING AS DESIGNED.

VERY GOOD- ACCEPTABLE CONSTRUCTION STANDARD.

EXCELLENT- "AS NEW"

SHOULD- THE CLIENT MUST CONSIDER THE REPORT RECOMMENDATION AS INDICATED.

SHALL- THE ISSUE MUST BE ADDRESSED, POSSIBLE LIFE SAFETY RELATED.

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General disclosures for all clients

Dear Client,

A) As confirmed in our discussion, any repair costs indicated in our reports are our estimated prices and do not reflect contractors quotations nor are they intended to reflect on the actual purchase value of the building as inspected. The purchase price is determined by market conditions, any given estimates are intended as a guideline for the client to fully appreciate the extent of retrofit necessary to achieve a reasonable living standard.

B) Our inspection process is visual, we do offer destructive testing with the approval of the vendor and we do recommend the procedure. At an additional cost of \$1450.00, we will open areas on four exterior walls, remove and replace roofing material (1sq. foot) on all roof elevations (shingles) and open areas of enclosed basement walls and ceilings for your viewing. Contractors will be employed to return the building to an "as found" condition. These forces will be under the guidance of and be responsible to Eastern Inspection. Fees for this service are required in advance to work performed. Please note; if the inspection is visual only, our report shall be subject to destructive testing and Eastern Inspection shall not accept responsibility for defects, which may have been disclosed had destructive testing been authorized.

C) Our standard inspection relates to the time and conditions of our site visit and liability for our findings shall be limited to the actual cost of the inspection fees, no other warranties are expressed or offered on behalf of Eastern Building Inspection Services. Our clients are encouraged to be present during the physical building evaluation and question any specific issues or concerns that may arise.

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