



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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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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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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No indications of major subsidence was found. This ground floor is classified as damp to possibly wet.

We note, the basement walls are for the most part uninsulated and will be a major loss of heat during the winter season. We recommend repairing all wall cracks and studding the walls with 2x6 16" o/c and insulating with R-20 Fiberglas including a 6mil vapor barrier installed to the warm side.

The exterior cladding is vinyl siding, the soffit and fascia sections are wood, vinyl and aluminum clad. The wood framing and supports of the exterior entrance stairway (east elevation) to the second floor i.e.. rails, guards, steps etc. will require immediate maintaince and retrofit with the replacement of any rot. The stair unit must be resupported and stabilized at the base of the 4x4's.

The siding is somewhat deflected and is subject to distortion with changes in temperature especially on the southwest elevation. New caulking should be installed around the perimeters of the doors and windows.

The wood framing is 2x8 16"-20" o/c floor joists, 2 x 4 exterior wall studs (assumed), the roof rafter system is 2x6. The interior floors are sound underfoot.

The insulation values as calculated are foundation walls R-0.7, exterior walls R-6.92 (assumed) and the roof area is R-32 blown in cellulose.

The roof shingles are considered in fair condition on the front sloped roof section and poor in relating to the rear low slope areas. We find shingle cupping and shingle loss on the south roof elevations and we strongly recommend two qualified roofing contractors be requested to access the roof and provide quotations for any necessary upgrades.

The electrical service is five-meter base, three and two-wire copper; the individual panels are fuse type 60 and 100 amp. The electric receptacle over the kitchen sink in unit #4 must be changed to a ground fault interrupter (GFI). Several panels are overfused and open metal

connection boxes and unprotected wires were found on the ground floor. We recommend an electrical contractor make any changes to ensure a safe electrical service.

The primary heat source for the building is an oil fired hot water delivery furnace located on the ground floor and passive electric. We recommend the furnace be upgraded and accessed by a burner mechanic. Furnace insurance and yearly maintaince must be given serious consideration. The oil tank is dated 2004 and is approved by Underwriters Laboratories of Canada. The vent pipe is extended above the fill pipe and the oil line is encapsulated by this newer design tank installation.

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, no galvanized water lines were found. A back flow preventor was not found installed ahead of all services. In this plumbing system, some red flags are raised. One hot water heater contains some rust and we believe replacement will be necessary, the temperature valve installed on the third hot water heater must be replaced with a new sensor. All temperature pressure valves must be piped down to within six inches of the finished floor. The unstable waterclosets in units 1&4 should be resecured to the floor and new wax seals installed. The sundries in the toilet tank in unit #4 should be replaced. There is an open sewer line in the basement which could allow the entrance of methane gas or rodents. The fixtures in general, excepting Unit #1, are considered in fair only condition. It is our opinion; plumbing maintaince will be an ongoing issue unless upgrades are undertaken.

The windows are a combination of newer thremo seals and old double-glazed units, the doors are prehung steel and are equipped with locking hardware. The windows and doors are in fair to good condition but we project casing repairs and caulking will be required in the near future. Replacement of the older window units is recommended and must be given serious consideration.

The interior finishes are considered in "fair" condition in units number 2, 3, 4 and poor in unit #5. We recommend wall, cabinet and ceiling repairs with interior painting.

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

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

B) 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.

C) A future purchase should be subject to compliance with the Fire Prevention Act of Nova Scotia.

D) A purchaser shall be able to acquire fire insurance; the insurance is to be provided at a reasonable rate on the building and without major upgrades.

H) A required handrail must be installed on the basement stairway; in addition, the basement door should be an approved solid core unit equipped with a self-closing device.

I) A furnace room should be installed having a fire separation of 1-hour and a rated solid core door equipped with a ULC approved type self-closing device. The room must be provided with a duct system supplying ventilating and burning air, sized in relation to the BTU capacity of the oil fired appliance.

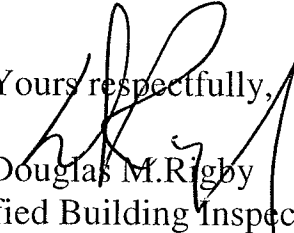
J) The vendor has disclosed an oil leak had occurred and clean up has taken place.

Summary; We believe the use and occupancy of this building has been continuous over a time period exceeding fifteen years and is therefore considered as an existing use. The required $\frac{3}{4}$ hour fire separation

between units and the exit facilities should be upgraded to the standards of the National Building Code of Canada.

Conclusion; A sixty-five year-old + structure in fair only condition located in a commercial/residential neighborhood. Unit #5 located on the ground floor is presently unoccupied and in need of extensive upgrades to all interior finishes and fixtures. In addition, before occupancy, the required fire separations, access to exit and solid core doors must be installed in accordance with the requirements of the National Building Code of Canada and the Fire Code of the Province of Nova Scotia.

Yours respectfully,


Douglas M. Rigby
Certified Building Inspector

Notes;

- 1) Destructive testing not undertaken and is recommended.
- 2) Disclosure included

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Eastern Building Inspection Services

GLOSSERY 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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