



Asking Price → 98,500.00

124 FALMOUTH STREET



EASTERN BUILDING INSPECTION SERVICES

- **Property Location:**
- **124 Falmouth Street**
- **Sydney**
- **Nova Scotia**

- **Date:**
March 15/2007

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Eastern Building Inspection Services

ROOF - 20+ years

ESTIMATED REPLACEMENT 0 to 3 years

ELECTRICAL- SERVICE AMPS - 60 and 100 amp copper, fuse types,

OIL TANK- APPROVED ULC, AGE - 2004, 200 gallon

NON-COMBUSTIBLE BASE YES

VENT PIPE EXCEEDS HEIGHT OF FILL PIPE YES

OIL LINE LOOPED AND ENCAPSULATED YES

LOCATION EXTERIOR

AGE OF FURANCES - 10+ years

TYPE OF PLUMBING WASTE LINES-

Sewer lines- Black iron and Plastic

Potable water lines- copper

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458 Terrace Street, Sydney, NS
P.O. Box 1111, B1P 6J7
Telephone: (902) 562-1211
Fax: (902) 564-9844

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Eastern Building Inspection Services

Lorway and MacEachern
112 Charlotte Street
Sydney, NS
1-902-539-4447
Attention; Mr. Duncan MacEachern
March 15/2007

Dear Sir,

At your request, a building inspection was carried out at 124 Falmouth Street, Sydney on March 10,13,14/2007.

The structure is described as a two storey, wood frame building, containing five self-contained units and being approximately sixty-five +/- years old. The exterior dimensions as site measured are 36x30 with a 12x14 two storey three-wall addition located on the south (rear) elevation. The building, as calculated, contains 1048 square feet on the first floor elevation.

The building is supported on a cast- in- place concrete foundation extending below the penetration of frost. At the time of this inspection, indications of water infiltration were evident on the ground floor and we recommend a new sump pit and pump is installed on the southwest corner of the poured concrete floor. Some cracking is present on the foundation walls but for the most part the concrete appears to carry all imposed loads and we define this foundation as field-tested and proven.

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Confidential