

# **EASTERN BUILDING INSPECTION SERVICES**

- **Property Location:**

- **41 George Street**

- **Sydney**

- **Nova Scotia**

- **Date:**

**February 16/2008**

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# Eastern Building Inspection Services

ROOF - 7+ years- by owner roof snow covered  
ESTIMATED REPLACEMENT Unknown

ELECTRICAL- SERVICE AMPS - 60 amp copper, fuse and type,  
copper wire

OIL TANK- APPROVED ULC AGE - 1998, 200 gallon, ULC  
APPROVED, 200 gallon

NON-COMBUSTIBLE BASE YES

VENT PIPE EXCEEDS HEIGHT OF FILL PIPE YES

OIL LINE LOOPED AND ENCAPSULATED YES

LOCATION EXTERIOR

AGE OF FURANCE - 30+ 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  
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Telephone: (902) 562-1211  
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## Eastern Building Inspection Services

**INSPECTION REPORT- 41 George Street, Sydney, February 16/2008.**

A building inspection was carried out at 41 George Street, Sydney on February 14/2008.

Generally, the structure is described as a one and one half storey, wood frame, single family dwelling, containing approximately 1268 square feet, on the first level and being 70 + years of age.

The exterior dimensions as measured are 38x30 irregular for the main building with a 16x8 enclosed porch installed on the front (west) elevation. The building includes a 4x6 rear wood step and a 4x3 front concrete step.

The unit is supported on a full foundation extending below the penetration of frost on most elevations. At the time of our inspection, the ground floor area was damp to wet and signs of water infiltration are present. The visual concrete foundation walls appear in fair only condition considering the age and are classified as field-tested. Some moisture infiltration does occur in the area of the sump pit and walls at times of rainfall primarily on the east and southeast elevations. When this unit was originally constructed, technology relating to foundation drainage, as we know it, would not have been utilized. An active sump pump and pit is installed in the lower floor section and the land area does grade away to the rear yard.

The building is framed 2x8 floor joists 16" and various centers, 2x4 exterior wall studding (assumed) and 2x8 roof rafters.

**Confidential**

The attic is insulated with Fiberglas and the possibility of UFFI does exist. We found no indications of active leaks in the attic crawl space or on the interior ceilings at the time of this site visit.

The condition of the roofing shingles is unknown as the roof areas are snow covered at the time of this site visit. The vendor stated that roof replacement had occurred within the past seven years. The chimney and the flashings have been rebuilt and replaced from above the roofline to full height.

The insulation resistance values for the unit are estimated as; basement R-2.7, exterior walls R-9.16 (estimated) and roof area as R-14.0.

The electrical service is 60 amp. fuse type panel, two and three-wire copper. The panel is an older installation and this service must be upgraded to present day standards.

The dwelling is heated with an oil fired hot water delivery furnace connected to a masonry chimney; this appliance is an older conversion unit and in need of upgrades. The temperature relief valve is active and must be checked by a licensed burner mechanic. We recommend that furnace insurance is acquired before any closing and the system is analyzed. The exterior oil storage the tank is in fair condition, dated 1998 and is approved by a recognized testing agency. The oil line at the valve is encapsulated and looped. We note, most insurance companies will allow longevity of ten years only on an exterior tank and tank replacement will probably be required when insurance coverage is applied for.

The building services are municipal sewer and water. The water delivery lines are copper and no galvanized lines were found.

The required shut-offs are installed on most fixtures and the visual waste lines are plastic and black iron combination. A back-flow preventor valve was not found installed ahead of all services.

All interior finishes are considered in "fair " condition.

The exterior of the building is aluminum siding, the exterior soffit and fascia is wood. All exterior wood trim should be scraped and painted and any rotted wood should be replaced. Extensive rot was found in the fascia boards at various locations.

The majority of windows are older double-glazed units the doors are wood/storm combination, some repairs will be necessary at the thresholds. The windows and doors include locking hardware. Window replacement must be given serious consideration.

We recommend an ABC type fire extinguisher should be provided on site.

The exterior landscape appears pleasing and professionally complete.

In addition to our report, we recommend the following items are addressed before your closing;

- (a) The vendor to warrant against UFFI and vermiculite, these products were not found during our site visit.
- (b) Nova Scotia Power Corporation to transfer electrical service to purchaser without upgrades, all upgrades should be the responsibility of the purchaser.
- (c) Furnace insurance is to be acquired by the purchaser.
- (d) Fire and building insurance is to be acquired at a reasonable cost before closing.
- (e) The unsafe rear deck and platform should be replaced

**Conclusion:** This one and one half storey building is considered in fair condition and is located in an excellent residential neighborhood. Upgrades should be carried out and undertaken to compliment and ensure the quality of the original construction.

Yours Respectfully

  
Douglas M. Rigby  
Certified Building Inspector

*February 18, 2008*  
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**Notes; Disclosure included with this report. Destructive testing is offered.**

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# Eastern Building Inspection Services

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.

♦ 458 Terrace Street, Sydney, NS  
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# Eastern Building Inspection Services

## 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.

**Confidential**